

# FOR SALE • ±15,000 SF

941-980 S MILITARY TRL, WEST PALM BEACH, FL 33415  
SMALL BAY PORTFOLIO

# LRM

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## PROPERTY FEATURES

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**SALE PRICE:**  
**\$4,799,999**

## CONTACT



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**SMALL BAY PORTFOLIO**



## PROPERTY FEATURES

### Property Portfolio Overview:

This property portfolio presents a one-of-a-kind investment opportunity with its strategically situated small bay property in West Palm Beach, Lake Florida. With a combined space of approximately 15,000 square feet, it offers a diverse selection of rental units tailored to meet the needs of different tenants.

### Location:

Palm Beach County has witnessed a significant influx of residents and bu, driving demand for industrial space. With easy access to I-95 and the Florida Turnpike, all units in the portfolio offer seamless connectivity for logistics and distribution operations.

### Value Add:

Strategic Potential for Value Enhancement: With the majority of units having leases expiring within the next year, coupled with existing rents below market rates, this portfolio provides an ideal scenario for a new buyer to implement value-add strategies. The potential to increase rents in alignment with the current market rates presents an attractive proposition for investors seeking to maximize returns.

### Units:

Each unit is equipped with modern amenities and flexible layouts, catering to a diverse range of tenants. With Palm Beach County's continued economic expansion, investing in this portfolio presents a compelling opportunity to tap into the region's dynamic industrial sector and secure long-term value

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