



FOR LEASE  
**WAREHOUSE**  
18,000 Sq Ft

**1377 CLINT MOORE RD**  
**BOCA RATON, FL 33487**



**APEX**  
CAPITAL REALTY



## ABOUT APEX CAPITAL REALTY

**APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.**

**APEX Capital Realty is composed of industry experts and disruptors which possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.**

## ADVISOR

**JASON ABITBOL**

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# FOR LEASE

APEX Capital Realty is proud to present an immaculate 18,000 Sqft end cap warehouse space available for lease in the heart of Boca Raton, FL. The property features 24 feet clear ceiling height, two dock level loading doors, Twin-T roof system, direct frontage on Clint Moore Rd, and on site management. Ample parking surrounds the unit, and wide alleyway leading to side and rear of building allows for exceptional ease of access and functionality.

Various uses include, but not limited to distribution, manufacturing, research and development, automobile storage, sales and showroom, child and adult care center, kid's gymnastic instruction, etc. Spaces can be built out for specific tenant uses. Lease terms are flexible. Excellent landlord on site. The current tenant is a high end marble distributor who will be vacating in January 2025.

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Available Sq Ft:	18,000 Sq Ft
Ceiling Height:	24 Feet Clear
Loading Doors:	(2) Dock Height
Zoning:	M-3/PID - IND Manufacturing
Condition:	Turnkey Ready
Asking Rent:	\$18/Sq Ft NNN

# FOR LEASE

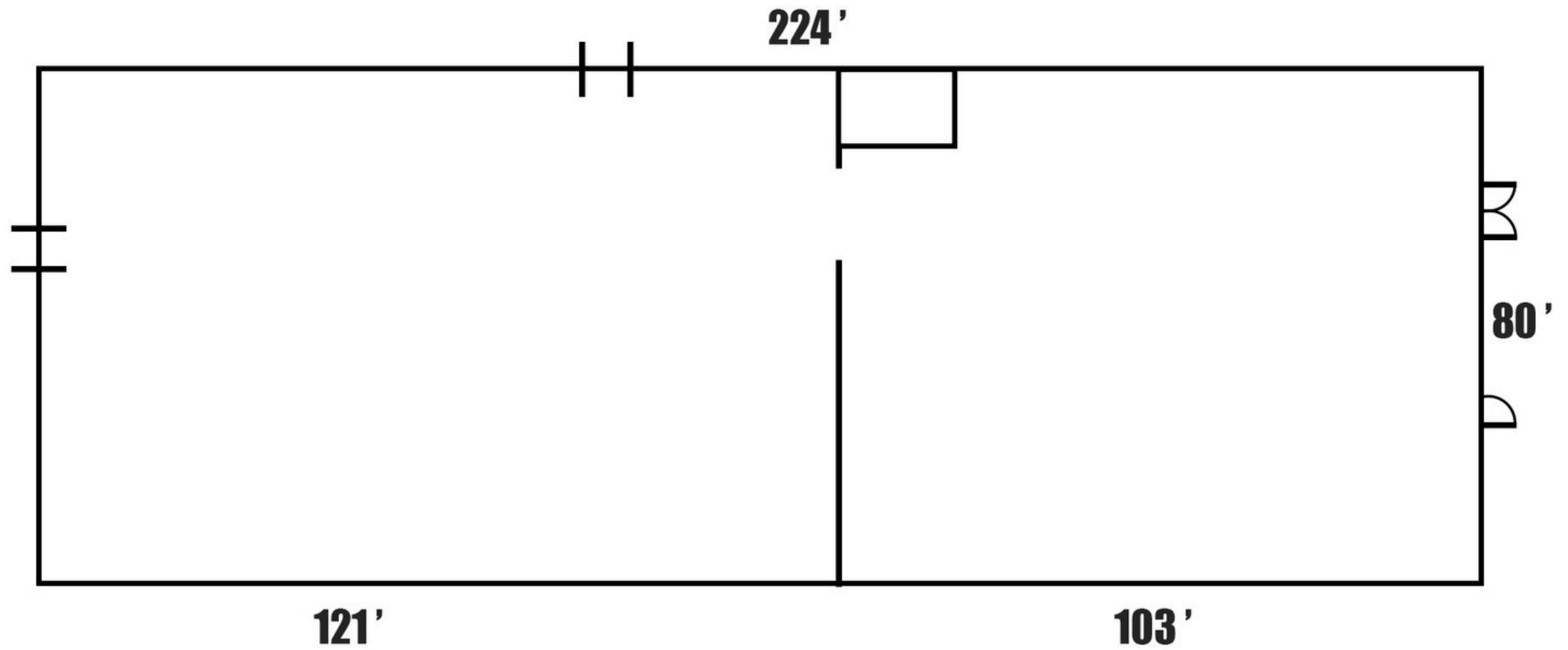


## KEY FEATURES

- Large warehouse spaces available (18K SF)
- Ideal for warehouse/distribution/manufacturing
- Fully air conditioned space
- 24 foot ceiling height
- Two dock height loading doors in
- Convenient location in between FL Turnpike and I-95
- Easy access for trucks entering and exiting property
- Small office and bathroom already built out
- On Site Landlord and management

Rarely available end cap warehouse space for lease with direct frontage on Clint Moore Rd. This property is located in an highly desirable industrial pocket of Boca Raton. It is right across the street from the Office Depot Global Headquarters, which sold last year to a partnership of three of the most prolific developers in Florida, who plan to recreate the site into a mixed use luxury destination for apartments, shopping, restaurants, offices, and more.

