

Palm Beach County Mega Sites

OFFICE

Vacant Land



Lantana Airport 19 Acre Parcel - Shovel Ready

- Location: NE Corner of Lantana Rd. & Congress Ave., Lantana, FL
- Size: 19 acres
- Future Land Use Designation: Medical Office
- Approved Uses: 350,000 Medical office
- Total Project Square Footage: 350,000
- Jurisdiction: Unincorporated Palm Beach County



Latitudes in the Gardens - Shovel Ready

Latitudes in the Gardens is ideally located to offer quick, convenient access to the area's leading education and business facilities, as well as shopping, transportation links and community amenities. Latitudes in the Gardens offers classic Customized office space, from 925 sq ft to 215,000 sq ft. Concurrency Approval equates to 300,000 sf. Just two miles from Florida Atlantic University, Scripps Research Institute and the Max Planck Institute.

- Location: 12500 Central Boulevard, Palm Beach Gardens, FL 33418
- Size: 8.9 acres / Size: 300,000 sq ft / 14.95 acres
- Future Land Use Designation: Mixed
- Total Project Square Feet: 215,000
- Jurisdiction: Palm Beach Gardens

Existing



One Park Place

One Park Place is located in the Park at Broker Sound, between the Palm Beach International Airport and Fort Lauderdale/Hollywood Airport. One Park Place provides access to I-95, Florida Turnpike and Tri-Rail. Property Management and on-site cafe. One Park Place adjoins the Embassy Suites Hotel which provides One Park Place Tenant's access to meeting rooms, health spa, as well as providing lodging accommodations.

- Location: 621 NW 53rd St, Boca Raton, FL 33487
- Size: 237,331 sq ft
- Max. Contiguous: 107,004
- Approved Uses: Class A Office



Rosemary Square

360 Rosemary is a 297,000 square-foot Class A office development located in the heart of downtown West Palm Beach, Florida. Conveniently located adjacent to the Brightline high-speed rail line and the thriving CityPlace District of shops, restaurants and entertainment,

- Location: 360 Rosemary, West Palm Beach, FL 33401
- Size: 297,000 Square Feet
- Approved Uses: Class A Office Building
- Jurisdiction: West Palm Beach
- **Under Construction**

Palm Beach County Mega Sites

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Existing



Westlake L - Shovel Ready

Master Zoning Development Order approved for 4,546 residential units and 2.2 million square feet of retail, office, light industrial 150 Room Hotel and 3,000 student university.

- Location: 4001 Seminole Pratt-Whitney Road, Loxahatchee, FL 33470
- Size: 60.09 acres / 250,000 sq ft
- Land Use: Office
- Zoning: TDD (Traditional Development District)
- Shovel Ready Acres



Westlake G - Shovel Ready

Master Zoning Development Order approved for 4,546 residential units and 2.2 million square feet of retail, office, light industrial 150 Room Hotel and 3,000 student university.

- Location: 4001 Seminole Pratt-Whitney Road, Loxahatchee, FL 33470
- Size: 80.92 acres / 150,000 sq ft
- Land Use: Office
- Zoning: TDD (Traditional Development District)
- Shovel Ready Acres

Palm Beach County Mega Sites

OFFICE

Vacant Land

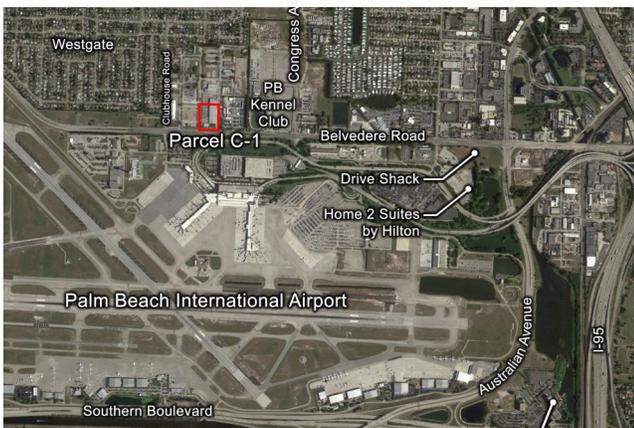
Existing



Hawkeye Jupiter Property

Potential uses include Research & Development, Corporate office and High Technology. 1 mile to Interstate 95 and Florida's Turnpike interchanges. 20.5 miles / 28 minutes to Palm Beach International Airport.

