

2209

7TH AVENUE NORTH

LAKE WORTH, FL

±88,079 SF

FREEZER/COOLER SHALLOW BAY

DIVISIBLE TO 7,200 SF

NEWMARK



INTERIOR

- Total Size: ±81,079 SF
- Office: 1,233 SF per unit (600 SF over 600 SF)
- Ceiling Height: 28' clear
- Column Spacing: 55' W × 40' D
- Staging Bay: 40' × 40' (excluding offices)
- Lighting: LED
- Sprinkler: Preaction system with ESFR heads
- Water & Sewer: City of Lake Worth domestic water Palm Beach County Sewer/Lake Worth sanitary sewer
- Power: 2400 amps

EXTERIOR

- Loading: 24 (9' × 10') docks; 2 docks per unit
- Equipment: All docks equipped with 45k lb levelers, bumpers, seals, vision panels, and track guards
- Car Parking: 67 spaces (37 common and 5 at each dual-office entrance)
- Trailer Parking: 57 spaces with 30 amp plugs at each stall
- Concrete Apron: 60'
- Truck Court Depth: 160'

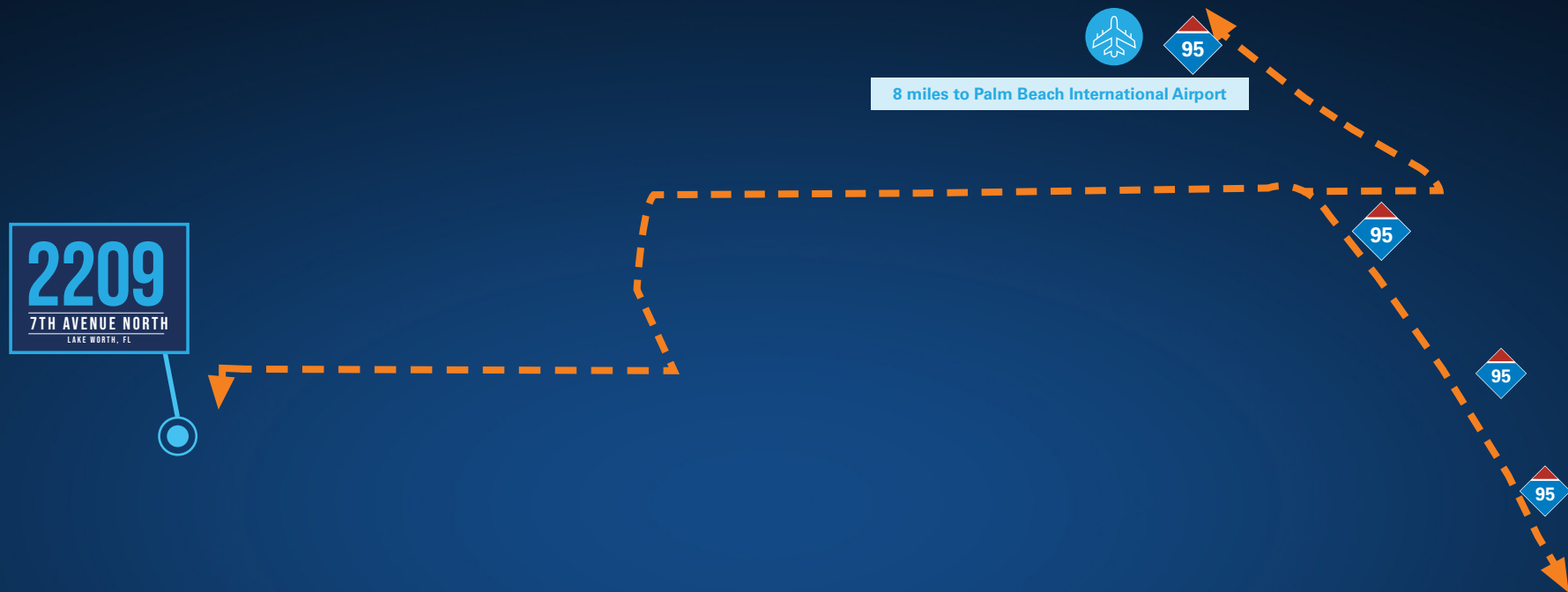


PURPOSE BUILT COLD STORAGE FEATURES

- Roof: 60-mil TPO R-55 rated
- Temperature Control: -15°F to 55°F in freezer coolers
- Dock: Docks Cooled to 38°F
- Parking: 30 amp plug-ins at trailer parking positions available
- Construction: Pre-cast concrete panels for loading docks and insulated metal panels for freezer/cooler
- Sub-floor: Glycol heating system
- Dock Equipment: Insulated dock door panels \ rated for refrigeration



