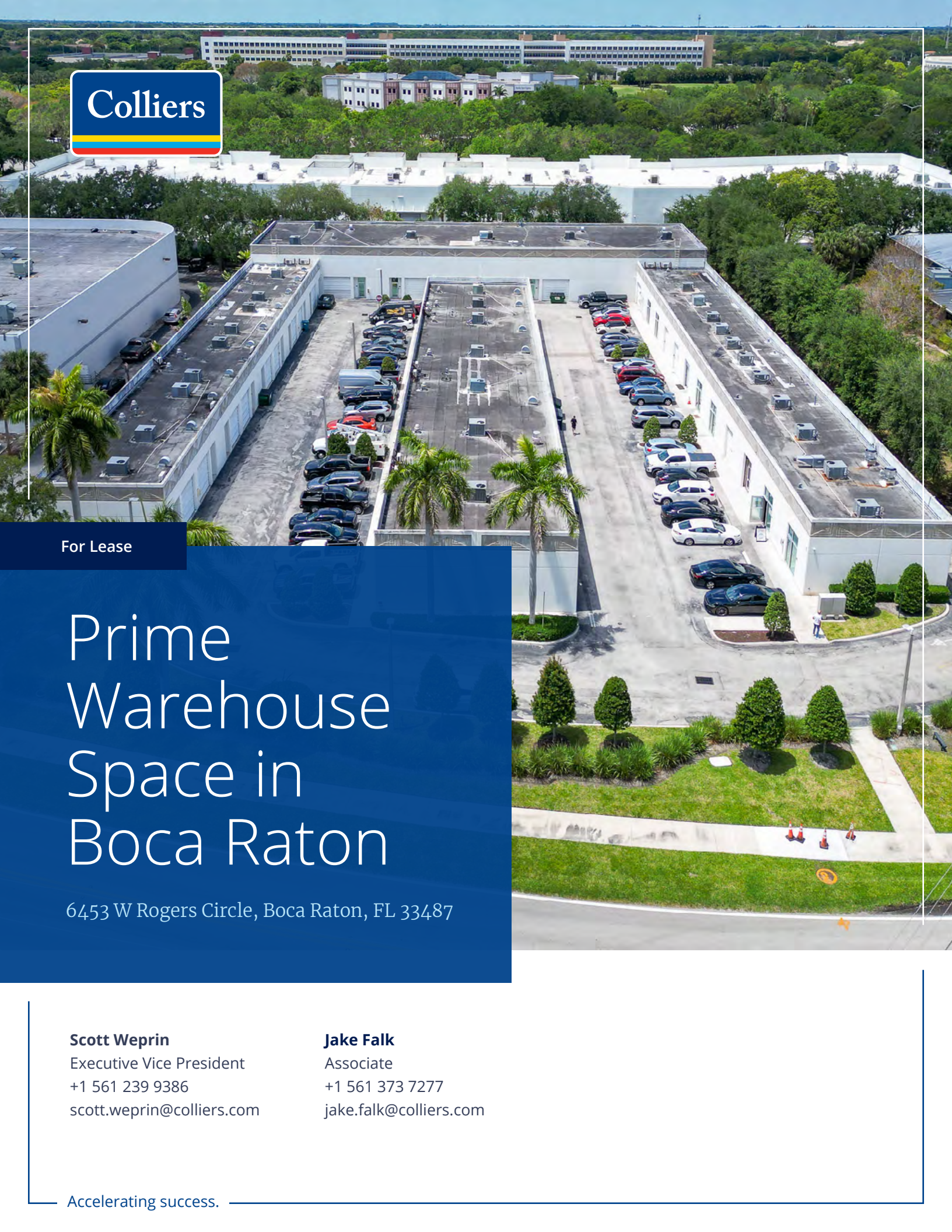




Colliers

For Lease

# Prime Warehouse Space in Boca Raton

6453 W Rogers Circle, Boca Raton, FL 33487

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# Property Profile

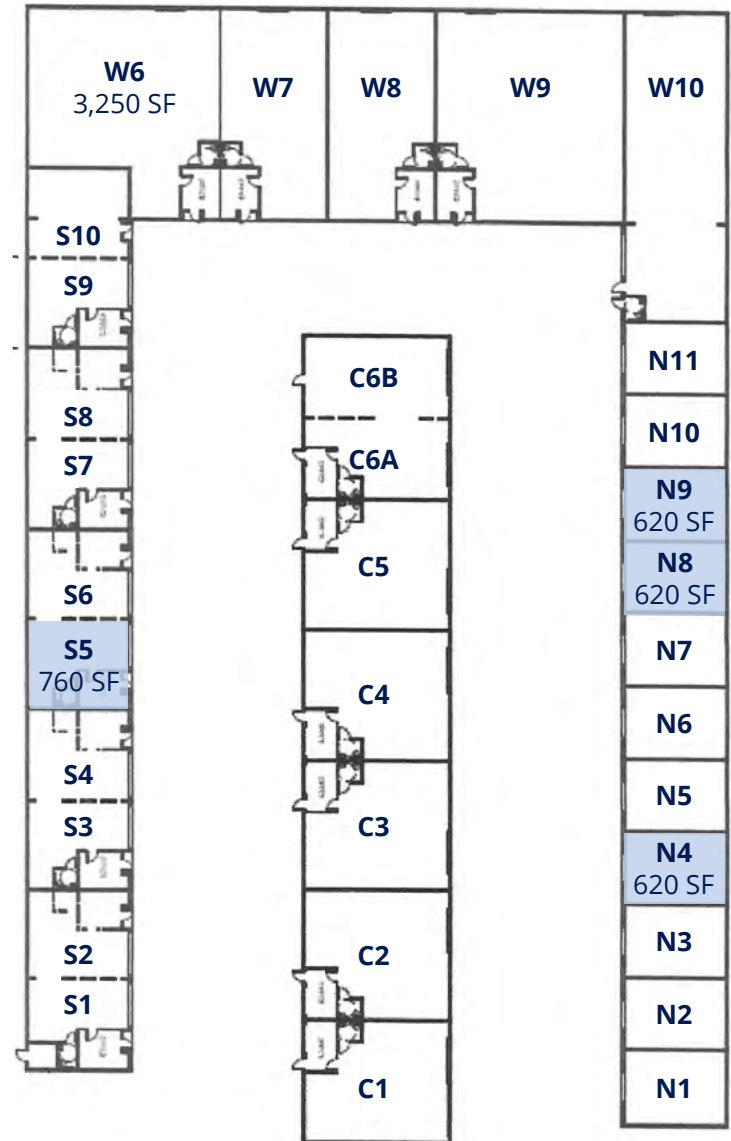
## WRC Small Business Warehouses

6453 W Rogers Circle features small business warehouse space in a well-planned industrial park, offering grade-level overhead doors and round-the-clock access. Located just west of I-95, it provides seamless connectivity via Military Trail to Yamato and Clint Moore Roads, with nearby dining, shopping, and essential services.

|                      |                                                  |
|----------------------|--------------------------------------------------|
| <b>RBA</b>           | 36,314 Square Feet (SF)                          |
| <b>Stories</b>       | 1                                                |
| <b>Class</b>         | B                                                |
| <b>Tenancy</b>       | Multi                                            |
| <b>Drive Ins</b>     | 28 tot./10' w x 12' h                            |
| <b>Construction</b>  | Masonry                                          |
| <b>Year Built</b>    | 2005                                             |
| <b>Zoning</b>        | M-3                                              |
| <b>Parking Ratio</b> | 2.07/1,000 SF<br>75 Surface<br>Covered Available |

# Site Plan

## Availabilities



Business Park  
Setting



Interstate  
Connectivity



24/7  
Access



Grade-Level  
Overhead Doors

# Zoning

## Permitted uses

- Manufacturing & Processing
- Warehouses & Storage Buildings
- Self-Storage Facilities
- Child & Adult Care Centers
- Gymnastic Schools for Children
- Recreational Jai Alai Training
- Office-Based Support Services
- Personal Services for Employees
- Accessory Sales