- Location: SE corner of Indiantown Road and I-95 in Jupiter, Florida
- Size: 81.9 Acres
- Offered: For sale or lease, design/build to suit
- Approved Uses: Up to 1 million Sq Ft employment center.



Palm Beach International Airport – Parcel C-1 - Shovel Ready

- 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
- Total Project Square Footage: 231,123
- Jurisdiction: Unincorporated Palm Beach County

Palm Beach County Mega Sites

OFFICE

Vacant Land

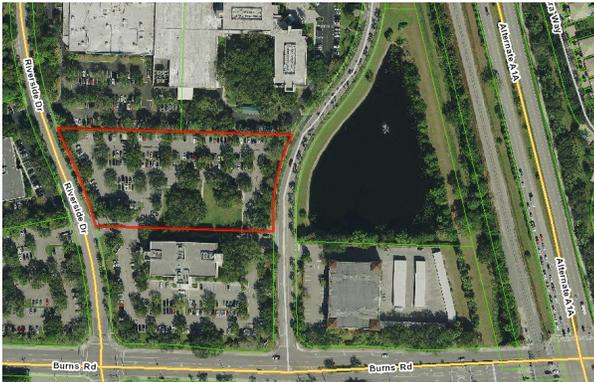
Existing



The Offices at The District

5-Story Office Building, Class A, 121,000 SF located on the corner of Gardens Pkwy and A1A. Features open air decks and adjacent 5-story parking garage with covered walkway.

- Location: 11701 Lake Victoria Ave, Palm Beach Gardens, FL 33410
- Size: 121,000 Square Feet
- Approved Uses: Class A Office Building
- Jurisdiction: Palm Beach Gardens
- **Proposed**



4751 E Park Dr, Palm Beach Gardens, FL 33410

- Location: Palm Beach Gardens
- Size: Min Divisible 33,333 sq. ft.
Max Contiguous 100,000 sq. ft.
- Class B
- Total Building: 100,000 sq. ft.
- **Proposed**

Palm Beach County Mega Sites

OFFICE

Vacant Land

Existing



Gardens Innovation Center

A 20+ acre office and technology complex featuring 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.

- Location: Hiatt Drive and Northlake Boulevard, Palm Beach Gardens
- Size: 100,000 sq ft / 7.5 acres
- Jurisdiction: Palm Beach Gardens



Avenir

4,762.9 acre mixed use development.

- Location: Northlake Blvd and Beeline Highway, Palm Beach Gardens
- Size:
 - Parcel C: 110 acres
 - Parcel D: 110 acres
- Jurisdiction: Palm Beach Gardens

Palm Beach County Mega Sites

OFFICE

Vacant Land

Existing



Palm Beach International Airport – Parcel F- Shovel Ready

- Location: North of Wallis Road between Haverhill Road and Military Trail, West Palm Beach, FL 33406
- Size: 57.41 acres
- Future Land Use Designation: Utilities & Transportation
- Approved Uses: 15,000 sf Pharmacy w/drive-thru, 250,000 sf Office, 374,000 sf Industrial, 3,000 sf drive-thru bank, 5,000 sf Fast Food Restaurant
- Total Project Square Footage: N/A
- Jurisdiction: Unincorporated Palm Beach County

Palm Beach County Mega Sites

INDUSTRIAL Vacant Land

Existing



North Palm Beach County General Aviation (NCO) - Subsidiary Development Area North +170 Acres

Significant frontage on and access to Beeline Highway (SR 710) Opportunity for a rail spur connection to CSX directly adjacent to site Entitlements in place. Concurrency / Traffic Concurrency approval granted for up to 765,600 square feet building area of Industrial Development or uses with equivalent traffic impacts

- Location: Beeline Highway (SR 710), FL 33411
- Size: +170 Acres / 765,600 sq ft
- Approved Uses: office, industrial, manufacturing, aviation



Palm Beach Park of Commerce – Parcel G-12 West – Shovel Ready

Fully-Served Business Park. Foreign Trade Zone. Rail-Served Land Available.