SEE THE FACILITY
IN ACTION



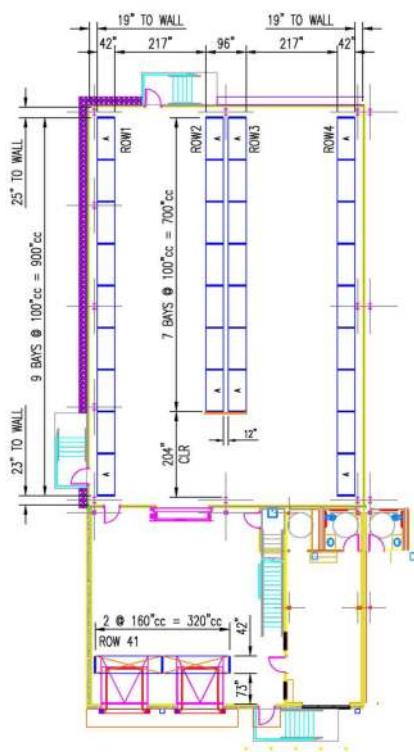
Distance to Ports, Airports & Interstates

15 miles	Port of Palm Beach
44 miles	Port Everglades
65 miles	Port Miami
8 miles	Palm Beach International Airport
42 miles	Fort Lauderdale International Airport
66 miles	Miami International Airport
1.5 miles	US 1
3 miles	Interstate 95
7 miles	Florida Turnpike

MHE & WMS ALLOWANCES AVAILABLE TO NEW TENANTS - INQUIRE FOR MORE INFORMATION

OPTION 1

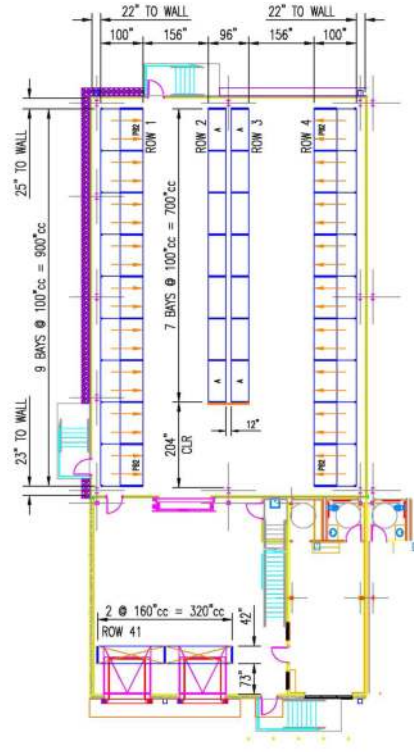
Single Selective



Total Number of A Type Bays- **32**
Total Number of Dock Bays Type Bays- **2**

OPTION 2

2Deep Glide-in & Single Selective



Total Number of A Type Bays- **14**
Total Number of PB2 Bays- **18**
Total Number of Dock Bays Type Bays- **2**

OPTION 3

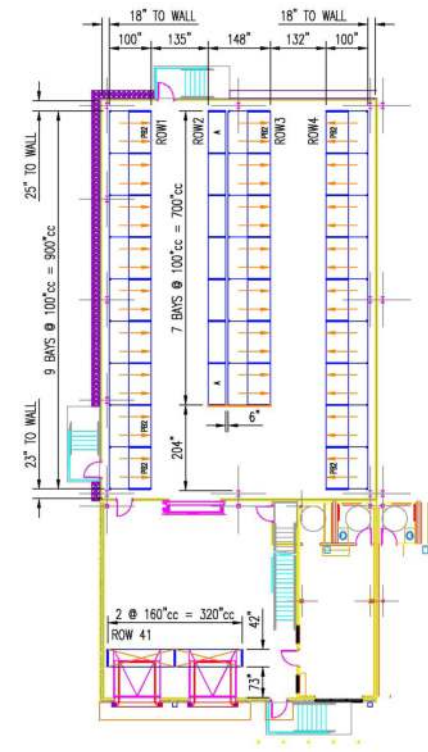
2Deep Glide-in



Total Number of A Type Bays- **17**
Total Number of Dock Bays Type Bays- **2**

OPTION 4

2Deep Glide-in & Single Selective



Total Number of PB2 Bays- **24**
Total Number of A Type Bays - **7**
Total Number of Dock Bays Type Bays- **2**



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