This property was originally developed by IBM in 1981 as part of their 3.6 million square feet development of over 40 industrial buildings for manufacturing in Boca Raton. It was designed with high output power capabilities, tall ceilings, and easy truck accessibility.



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# BUILDING FRONT PHOTO





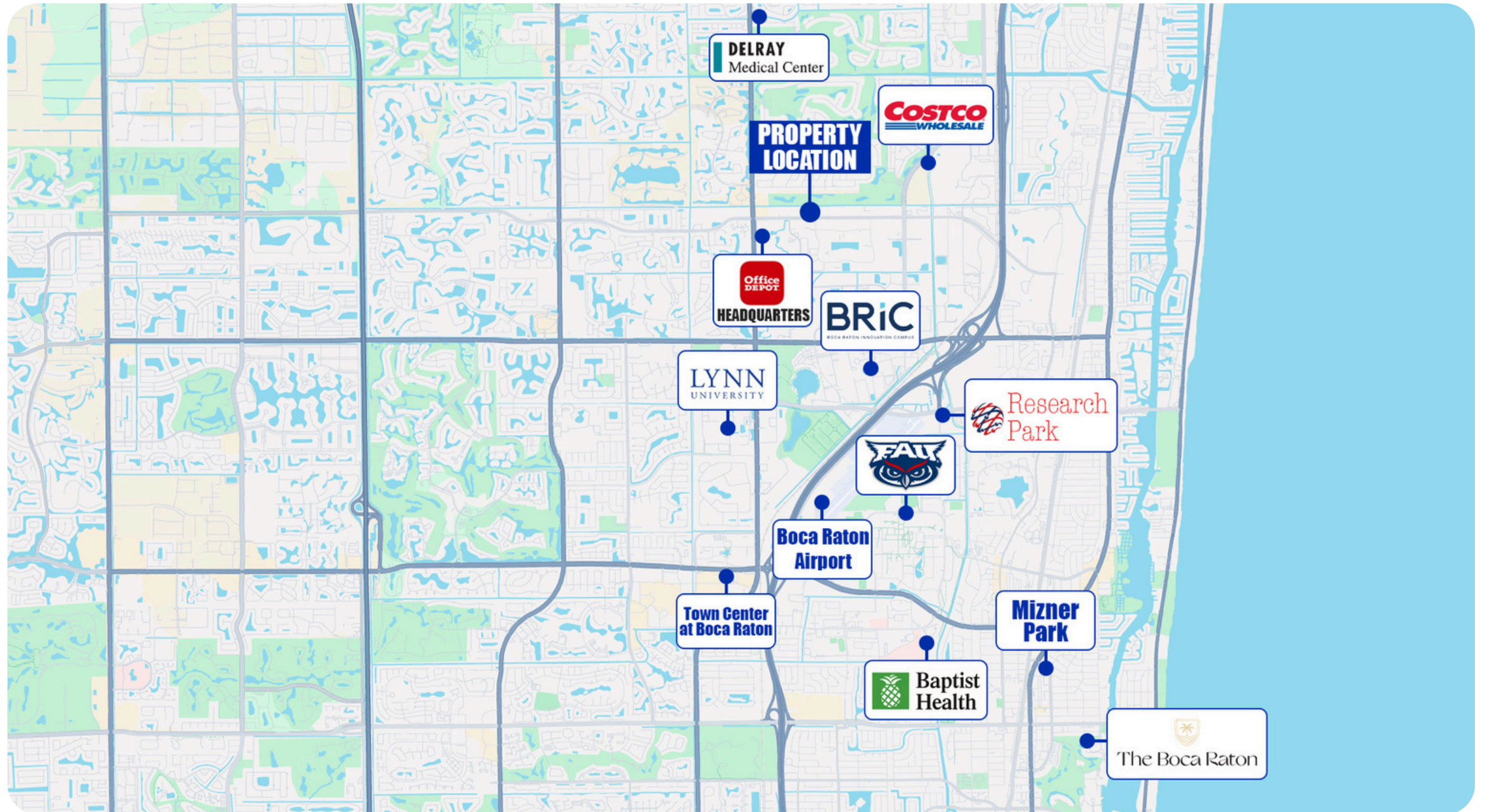
# BIRD'S EYE VIEW WEST



# BIRD'S EYE VIEW EAST



# RETAIL MAP





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