

# Palm Beach County Redevelopment Sites

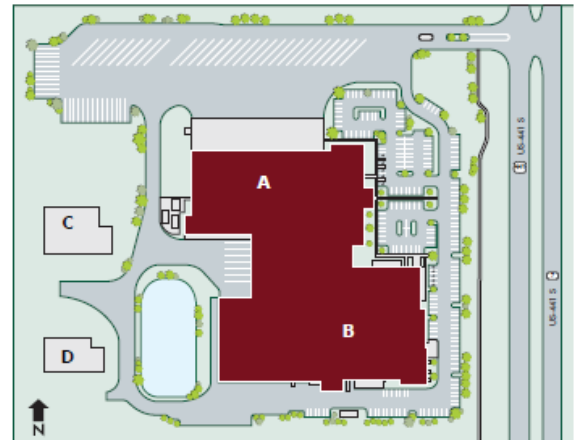
14095 State Road 7, Delray Beach, FL 33446



## PROPERTY FEATURES

- + The facility has five separate cooler areas ranging in size from  $\pm 3,352$  SF to  $\pm 42,875$  SF totaling  $\pm 79,656$  SF that can all be as cold as 34 degrees with R22, 422 and 404 Freon systems in place.
- + Warehouse and cooler production rooms consist of  $\pm 91,295$  SF.
- + The Class A office areas consist of  $\pm 22,662$  sf on each floor for a total of  $\pm 45,324$  SF.
- + Metal warehouse building / packing plant  $\pm 130,962$  SF
- +  $\pm 24.55$  Acres to  $\pm 36.55$  Acres Available  
The additional land will allow for future expansion as needed.
- + Three full building back up generators (2-1500 KW, 1-500 KW).
- + New roof with  $\pm 20$  year warranty in place.
- + The main office areas and cold storage portion of the property were constructed in 2006 using Tilt wall construction, impact glass and with up to 36' clear height.
- + The distribution warehouse area consists of 26 dock high loading positions with ample additional trailer parking areas.
- + Excellent location less than 2 miles west of Florida's Turnpike and 1.3 miles north of Atlantic Avenue in the highly desirable Delray Beach sub-market.
- + Current zoning is agricultural but a sale can be made contingent upon the buyers required zoning being in place.
- + Tax ID #: 00-42-43-27-05-065-0550

## PROPERTY SITE PLAN



BUILDING	SIZE (SF)
A	$\pm 89,849$ SF (Includes $\pm 45,324$ SF Office)
B	$\pm 130,962$ SF
C	$\pm 14,195$ SF
D	$\pm 8,150$ SF

**SALE PRICE - THE PROPERTY IS AVAILABLE AT SIGNIFICANTLY LESS THAN REPLACEMENT COST - MAKE OFFER**

# Palm Beach County Redevelopment Sites

## 2400 Metro Center Blvd - West Palm Beach - Lincoln College



Building Size: 26,959 SF

Stories: Two

Zoning: CPD - Commercial Planned Development (74-WEST PALM BEACH) - PUD

Year Built: 1992

Land Size: ±4 Acres

Parking: Ratio: 13.5 / 1,000 SF  
Regular surface spaces: 358  
Handicap surface spaces: 8  
Total parking spaces: 366

Current Build-Out: Restaurant/Cafe with 8 kitchens, 8 classrooms and common area

Development Options: Site can accommodate up to ±80,000 SF with ample parking



# Palm Beach County Redevelopment Sites

700 Banyan Trl, Boca Raton, FL 33431



## Property Details

Rental Rate Yr	\$9.75 - \$17.00 /SF/Yr
Property Type	Flex
Rentable Building Area	177,000 SF
Building Class	B
Year Built	1984

177,000 SF on over 11 Acres with I-95 Visibility. Property is currently +/- 50,000 SF of office with +/- 125,000 SF of Warehouse with 20' ceiling height. Property currently has over 600 parking spaces and Over 5000 Amps. Building can be subdivided to accommodate as small as a 16,000 SF warehouse user and as small as a 20,000 SF office user including a call center.

Can accommodate distribution, last mile distribution, logistics, return centers, and many more.

Owners are willing to build up to an additional 100,000 SF building. Alternatively new owners are open to a JV, Ground Lease, Built to Suit or redevelop the entire site.

Off Military between Glades and New Spanish River Exit.

