

# Palm Beach County Sites

## OFFICE

### Vacant Land



#### Centrepark Lot 2 North

Lot 2 North Centrepark is located in the Centrepark District, a 69-acre mixed-use corporate park approved for over one million square feet of office, retail, hotel and flex space development. Centrepark is a Commercial Planned Unit Development and Development of Regional Impact allowing office, retail, hotel and multi-family uses. The Centrepark Office District is strategically located on South Australian Avenue only minutes from downtown West Palm Beach, CityPlace, the Palm Beach County Convention Center and Palm Beach International Airport. It is situated in close proximity to I-95 and the Florida Turnpike.

- Location: 1500 Centrepark Blvd., West Palm Beach, FL 33409
- Size: 2.38 acres
- Approved Uses:
  - No height limit; 300,000 sf of office, 1,000 residential units, 150 hotel rooms, and 15,000 sf of retail combined.



#### Centrepark Lot 4 South

Lot 4 South Centrepark is located in the Centrepark District, a 69-acre mixed-use corporate park approved for over one million square feet of office, retail, hotel and flex space development. Centrepark is a Commercial Planned Unit Development and Development of Regional Impact allowing office, retail, hotel and multi-family uses. The Centrepark Office District is strategically located on South Australian Avenue only minutes from downtown West Palm Beach, CityPlace, the Palm Beach County Convention Center and Palm Beach International Airport. It is situated in close proximity to I-95 and the Florida Turnpike.

- Location: 1885 E. Centrepark Dr., West Palm Beach, FL 33409
- Size: 2.50 acres
- Approved Uses:
  - No height limit; 300,000 sf of office, 1,000 residential units, 150 hotel rooms, and 15,000 sf of retail combined.

### Existing



#### 1 Town Center Road, Boca Raton

The iconic One Town Center rises high into the central Boca Raton landscape with its 10 stories of true Class A office space. Typical floors of approx. 20,000 sf feature mostly column free interior space for efficient office layouts. Two main entries add to the prestige when entering One Town Center, while the fountains, lakes and surrounding landscaping remind one of a real business campus. Under 5 minutes to Boca Executive Airport, 25 minutes to either West Palm Beach or Ft. Lauderdale airport, 55 minutes to Miami International Airport

- Location: 1 Town Center Road, Boca Raton, FL 33486
- Size: 194,000 square foot / 14 acres
- Approved Uses: Office



#### Boca Corporate Center & Campus

Owner has finished a multi million dollar renovation of the entire property. Improvements included state of the art fitness center, new Class "A" lobbies/entrances completely renovated cafeteria with seating for 700, and conference center for up to 250. 24/7 manned security, on-site daycare facility. Property served by dual FP+L substations and offers back-up power via on-site generator plant. Close proximity to I-95.

- Location: 5000 T-Rex Avenue, Boca Raton, FL
- Size: 1,800,000 sq ft / 132 acres
- Max. Contiguous: 100,000
- Approved Uses: Office, Flex Space, R&D



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#### Mirasol Town Square – Building D

- Location: 11400 N. Jog Road, Palm Beach Gardens, FL 33418
- Size: 3.9133 acres
- Approved Uses: 105,000 sf Professional Office; 15,000 sf Retail



#### Gardens Corporate Center

- Location: Northeast Corner of PGA Blvd. and Alternate A1A Palm Beach Gardens, FL 33410
- Size: 6.59 acres
- Approved Uses: 42,906 sf Medical Office, 157,627 sf Professional Office, 13,997 sf bank, and 9,413 sf ancillary use
- Total Project Square Footage: 223,943

### Existing



#### Lake Worth Financial Centre

A 98,544 square foot (gross) office building, located in Lake Worth, Florida. The property is situated on 8.83 acres and is located a short distance from downtown West Palm Beach. The office building has tremendous frontage along 10th Avenue North, less than one mile west of Interstate 95, and one-half mile east of Congress Avenue. The property is located within close proximity of the JFK Hospital, a 460-bed facility, the Palm Beach International Airport and downtown West Palm Beach.

