



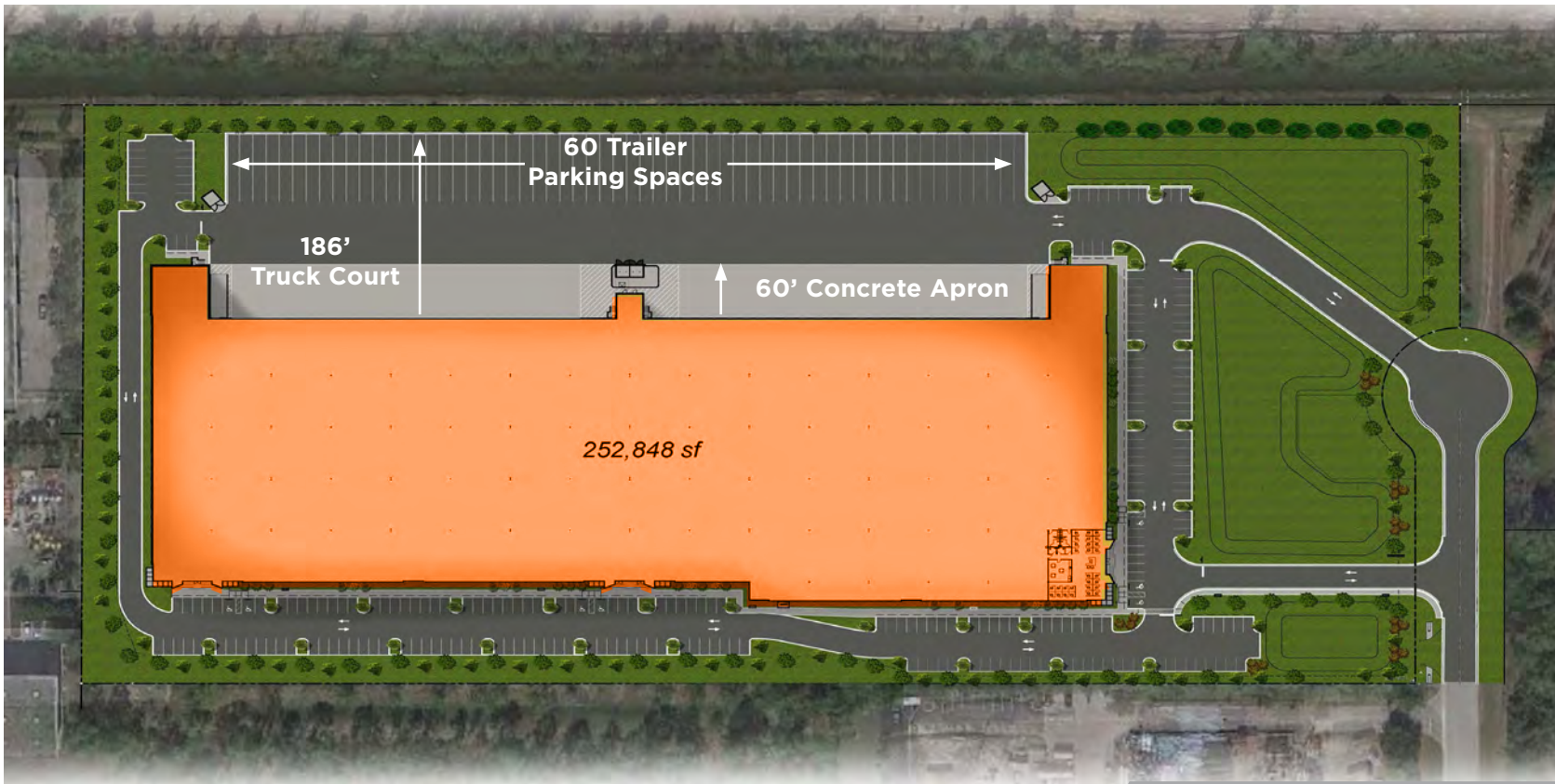
15791 CORPORATE CIRCLE, JUPITER, FL

Available For