Flexible Unit  
Sizes



Strategic  
Location

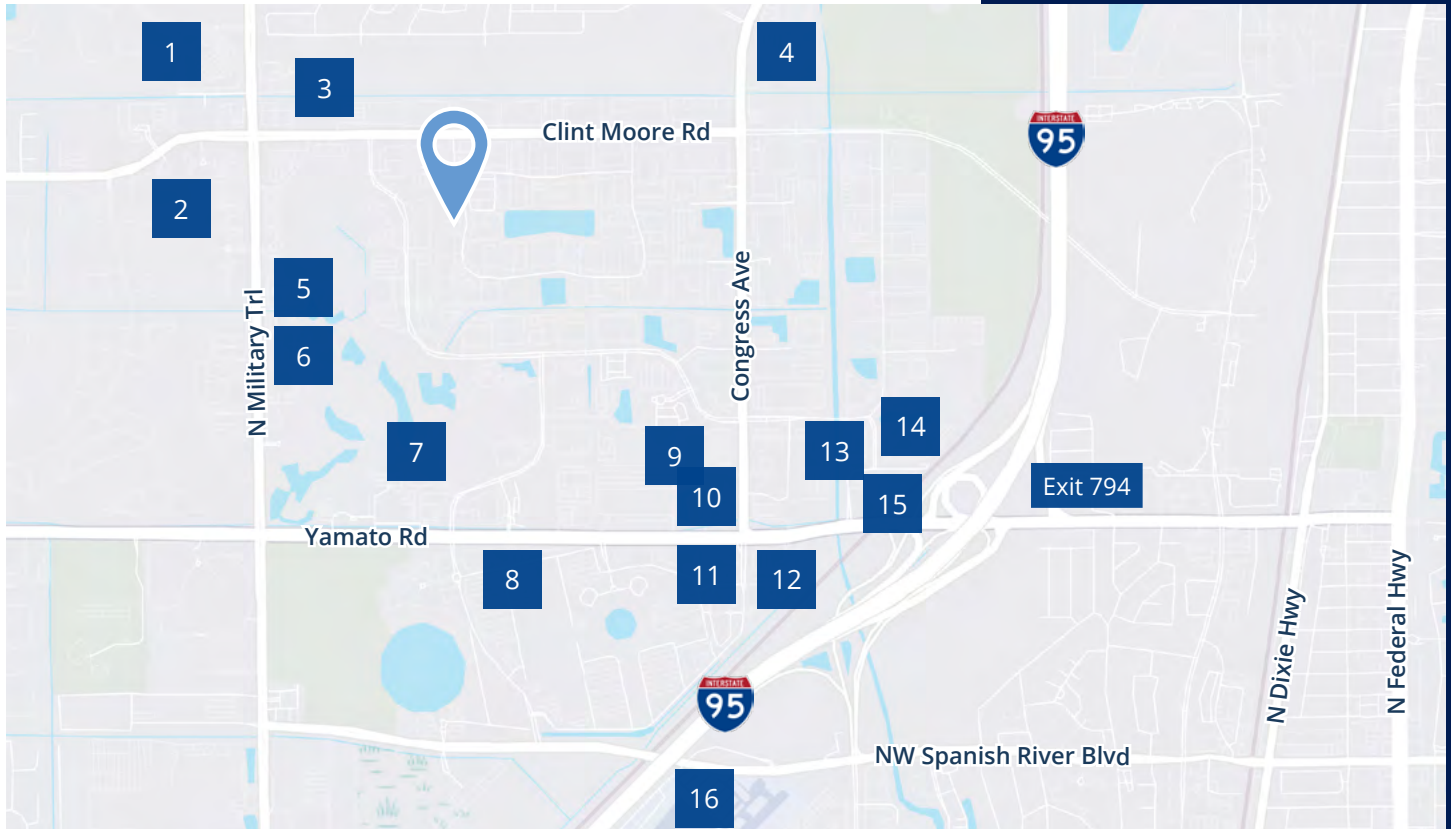


Immediate  
Occupancy



Proximity to  
Amenities

# Location Overview



## Local Amenities Nearby

- |                      |                       |
|----------------------|-----------------------|
| 1 Publix             | 9 Jimmy Johns         |
| 2 Dunkin'            | 10 Earl of Sandwich   |
| 3 Starbucks          | 11 McDonald's         |
| 4 Costco             | 12 Subway             |
| 5 Chipotle           | 13 Holiday Inn        |
| 6 The Fresh Market   | 14 Embassy Suites     |
| 7 Hampton            | 15 Springhill Suites  |
| 8 Jersey Mike's Subs | 16 Boca Raton Airport |

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