- Location: 2601 10th Avenue North, Lake Worth, FL 33461
- Size: 98,544 square foot / 8.83 acres
- Approved Uses: Office

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### Existing



#### **PGA Professional and Design Center**

- Location: SW Corner of PGA Boulevard and RCA Boulevard, Palm Beach Gardens, FL 33410
- Size: 10 acres
- Future Land Use Designation: Mixed Use
- Approved Uses: 98,211 sf Professional Office, Retail, and Light Industrial
- Total Project Square Footage: 98,211
- Jurisdiction: Palm Beach Gardens



#### **PGA Blvd and Ballen Isles Drive, Palm Beach Gardens**

This is a build to suit opportunity on 12 acre commercial outparcel. Located on PGA Boulevard, just east of the Florida Turnpike at the entrance to Ballen Isles

- Location: PGA Blvd and Ballen Isles Drive, Palm Beach Gardens, FL 33418
- Size: 100,000 square foot / 12 acres
- Approved Uses: Office



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### Vacant Land

### Existing



#### 7000 Okeechobee Blvd, West Palm Beach

- Location: 7000 Okeechobee Boulevard, West Palm Beach, FL  
Just West of the Florida Turnpike on the South Side of  
Okeechobee next to Land Rover of Palm Beach.
- Size: 609,840 Sq Ft / 14 acres
- Zoned: General Commercial
- Traffic count: 64,900 cars per day
- Signalized intersection with crosswalk



#### Latitudes in the Gardens, Palm Beach Gardens

Situated in the heart of thriving Palm Beach Gardens, 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 Mediterranean architecture in an idyllic park-like setting. High visibility, upscale retail and customized office space, from 925 square feet to 215,000 square feet. 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: 300,000 sq ft / 14.95 acres
- Approved Uses: Office



# Palm Beach County Sites

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### Vacant Land

### Existing



#### Abacoa Town Center Phase IV

- Location: Main Street and Avenue A, Jupiter, FL 33458
- Size: 15 acres
- Future Land Use Designation: Mixed
- Approved Uses: 120,000 sf Office / Medical Office; 45,000 sf Retail, 40,000 sf Research & Development / Industrial; 408 residential units
- Total Project Square Footage: 205,000
- Jurisdiction: Jupiter



#### Lantana Airport 19 Acre Parcel

- 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

# Palm Beach County Sites

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### Vacant Land

### Existing



#### **Abacoa Workplace – Tract WK4**

- Location: Central Boulevard and Corporate Way, Jupiter, FL 33458
- Size: 1 - 22 acres
- Future Land Use Designation: Mixed
- Approved Uses: Approximately 600,000 sf Research & Development / Industrial (Office / Medical Office conversion available)
- Total Project Square Footage: 600,000
- Jurisdiction: Jupiter



#### **Palm Beach International Airport – Parcel C**

- Location: North of Belvedere Road in Vicinity of 5<sup>th</sup> Street
- Size: 23.77 acres
- Future Land Use Designation: Utilities and Transportation
- Approved Uses: 231,123 sf Government Office or Traffic Equivalent Thereof
- Total Project Square Footage: 130,000
- Jurisdiction: Unincorporated Palm Beach County



# Palm Beach County Sites

## OFFICE

### Vacant Land

### Existing



#### **Congress Avenue Properties, Lake Park**

- Size: 28.67 Acres / 225,000 sq ft Office
- Zoning: Office
- Has PBC Traffic Concurrency Letter



#### **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 County Sites

## INDUSTRIAL Vacant Land

## Existing



### Vista Lot 19

- Location: 2211-2215 Vista Parkway, West Palm Beach, FL 33411
- Size: 7.192 acres
- Future Land Use Designation: Light Industrial
- Approved Uses: Three, one-story buildings; building one is 32,505 sf, building two is 32,581 sf, and building three is 38,160 sf.
- Total Project Square Feet: 103,246
- Jurisdiction: Unincorporated Palm Beach County



### Watertower Business Park

- Location: 1100 Old Dixie Highway, Lake Park, FL 33403
- Size: 10.55 acres
- Future Land Use Designation: Commercial Light Industrial
- Approved Uses: 123,000 sf Office & Warehouse; 98,480 sf Warehouse; 24,620 Office
- Total Project Square Footage: 246,100
- Jurisdiction: Lake Park



### Delray Distribution Center

Institutional quality office/warehouse space ideally suited for manufacturing and distribution.

