

Penn-Florida Commerce Center

1141 South Rogers Circle
Boca Raton, Florida 33487



*Located on the north side
of the Arvida Park of Commerce
just south of Clint Moore Road
in the South Congress
Industrial Park*



Featuring

- ▲ Class "A" Office/Warehouse/Showroom space
- ▲ 11,595 Square Feet currently available
- ▲ Fully air conditioned
- ▲ Hi-tech space with lake front views

Development
Asset Management
Brokerage
Investment Services
Design & Architecture
Construction
Golf Course Development

1515 North Federal Highway, Suite 306, Boca Raton, Florida 33432
Phone (561) 750-1030 Fax (561) 391-2676
Email realestate@pennflorida.com

The information contained herein is regarded as being reliable however, it is not guaranteed, and is submitted subject to corrections, omissions, errors, change or withdrawal without notice.

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Office/Showroom Areas

Areas vary from 30% to 77% of the total space.

Quality wall-to-wall carpeting with 4" vinyl base

Fully air conditioned with fire sprinklers

Individual restrooms with vinyl floor tile (where not provided, plumbing is stubbed for additional restroom)

2' X 4' acoustic tile ceiling with 2' X 4' lay-in fluorescent lighting

Full width tinted storefront glass on both levels of office with hurricane shutters

Individual entries front and rear with adjacent parking at a ratio of 2.3/1,000 square feet



Warehouse Areas

Twenty-four foot (24') ceiling height

10' X 12' rear roll-up door at grade (4 bays)

8' X 10' roll-up door with dock-high loading (8 bays) with load levelers

Fully sprinklered and monitored to fire department

One (1) electric roof fan for air circulations

City water and sewer

Lighting consists of one (1) 8' twin fluorescent fixture per 500 square feet and six (6) duplex outlets.

Bays are a minimum of forty-eight feet (48') in width with columns 48 feet o.c.



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Property Information

Description:	Class "A" Office/Warehouse/Showroom space consisting of twelve (12) individual bays totaling approximately 71,000 square feet
Location:	On the north side of the Arvida Park of Commerce just south of Clint Moore Road in the South Congress Industrial Park
Hours Of Operation:	Twenty-four (24) hour access

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