



\$10,000,000

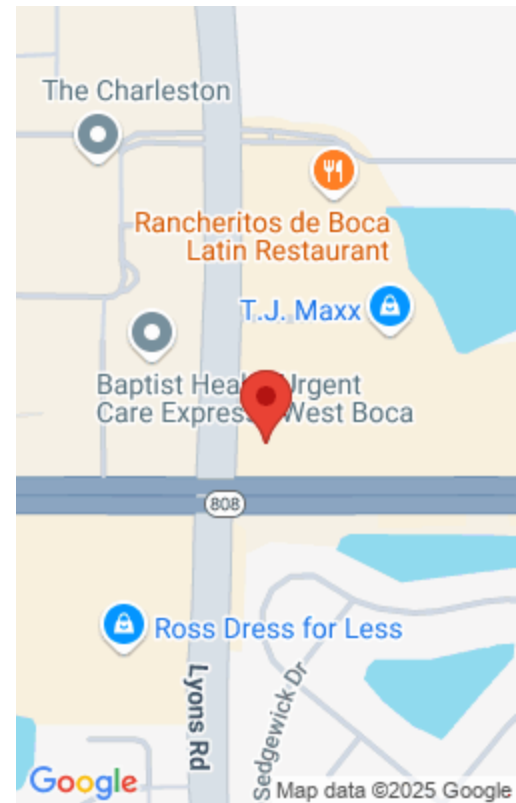
8851 GLADES RD, BOCA RATON, FL 33434, USA

<https://comwire.com>

4% Cap with JP Morgan Chase, lease has 9 years remaining with 3% annual increases. NOI \$300,580



- Active
- 3966.00 sq ft



Basics

Comwire last checked: 7:35 pm on June 07, 2025	Listing updated: February 17, 2025 at 10:02 am
Days on Comwire: 253	Year built: 1989
Status: Active	Listing Office Id: 276539641
Date added: September 27, 2024 at 6:12 am	Building size (SF): 3966.00 sq ft
Lot size: 1.00 sq ft	For Sale: Yes
For Lease: No	Listing Office Name: H. Alan Welles Real Est, LLC

Building Details

Type: Industrial	Building Type: Commercial, Free Standing, Income, Retail
Stories: 1.0	Heating: Central
Construction: CBS	Floor covering: Carpet, Marble
Roof: Built-Up, Steel Joist	Real Estate Taxes: \$32,921
Tax Year: 2017	Cooling: Central Building
Docs Available: Enviro. Audit-PH1	Info Available: None

Additional Info

Listing Agent Phone: (561) 301-0600	Listing Office: H. Alan Welles Real Est, LLC
MLS Source: Realtor Association of the Palm Beaches (RAPB)	