- Location: 420 South Congress Avenue, Delray Beach, FL 33445
- Size: 185,624 Sq Ft
- Available; ±35,000 SF to 125,189 SF
- Office built to suit
- 24' clear ceiling height
- Dock high and grade level loading



# Palm Beach County Sites

## INDUSTRIAL Vacant Land

## Existing



### **Palm Beach Park of Commerce – Building 25**

- Location: 15335 Park of Commerce Blvd., Jupiter, FL 33478 (Northwest Corner of Park of Commerce Blvd and Corporate Road South)
- Size: 13.50 acres
- Future Land Use Designation: Light Industrial & General Industrial
- Approved Uses: One-story 30' clear dock industrial building containing 160,000 sf.
- Total Project Square Footage: 160,000
- Jurisdiction: Unincorporated Palm Beach County

### **Florida Research Park – G11**

- Location: 14703 Park of Commerce Boulevard, Jupiter, FL 33478
- Size: Up to 16 acres
- Future Land Use Designation: Light & General Industrial / Heavy Industrial
- Approved Uses: Up to 250,000 sf Light Industrial / Heavy Industrial, Bio-Science, Outside Storage
- Total Project Square Footage: 250,000
- Jurisdiction: Unincorporated Palm Beach County



# Palm Beach County Sites

## INDUSTRIAL Vacant Land

## Existing



### Turnpike Business Park

All utilities are to the site. Dual Access to Florida Turnpike;  
Close proximity to I-95. Florida Turnpike Trip Count –60,000 cars per day.  
Southeast Corner of Belvedere Road; Fronting the Florida Turnpike

- Location: Cleary Road & Southern Blvd, West Palm Beach, FL 33411
- Size: 47.69 Acres; 2,077,345 sq ft
- Approved Uses: Industrial
- South End -Warehouse / Flex / Industrial Zoning
- North End -Commercial Recreation



### 17900 Beeline Highway, Jupiter

Located along Beeline Highway adjacent to the Pratt Whitney manufacturing facility.

- Location: 17900 Beeline Highway, Jupiter, FL 33478
- Size: 57.80 AC
- Property Type: Industrial (land)
- Zoning: IL



# Palm Beach County Sites

## INDUSTRIAL Vacant Land

## Existing



### Turnpike Crossings

- Location: Turnpike/Belvedere Rd., West Palm Beach, FL 33411
- Size: 67 Acres ( $\pm 2.37$  to  $\pm 67$  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



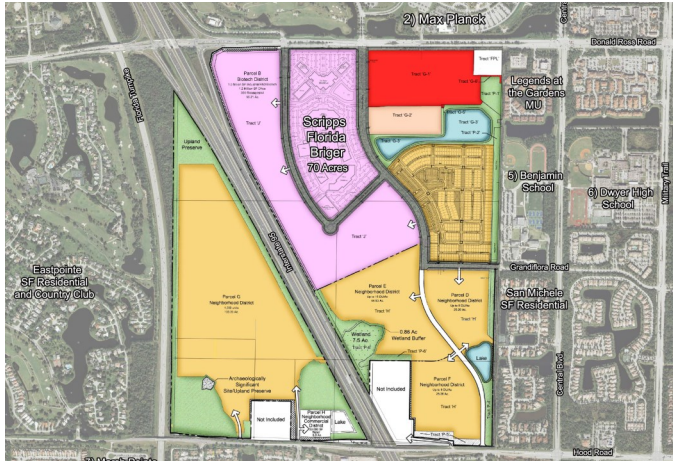
### Southern Light Industrial Park

- Location: Southern Blvd. and N. Jog Rd. Located on recently upgraded Southern Boulevard (8-lane expressway)
- Size:  $\pm 70$  acres proposed commercial Class A industrial development site
- Zoning: Industrial
- For Sale