- Location: E. of Park of Commerce Blvd.; BTW Corporate Rd. North & South, Jupiter, FL 33478
- Size: 99.88 acres (Sites Available from 5-100 Acres)
- Future Land Use Designation: General Industrial
- Jurisdiction: Unincorporated Palm Beach County



1601 Hill Ave, West Palm Beach, FL 33407

Free Standing High-Technology, Industrial Manufacturing Building, containing 238,718 square feet, gross under roof that includes multiple buildings built in different periods. Features fenced lot and storage space.

- Location: 1601 Hill Ave, West Palm Beach, FL 33407
- Size: 220,625 sq ft / 8.76 Acres
- Zoning: IG, Riviera Beach
- Jurisdiction: West Palm Beach



14095 State Road 7, Delray Beach, FL 33446

- Location: 14095 State Road 7, Delray Beach, FL 33446
- Size: 36.55 acres / 231,432 sq ft
- Land Use:
 - The facility has five separate cooler areas ranging in size from ±3,352 SF to ±42,875 SF totaling ±79,656 SF that can all be as cold as 34 degrees with R22, 422 and 404 Freon systems in place.
 - The packing warehouse and cooler production rooms consist of +/-91,295 SF.
 - The Class A office areas consist of +/-22,662 sf on each floor for a total of +/-45,324 SF.
 - Three full building back up generators (2-1500 KW, 1-500 KW).
 - New roof with +/-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.
 - The additional land will allow for future expansion as needed.
- Zoning: Current zoning is Agricultural but a sale can be made contingent upon the buyers required zoning being in place.

Palm Beach County Mega Sites

INDUSTRIAL Vacant Land

Existing



City of South Bay – Park of Commerce

- Location: Great location on state approved distribution Corridor (US HWY 27)
- Size: 98+/- Acres
- Land Use: Industrial
- Zoning: General Industrial District
- Accessible to Rail
- Shovel Ready Acres



Glades Gateway Commerce Park

- Location: 500 Orange Avenue Circle, Belle Glade
- Size: 80 Acres
- 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
- Jurisdiction: Belle Glade



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

- Location: 1590-1600 N. Florida Mango Rd, West Palm Beach, FL 33409
- Size: ±5.57 acres / ±101,112 sq ft -Total
- Land Use:
 - ±44,295 SF, 50' Clear Height –North Building
 - ±20,428 SF, ±Up to 21' –Middle Building
 - ±36,164 SF, 50' Clear Height –South Building
 - ±225 SF –Utility Building
 - ±8500 SF Office
 - 16' x 16' Grade Level Door
 - 10' x 10' Dock High Doors
 - Year Built: 1980/R-2002
- Zoning: I -Industrial
- Parking: 120 spaces



Palm Beach Park of Commerce - Bldg. 25 15335 Park Of Commerce Blvd, Palm Beach, FL 33478

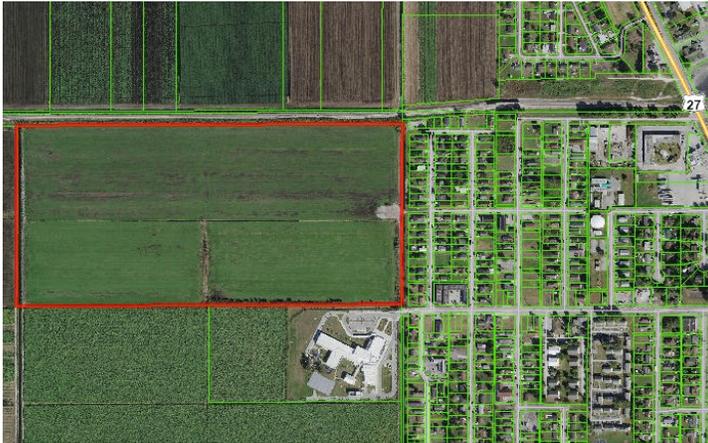
Proposed 220,000 Square Foot Class A Industrial Building-Offices To Suit, 36' Clear Ceiling Height, 52' x 52' Column Spacing, 56 Dock High Doors (4 per bay typical), Grade Level Loading Available. Offers rail service, foreign trade zones heavy industrial options, plus a direct link to the Port of Palm Beach. Monument Signage Available.