# Palm Beach County Redevelopment Sites

1590-1600 N. Florida Mango Rd, West Palm Beach, FL 33409



## DISTRIBUTION WAREHOUSE FOR SALE

West Palm Beach, Florida

### PROPERTY HIGHLIGHTS

- ± 101,112 SF - Total
- ± 44,295 SF North Building
- ± 20,428 SF – Middle Building
- ± 36,164 SF – South Building
- ± 225 SF – Utility Building
- ± Up to 50' Clear Height North & South Building
- ± Up to 21' Clear Height Middle Building
- ± 8500 SF Office
- 16' x 16' Grade Level Doors
- 10' x 10' Dock High Doors
- Lot Size (Acres): ± 5.57
- Year Built: 1980/R-2002
- Parking: 120 spaces
- Zoning: I - Industrial

**OFFERING PRICE: \$12,900,000**



# Palm Beach County Redevelopment Sites

Glades Gateway Commerce Park – 500 Orange Avenue Circle, Belle Glade, FL 33430

**For Sale 188 Acre Commercial Property**

**±24,500,000 (\$3.00 / SF Divisible)**



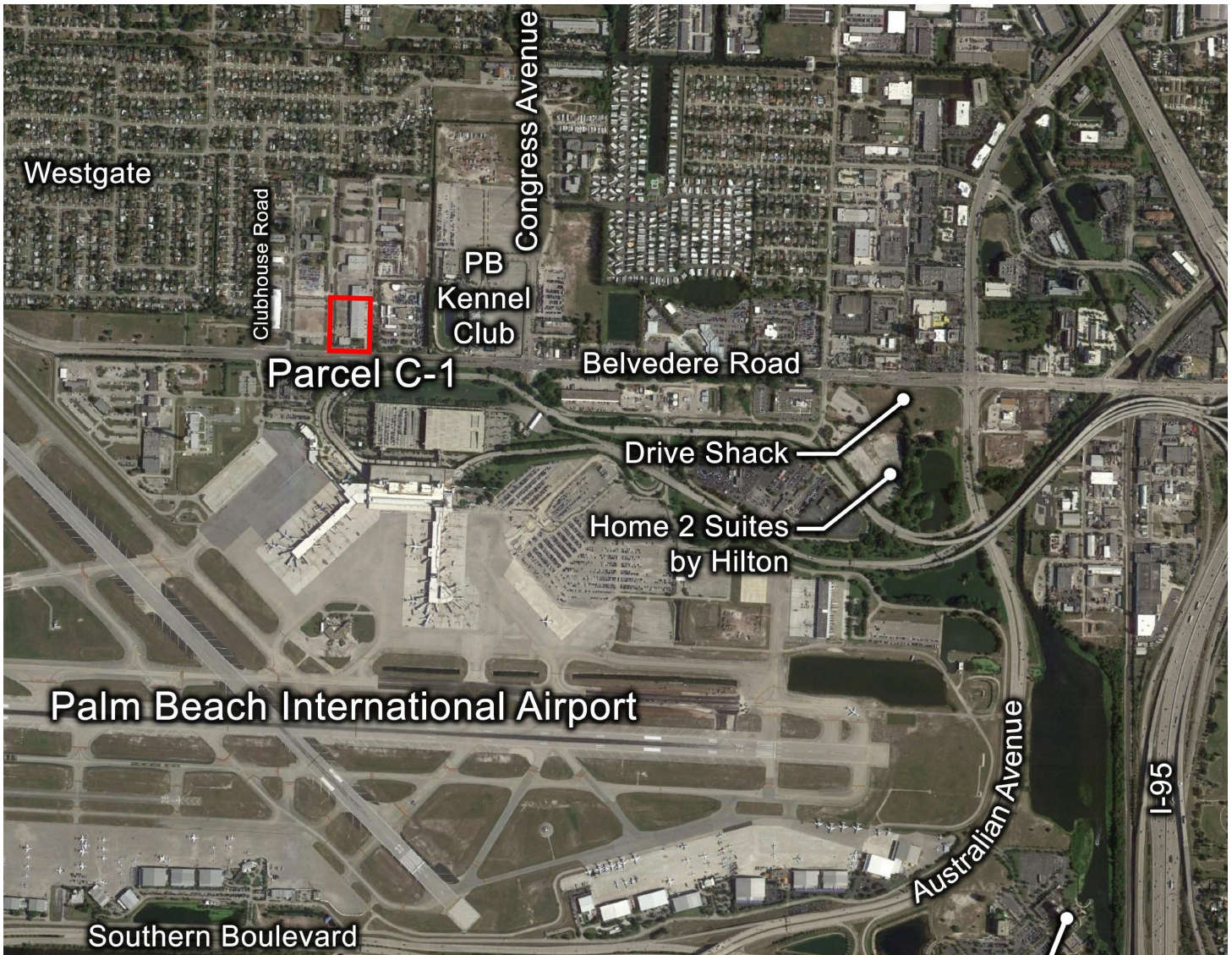
## Property Description

- Zoned Heavy Industrial
- FEC Rail Access
- Access Easement to Hooker Hwy
- Adjacent to Lakeside Medical Center
- Located on 441 / State Road 80
- Property can be Subdivided