# Palm Beach County Sites

## INDUSTRIAL Vacant Land

## Existing



### Scripps Florida Phase II – Brigr 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

### Florida Research Park

Free Trade Zone within park. Easy access to I-95, the Florida Turnpike, CSX Railroad (within park) Palm Beach International Airport and North County General Airport, Port of Palm Beach



- Location: 15188 Park of Commerce Blvd., Jupiter, FL 33478
- Size: 80 Acres  
(1 to 80 acres of land available for sale or lease ) / Up to 750,000 SF of office warehouse can be developed on site
- Zoning: Light Industrial, Heavy Industrial, Commercial, Outside Storage Permitted
- Build to suit opportunities for lease or sale



# Palm Beach County Sites

## INDUSTRIAL Vacant Land

## Existing



### **DDR- NE corner of Indiantown Road & I-95 in Jupiter, FL**

Excellent location on the northeast corner of Interstate 95 and Indiantown Road in the prestigious City of Jupiter, Florida. Interstate 95 Visibility. Immediate access to Interstate 95 and Florida's Turnpike. Immediate access to Indiantown Road.

- Location: NE corner of Indiantown Road and I-95 in Jupiter, FL
- Size: 93.48 acres
- Land use: Industrial
- Utilities: At Site



### **Palm Beach Park of Commerce – Parcel G-12 West**

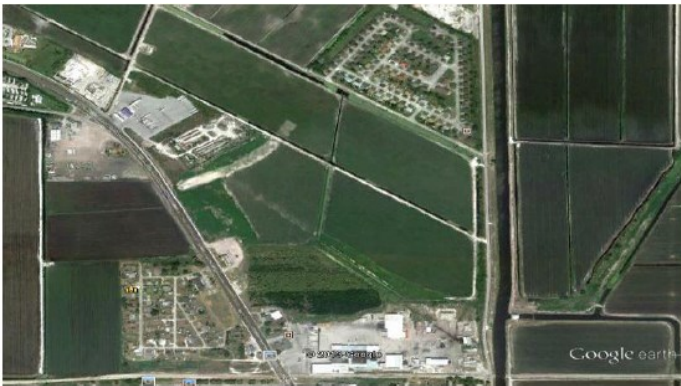
Fully-Served Business Park. Foreign Trade Zone. Rail-Served Land Available.

- 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

# Palm Beach County 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



### Palm Beach International Airport – Parcel F +100 Acres

- Location: North of Wallis Road between Haverhill Road and Military Trail, West Palm Beach, FL 33406
- Size: 100+ Acres
- Concurrency Approved for:  
250,000 sq Professional Office; 374,00 Sq Ft Industrial
- Potential airfield access
- Signalized intersections at Haverhill/Wallis Road
- Utility services readily available
- Excellent access from Military Trail, Southern Boulevard, and Military Trail serves over 42,500 vehicles per day



# Palm Beach County Sites

## INDUSTRIAL Vacant Land

## Existing



### **Belle Glade, FL 33430 - 145.5 Acres**

- Property Type: Raw land
- Available Acres: 145.5 Acres
- Min Divisible: 25 Acres
- Zoning: Currently Agriculture
- Crop Soil Class — 5300
- For Sale
- Electric Provider: Florida Power & Light



