

±2,880 SF Existing Laboratory Buildout

3395 LAKE WORTH ROAD | LAKE WORTH, FL 33461



Accelerating success.

FOR LEASE



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Strategically Located Flex Space with Exceptional Functionality

**3395 LAKE WORTH ROAD
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Located directly on Lake Worth Road, the property offers outstanding visibility and accessibility. The 20,044 SF flex facility features 20' clear ceiling heights, abundant parking, a fenced lot, and drive-in bays, creating an efficient environment for a variety of industrial and commercial users. Positioned just minutes from I-95 with convenient access to Florida's Turnpike, the location provides excellent regional connectivity for employees, clients, and logistics operations.

The ±2,880 SF laboratory suite presents a unique opportunity for users seeking a specialized environment that can support a range of life science, clinical, testing, research, technical, and healthcare-related operations. The existing layout may accommodate laboratory testing, diagnostics, product development, quality control, environmental testing, educational training, or other specialized professional uses. The functional design provides flexibility for organizations looking to leverage an existing laboratory setting while benefiting from the amenities and accessibility of a well-located flex property.

Property Details

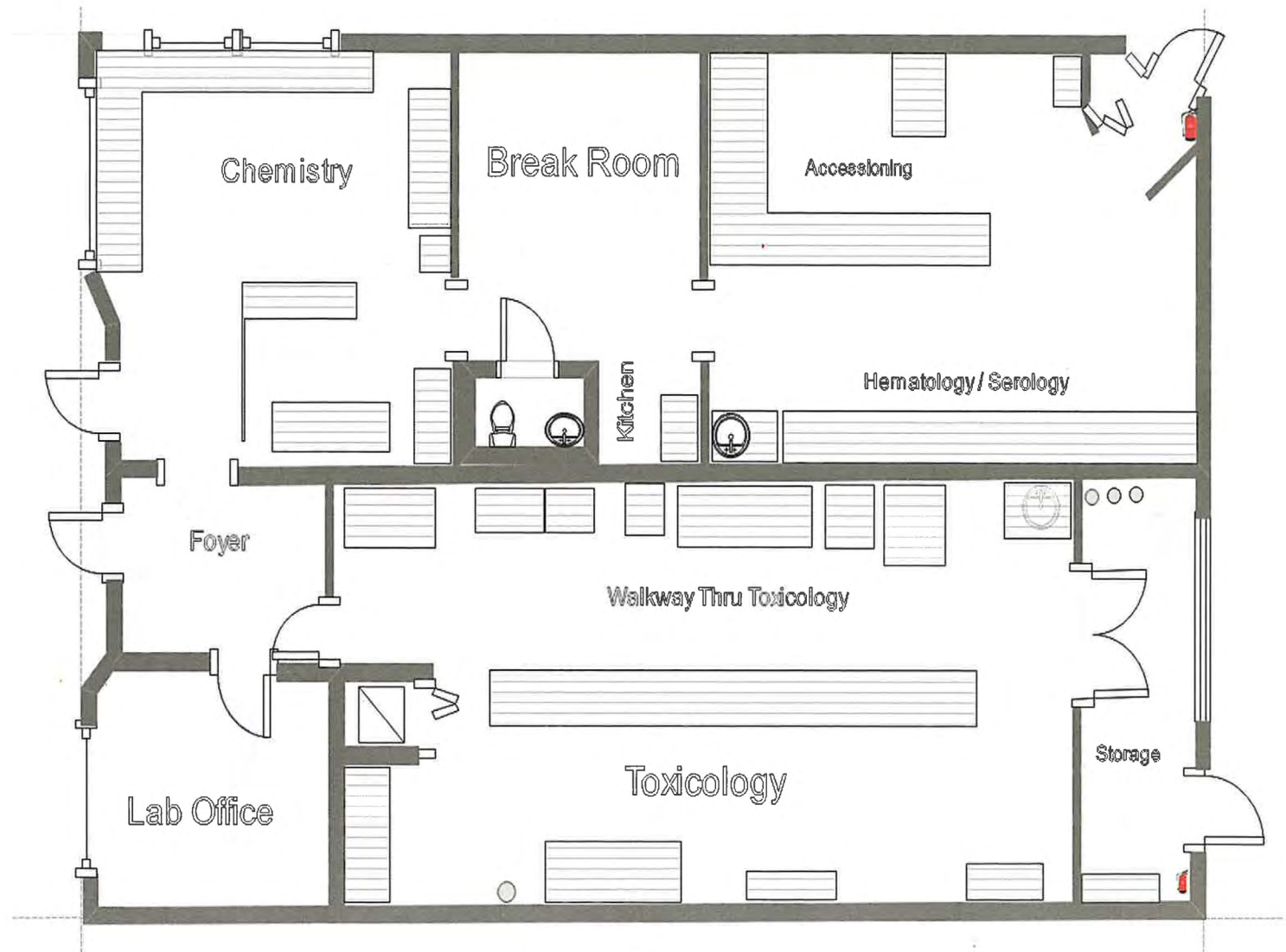
Property Type	Flex
City	Lake Worth
Zip	33461-6902
County Name	Palm Beach
Rate	\$31.00/SF MG
Year Built	2003
Stories	1
Parking Spaces	64
Parking Ratio	3.19/1,000 SF
RBA	20,044 SF
Max Contiguous Space	2,880 SF
Smallest Available Space	1,440 SF
Percent Leased	71.26%
Features	Fenced Lot
Clear Height	20'0"
Number of Loading Docks	1
Drive Ins	10'0"w x 14'0"h
Construction Material	Reinforced Concrete

Floor Plan

SUITE 1 & 2

±1,440 SF - ±2,880 SF

- Chemistry Laboratory
- Hematology / Serology Laboratory
- Toxicology Laboratory
- Accessioning Area
- Laboratory Office
- Break Room
- Storage Room
- Reception / Foyer
- Restroom



Building Photos



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