# Palm Beach County Redevelopment Sites

## Palm Beach International Airport – Parcel C-1



- Location: North of Belvedere Road in Vicinity of 5th Street, West Palm Beach, FL 33406
- Size: 3.0 acres
- Future Land Use Designation: Utilities and Transportation
- Approved Uses: 231,123 sf Government Office or Traffic Equivalent Thereof
- Total Project Square Footage: 231,123
- Jurisdiction: Unincorporated Palm Beach County



# Palm Beach County Redevelopment Sites

13850 Gracida St, Wellington, FL 33414



## Property Details

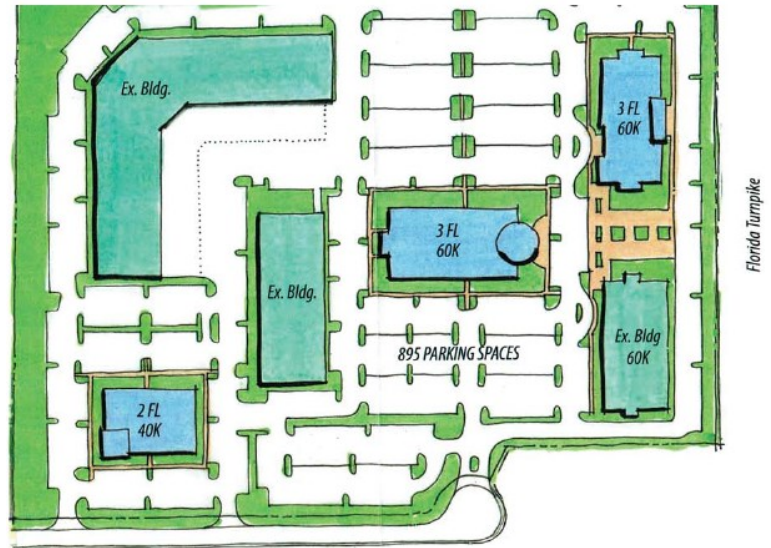
Price	\$29,500,000
No. Unit	0
Total Lot Size	69.00 AC
Property Type	Land
Property Sub-type	Commercial
Tax ID/APN	73-41-44-28-00-000-3070

69 acre turn-key polo/equestrian facility with 3 tournament polo fields and stabling facilities for 63 stalls, paddocks and living quarters. 40th St. S. less than one mile south of Wellington's Showgrounds.



# Palm Beach County Redevelopment Sites

## Gardens Innovation Center - Hiatt Drive and Northlake Boulevard, Palm Beach Gardens - Build to Suit



Gardens Innovation Center is a 20+ acre office and technology complex featuring innovative and modern architecture situated within the PGA National Commerce Park, located on Hiatt Drive and Northlake Boulevard in Palm Beach Gardens. The Center features 7.5 acres of developable land with entitlements to build 100,000 sf. of office and warehouse space, with development options for approximately 200 linear feet of Turnpike exposure. The infrastructure of the Center provides access to electric, water and sewer utilities, as well as high speed communications through ATT and Comcast.

Two professional office buildings are currently in the final phases of construction. These buildings feature innovative, eco-friendly and energy efficient design, as well as modern design and aesthetic features. The Center also has an existing 60,000 high-bay warehouse with sixteen dock-high and two grade level bays and a 60,000 sf. office building, which is the corporate headquarters for LRP Publications, Inc. Gardens Innovation Center is conveniently located off of Northlake boulevard within prestigious PGA National, adjacent to PGA National Park recreational facility. The Center is nearby north and south-bound access to the Florida Turnpike and I-95 and is minutes from the area's finest restaurant, retail and recreational amenities, including the PGA National Resort & Spa.

The concept drawing above depicts one possible development alternative consisting of two additional 60,000 offices. This site development alternative can accommodate up to 895 parking spaces, with 367 available to support the new development within the Center. The site can easily accommodate a 100,000 sf build to suit project and provide the requisite parking.