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

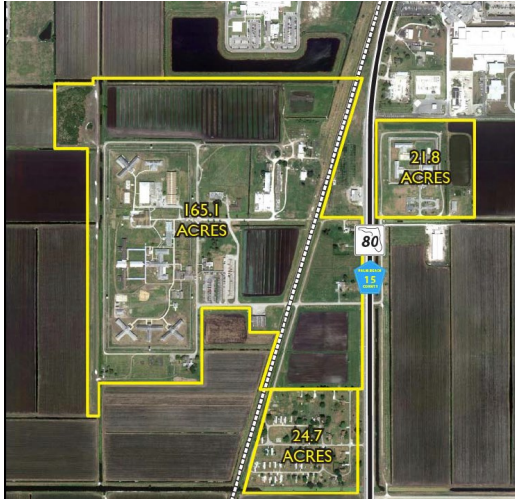
Significant frontage on and access to Beeline Highway (SR 710)  
Opportunity for a rail spur connection to CSX directly adjacent to site  
Entitlements in place. Concurrence / Traffic Concurrence approval  
granted for up to 765,600 square feet building area of  
Industrial Development or uses with equivalent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

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

# Palm Beach County Sites

## INDUSTRIAL Vacant Land

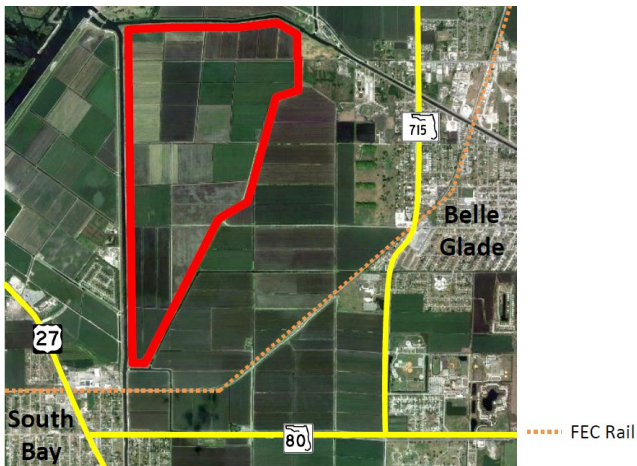
## Existing



### Glades Correctional Site

The offering is comprised of three parcel allotments (165.1 acres, 24.7 acres and 21.8 acres) located on State Road 80 / County Road 15 in Belle Glade, Florida.

- Location: 500 Orange Avenue Circle, Belle Glade
- Size: 211.6 Acres
- Approved Uses:
- Jurisdiction: Belle Glade



### Intermodal Logistics Center (ILC)

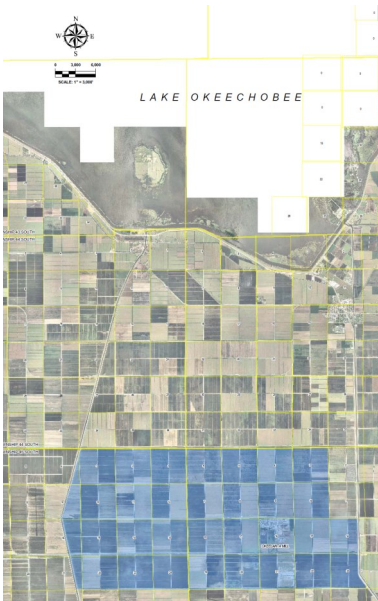
- Location:
- Size: 850 Acres
- Property Type: Industrial Park
- Zoning: Industrial
- 3/4 mile to US27; 1 mile to State Highway 715
- Utilities to Site
- Rail service



# Palm Beach County Sites

## INDUSTRIAL Vacant Land

## Existing



### Okeelanta

- **Size:** ~1,200 Acres
- **Property Type:** Agricultural
- **Zoning:** Currently Agricultural Prod; certain uses allowed
- **Permitted Use:** Ag-industrial uses allowed: light manufacturing, packing plant, R&D, storage, transshipment (ag-related distribution), community veg garden, equestrian commercial arena, farmers market, retail nursery, potting soil manufacturing
- 1 mile to US27
- Utilities to Site



### Palm Beach Aggregates

This 4,000-acre tract is on the north side of Southern Boulevard (S.R. 80, U.S. 441) approximately 7 miles west of the Florida Turnpike and approximately 14 miles west of I-95 and Palm Beach International Airport. Both I-95 and the Florida Turnpike have Southern interchanges.

- Location:
- Size: 4,000 Acre site (will subdivide)
- Zoning: Currently Special Agriculture
- Utilities to Site