

# High Visibility Flex Showroom and Warehouse Space Directly Off W Atlantic Avenue with Immediate I-95 Access

**101 S CONGRESS AVENUE, DELRAY BEACH, FL 33445**



**FOR LEASE**



## **Scott Weprin**

Executive Vice President  
+1 561 239 9386  
scott.weprin@colliers.com

## **Jake Falk**

Associate  
+1 561 373 7277  
jake.falk@colliers.com

## **Colliers**

901 Northpoint Parkway, Suite 109  
West Palm Beach, FL 33407  
+1 561 478 6400

# Prime Flex Showroom and Warehouse Opportunity in Delray Beach

101 S CONGRESS AVENUE  
DELRAY BEACH, FL 33445

Congress Plaza is strategically located just off W Atlantic Avenue along the Congress Avenue corridor, placing tenants within one of Delray Beach’s most active commercial areas. The property benefits from traffic counts exceeding 61,500 vehicles per day and immediate access to Interstate 95, providing convenient connectivity throughout Palm Beach County. Surrounded by established residential neighborhoods and positioned within a strong local trade area, Congress Plaza offers an ideal setting for businesses seeking visibility and accessibility.

## Property Highlights



Well positioned for convenient access throughout Palm Beach County



Functional layouts supporting both customer facing and operational uses



Prominent frontage along the Congress Avenue corridor



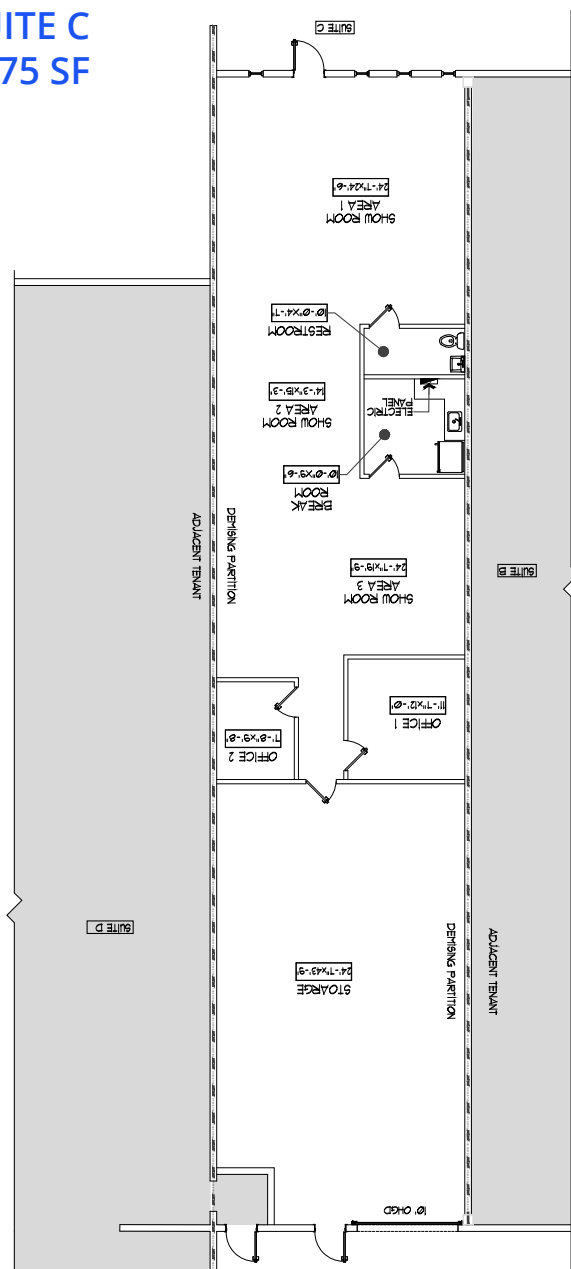
Convenient access to nearby retail, dining, and service amenities

## Property Details

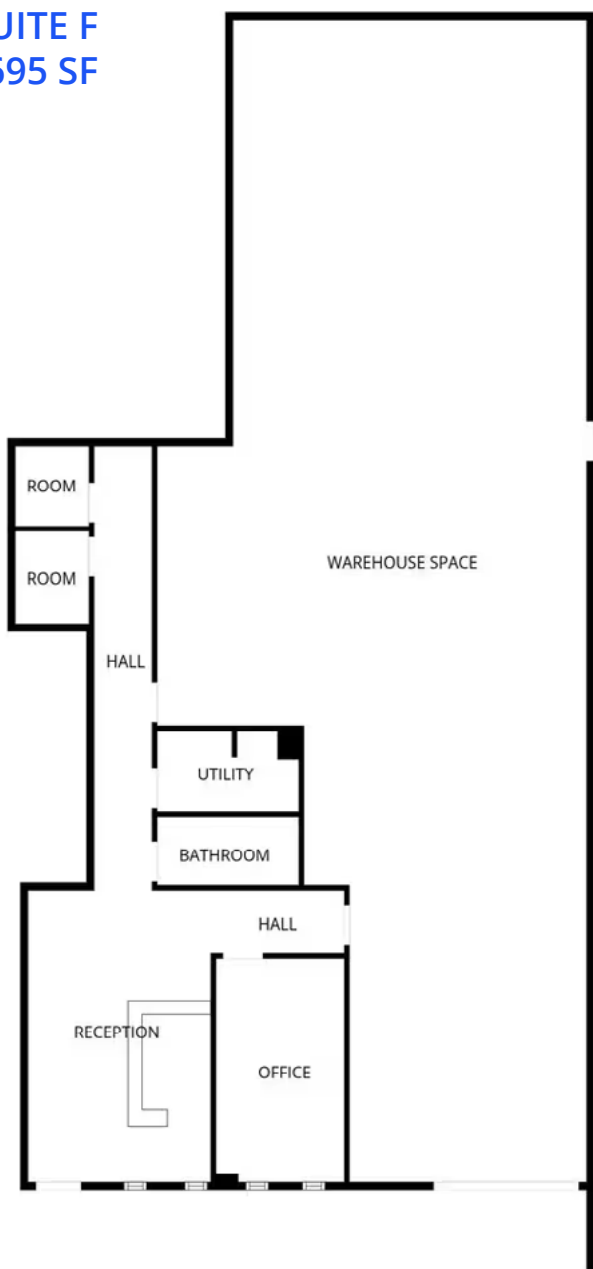
|                   |                                                                      |                        |
|-------------------|----------------------------------------------------------------------|------------------------|
| Property Name     | Congress Plaza                                                       |                        |
| Property Type     | Flex                                                                 |                        |
| Year Built        | 1975                                                                 |                        |
| Number Of Stories | 1                                                                    |                        |
| RBA               | ±24,200 SF                                                           |                        |
| Availability      | Suite C<br>Suite F                                                   | ±2,875 SF<br>±2,695 SF |
| Parking Ratio     | 2.64 / 1,000 SF                                                      |                        |
| Parking Spaces    | 64                                                                   |                        |
| Clear Height      | 16' Clear Height                                                     |                        |
| Drive In Bays     | 9 Drive Ins (10' W x 11' H)                                          |                        |
| Power             | 3 Phase Power                                                        |                        |
| Construction      | Masonry                                                              |                        |
| Zoning            | MROC – Mixed Residential, Office & Commercial (City of Delray Beach) |                        |
| Features          | 24 Hour Access, Property Manager On Site                             |                        |
| Sewer             | City                                                                 |                        |
| Water             | County                                                               |                        |

# Floor Plan

SUITE C  
±2,875 SF



SUITE F  
±2,695 SF



# Building Photos





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