- Location: 15335 Park Of Commerce Blvd, Palm Beach, FL 33478
- Size: 18 Acres
- Zoning: Zoned PIPD-IL
 (Planned Industrial Park Development Light Industrial)
- Jurisdiction: Jupiter
- **Under Construction**

Palm Beach County Mega Sites

INDUSTRIAL Vacant Land

Existing



US 27 South Bay - 75 acres

- Property Type: Agricultural with potential to rezone to mixed use
- Available Acres: 75 Acres
- Zoning: Agricultural with potential to rezone to mixed use
- Distance to Interstate or major artery:
 ~1/4 mile to US27
- 3,000 ft of FEC Rail adjacent to property
- Natural gas to the site



Scripps Florida Phase II – Briger Tract DRI

The proposed development program is 1,600,000 square feet of Biotech Research and Development for the second phase of Scripps Florida, 2,400,000 square feet of related biotechnological/biomedical, pharmaceutical, ancillary office space and other related uses.

- Location: South of Donald Ross Road, north of Hood Road and east and west of Interstate 95 and east of Florida's Turnpike.
- Size: 70 Acres
- Jurisdiction: Palm Beach Gardens



Airport Logistics Park: Building IV

Class A Industrial Warehouse.

- Location: 306 Haverhill Rd, West Palm Beach, FL 33415
- Size: 169,644 sq ft / 43.88 acres
- Ceiling Ht: 30'-36'
- **Under Construction**



Airport Logistics Park: Building III

Class A Industrial Warehouse.

- Location: 304 Haverhill Rd, West Palm Beach, FL 33415
- Size: 152,476 sq ft / 21.94 acres
- Ceiling Ht: 30'-36'
- **Under Construction**

Palm Beach County Mega Sites

INDUSTRIAL Vacant Land

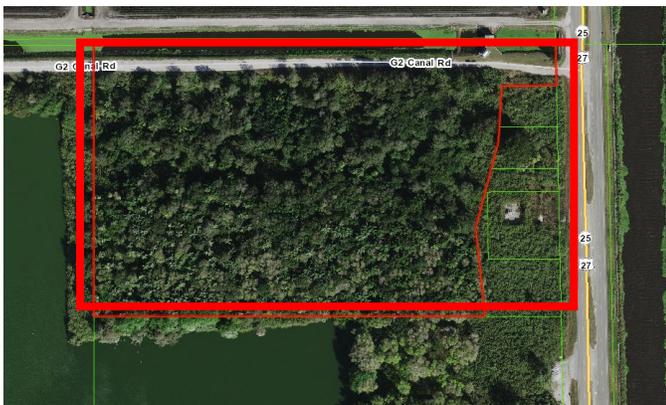
Existing



Westlake I - Shovel Ready

Master Zoning Development Order approved for 4,546 residential units and 2.2 million square feet of retail, office, light industrial 150 Room Hotel and 3,000 student university.

- Location: 4001 Seminole Pratt-Whitney Road, Loxahatchee, FL 33470
- Size: 68.38 acres / 175,000 sq ft
- Land Use: EDC - Employment Center / Light Industrial
- Zoning: TDD (Traditional Development District)
- Shovel Ready Acres



South Bay Travel Center

- Location: 1000 US Highway 27, South Bay, FL 33493
- Size: 65 acres
- In Opportunity Zone



Airport Logistics Park: Building II

Class A Industrial Warehouse.

- Location: 305 Haverhill Rd, West Palm Beach, FL 33415
- Size: 127,096 sq ft / 21.94 acres
- Ceiling Ht: 30'-36'
- Under Construction



Airport Logistics Park: Building I

Class A Industrial Warehouse.

- Location: Haverhill & Wallis Rd, West Palm Beach, FL 33415
- Size: 117,454 sq ft / 21.90 acres
- Ceiling Ht: 30'-36'
- Under Construction

Palm Beach County Sites

INDUSTRIAL Vacant Land

Existing



Turnpike Crossings

- Location: Turnpike/Belvedere Rd., West Palm Beach, FL 33411
- Size: 67 Acres (± 2.37 to ± 67 acre parcels available) / $\pm 20,000$ SF to $\pm 1,100,000$ SF
- Approved Uses:
Proposed Planned Industries Park Development (PIPD) zoning
- Traffic concurrency in place
- Palm Beach water and sewer available to site
- Close to Port of Palm Beach and Palm Beach International Airport



Beacon Park - Indiantown Road & Interstate 95

Class A Mixed Use Business Park - R&D/Office/Hotel/Retail/
Self-Storage. Exceptional Interstate Access and Visibility.
All or part available divisible in increments starting at ± 1 Acre

- Location: Island Way just north of Indiantown Road and East of Interstate 95, Jupiter, FL 33458
- Size: 57.71 Acres
- Zoning: Mixed Use - Industrial
- Approved Uses: Proposed Industrial Biotech/R&D, Retail, Office, and hotel.
- Jurisdiction: Jupiter

Palm Beach County Mega Sites

INDUSTRIAL Vacant Land

Existing



Westlake H - Shovel Ready

Master Zoning Development Order approved for 4,546 residential units and 2.2 million square feet of retail, office, light industrial 150 Room Hotel and 3,000 student university.

