

# 7th AVENUE LOGISTICS

1939 7TH AVENUE  
LAKE WORTH, FL 33461

**FOR LEASE**

CLASS "A" DISTRIBUTION | WAREHOUSE SPACE

75,989 SF | 7,931 SF, 15,844 SF & 18,577 SF Bays Available

Q4 2023 DELIVERY



No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.



# PROPERTY FEATURES



7th Avenue Logistics is located in 1939 7th Avenue, Lake Worth, FL 33461 (South Florida). Providing excellent access to major South Florida road arteries such as I-95, Florida Turnpike and Dixie Highway. Ideal location for HQ distribution/warehouse users looking to relocate in Central Palm Beach County.

## PROPERTY HIGHLIGHTS

**Property Type:** Class A Distribution | Warehouse Space

**Total Size:** 75,989 SF (Divisible 7,931 SF, 15,844 SF & 18,577 SF Bays available) with 1,500 SF offices.

**Building Depth:** 150' Depth

**Building Width:** 468' Wide

**Zoning:** I-POC (Industrial Park of Commerce)

**Docks:** (14) 9'x10' Loading Docks

**Truck Court:** 120' with 60' concrete aprons

**Parking:** 87' surface stalls

**Ramps:** (2) 12' x 14' concrete ramps

**Sprinklers:** ESFR Sprinklers

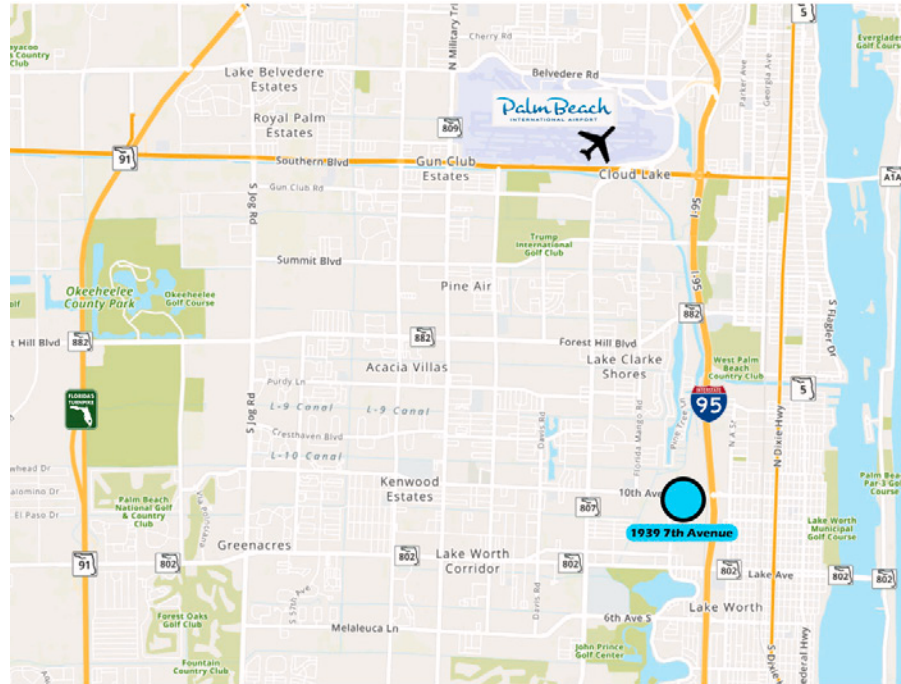
**Clear Height:** 24' Clear height

**Lighting:** LED Lighting throughout

**Column Spacing:** 52' wide x 45' depth with 60' speed bay

**Availability:** Q4 2023

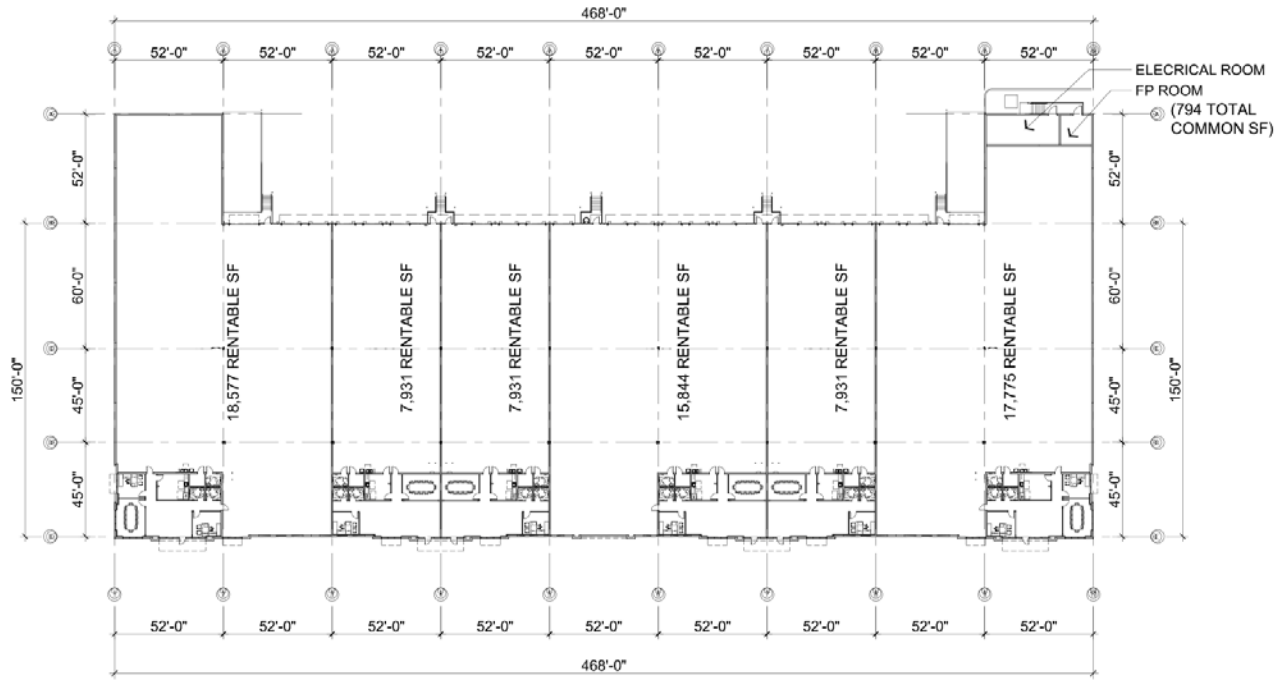
**Rate:** Call for details



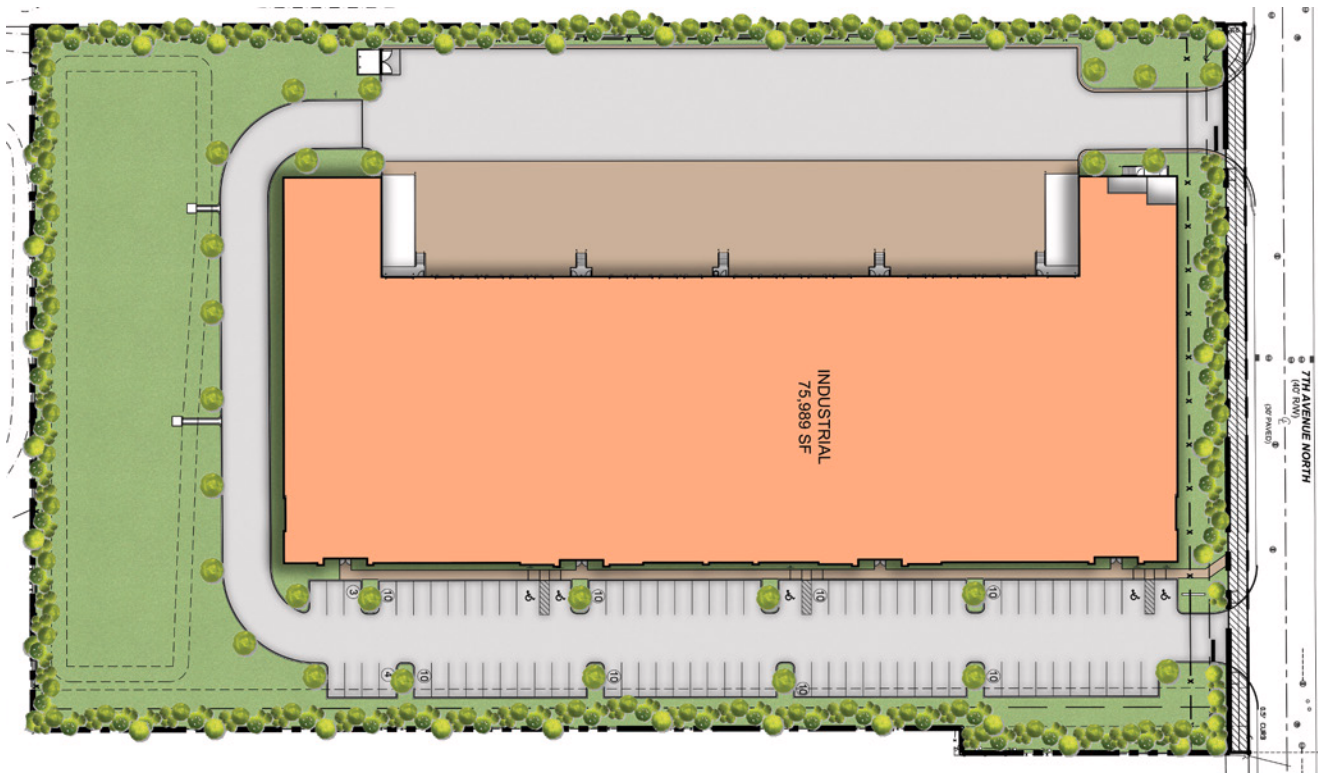
## STRATEGIC LOCATION

- 10 M PORT OF PALM BEACH
- 3 M PALM BEACH INT'L AIRPORT
- .5 M I-95
- 7 M TURNPIKE

75,989 SF (Divisible 7,931 SF - 75,989 SF)



BUILDING FLOOR PLAN  
75,989 S.F.



# BUILDING FLOORPLAN SITE PLAN





# PROPERTY AERIAL





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