

# 7th AVENUE LOGISTICS

1939 7TH AVENUE  
LAKE WORTH, FL 33461

**FOR LEASE**  
CLASS "A" DISTRIBUTION | WAREHOUSE SPACE

75,989 SF

SPRING 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

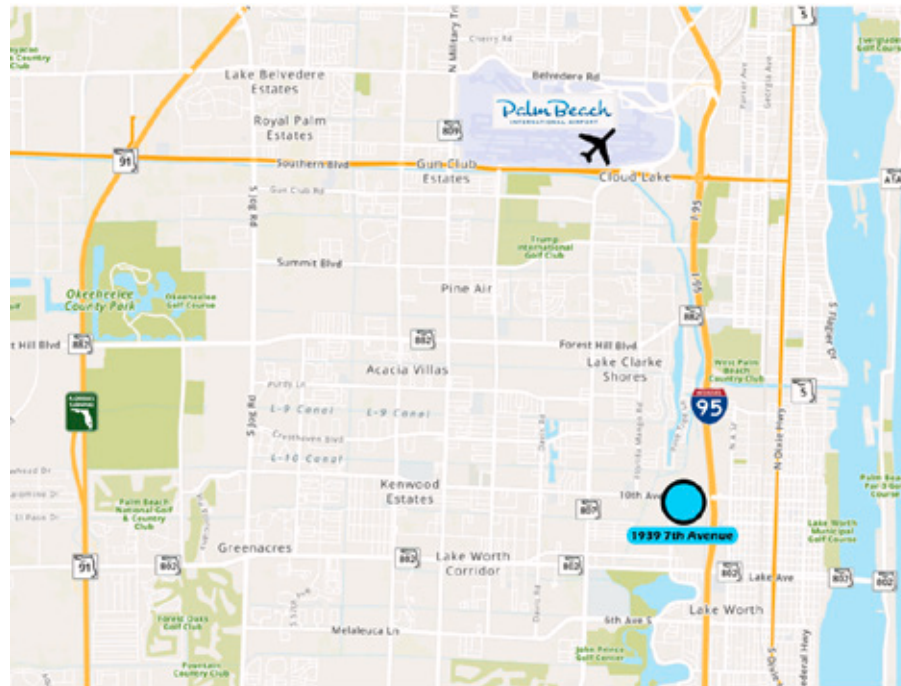


7th Avenue Logistics is located in 1939 7th avenue, Lake Worth, FL 33461 (South Florida). Providing excellent access to major South Florida road arteries such as I-95, Florida Turnpike and Dixie Highway. Ideal location for HQ distribution/warehouse users looking to relocate in Central Palm Beach County.

## PROPERTY HIGHLIGHTS

<b>Property Type:</b>	Class A Distribution   Warehouse Space
<b>Total Size:</b>	75,989 SF (Divisible 7,500 SF - 75,000 SF)
<b>Building Depth:</b>	150' Depth
<b>Building Width:</b>	468' Wide
<b>Zoning:</b>	I-POC (Industrial Park of Commerce)
<b>Docks:</b>	(14) 9'x10' Loading Docks
<b>Truck Court:</b>	120' with 60' concrete aprons

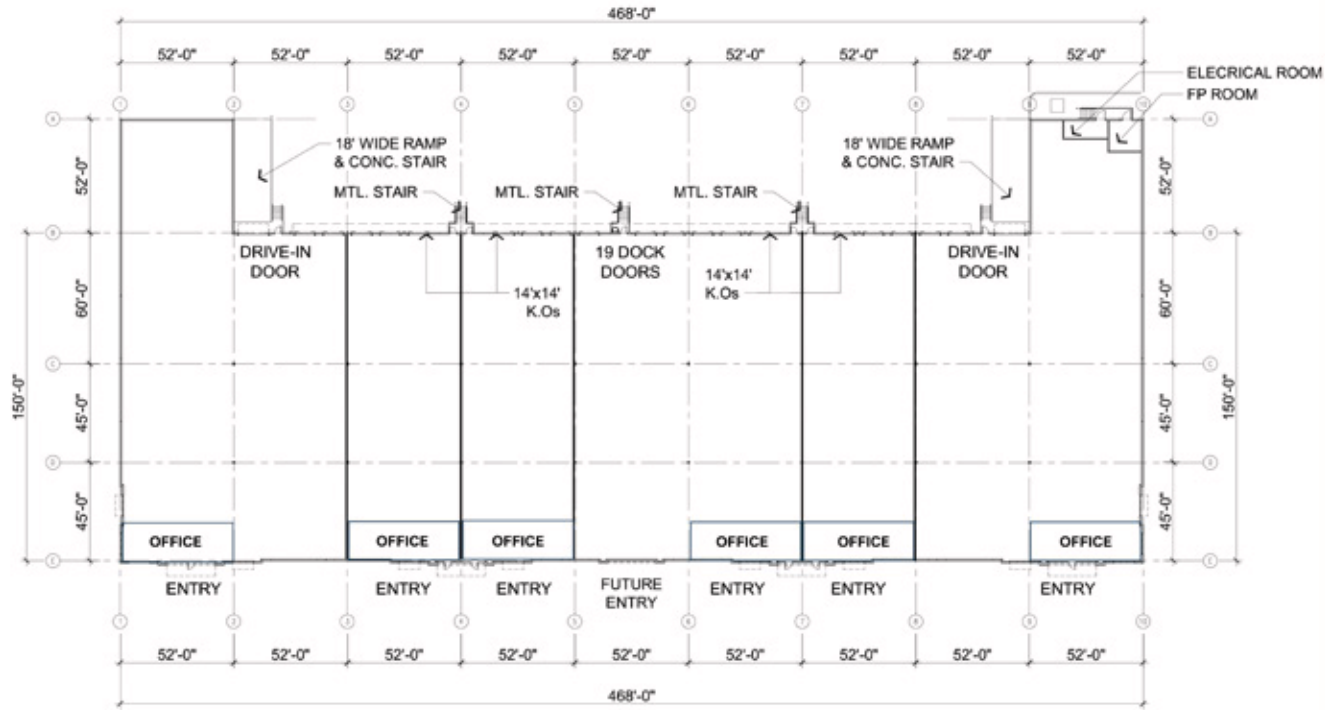
<b>Parking:</b>	87' surface stalls
<b>Ramps:</b>	(2) 12' x 14' concrete ramps
<b>Sprinklers:</b>	ESFR Sprinklers
<b>Clear Height:</b>	24' Clear height
<b>Column Spacing:</b>	52' wide x 45' depth with 60' speed bay
<b>Availability:</b>	Spring 2023
<b>Rate:</b>	Call for details



## 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 7,500 SF - 75,000 SF)



# BUILDING FLOORPLAN SITE PLAN

# PROPERTY AERIAL



**For more information contact:**

**Thomas J. Hotz**

Senior Vice President  
Industrial Brokerage Services  
T: 954.312.2415  
M: 561.389.0377  
Tom@butters.com

**Paul Shooster**

Vice President  
Industrial Brokerage Services  
T: 754.227.5039  
M: 561.289.5984  
PShooster@Butters.com



Butters Realty & Management  
6820 Lyons Technology Circle #100  
Coconut Creek | FL. 33073 | [www.Butters.com](http://www.Butters.com)