- Location: 4001 Seminole Pratt-Whitney Road, Loxahatchee, FL 33470
- Size: 43.94 acres / 425,000 sq ft
- Land Use: EDC - Employment Center / Light Industrial
- Zoning: TDD (Traditional Development District)
- Shovel Ready Acres



Westlake K - Shovel Ready

Master Zoning Development Order approved for 4,546 residential units and 2.2 million square feet of retail, office, light industrial 150 Room Hotel and 3,000 student university.

- Location: 4001 Seminole Pratt-Whitney Road, Loxahatchee, FL 33470
- Size: 41.16 acres / 250,000 sq ft
- Land Use: EDC - Employment Center / Light Industrial
- Zoning: TDD (Traditional Development District)
- Shovel Ready Acres

Palm Beach County Mega Sites

INDUSTRIAL Vacant Land

Existing



Westlake J - Shovel Ready

Master Zoning Development Order approved for 4,546 residential units and 2.2 million square feet of retail, office, light industrial 150 Room Hotel and 3,000 student university.

- Location: 4001 Seminole Pratt-Whitney Road, Loxahatchee, FL 33470
- Size: 32.2 acres / 250,000 sq ft
- Land Use: EDC - Employment Center / Light Industrial
- Zoning: TDD (Traditional Development District)
- Shovel Ready Acres



Hoffman Rd at Belvedere Rd., West Palm Beach, FL 33411

Class A Industrial building, 24 ft Clear, ESFR Sprinkler, Office area up to 20%, Parking ratio of 1.16 spaces per 1,000 RSF, Located on Jog Road and Belvedere Road, Immediate access to the Florida Turnpike via Jog Road, 4 miles west of Palm Beach International Airport.

- Location: Hoffman Rd at Belvedere Rd., West Palm Beach, FL 33411
- Size: ±193,020 square feet / 18 acres
- **Proposed**

Palm Beach County Mega Sites

INDUSTRIAL Vacant Land

Existing



Liberty Airport Center - Bldg. 4

Proposed Industrial Building with expected availability December 31, 2018. 36' clear height· 180' deep· 54' x 50' column spacing, typ., with a 60' speed bay· 200' shared truck court· 62 dock high doors.

- Location: 6051 Southern Blvd S, West Palm Beach, FL 33415
- Build-to-suit opportunities
Building 4: 184,680 sq ft



Liberty Airport Center- Bldg. 5

Proposed Industrial Building with expected availability December 31, 2018. 36' clear height· 180' deep· 54' x 50' column spacing, typ., with a 60' speed bay· 200' shared truck court· 62 dock high doors.

- Location: 6051 Southern Blvd S, West Palm Beach, FL 33415
- Build-to-suit opportunities
Building 5: 167,740 sq ft

Palm Beach County Mega Sites

INDUSTRIAL Vacant Land

Existing



1501 Meathe Dr, West Palm Beach, FL 33411

Class A Industrial building, 24 ft Clear, ESFR Sprinkler, Office area up to 20%, Parking ratio of 1.27 spaces per 1,000 RSF, Located on Jog Road and Belvedere Road, Immediate access to the Florida Turnpike via Jog Road, 4 miles west of Palm Beach International Airport.

- Location: 1501 Meathe Dr, West Palm Beach, FL 33411
- Size: 127,479 sq ft / 12 acres
- Ceiling Ht: 24'
- Columns: 50'w
- **Proposed**



1301 President Barack Obama Hwy, Riviera Beach, FL 33404

Class B Industrial building.

- Location: 1301 President Barack Obama Hwy,
Riviera Beach, FL 33404
- Size: 120,282 sq ft / 7.2 acres
- Ceiling Ht: 36'
- Columns: 55'w x 54'd
- Near Port of Palm Beach
- **Proposed**