Immediate Occupancy!
252,848 SF

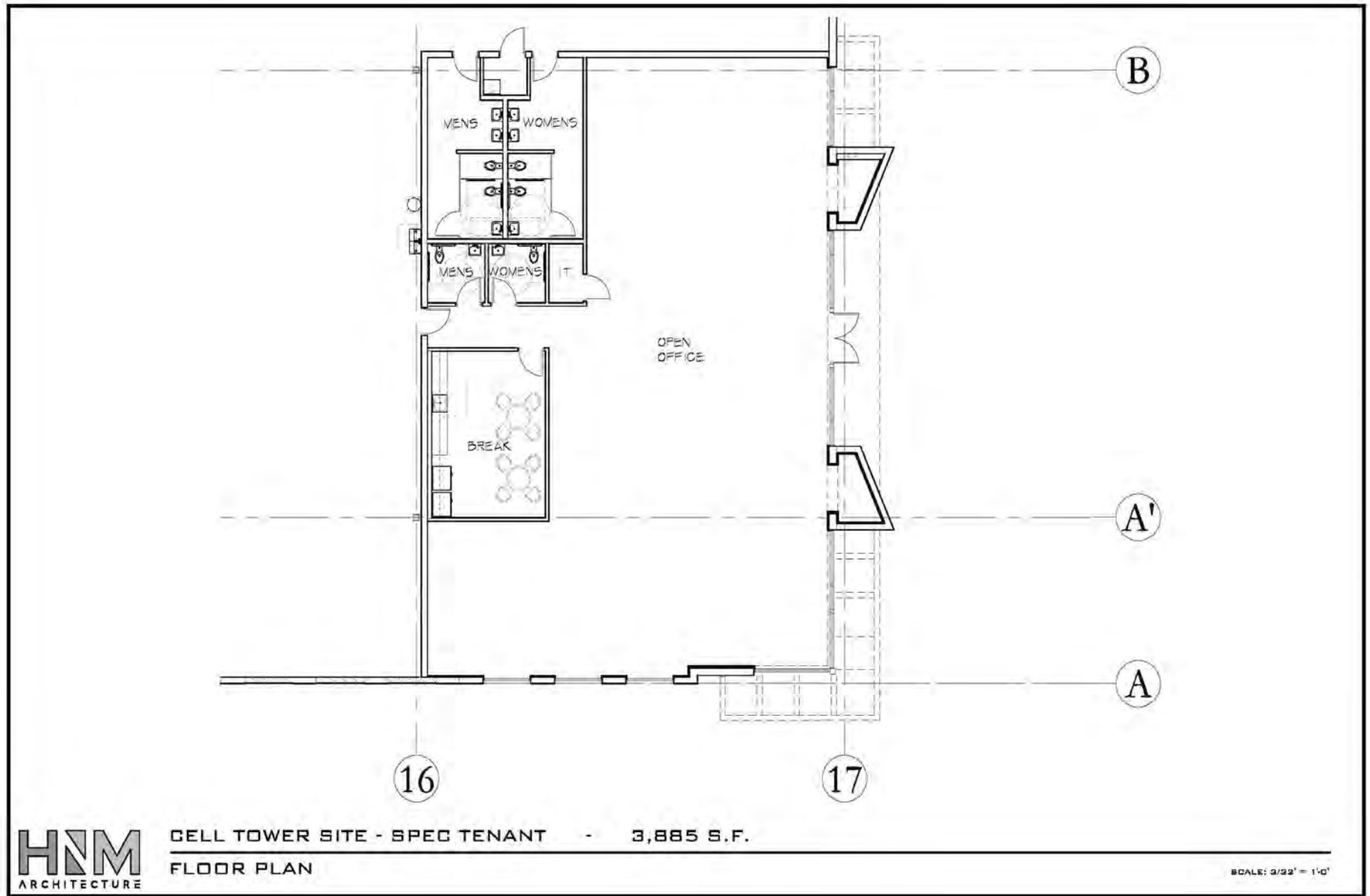


// PROPERTY DETAILS

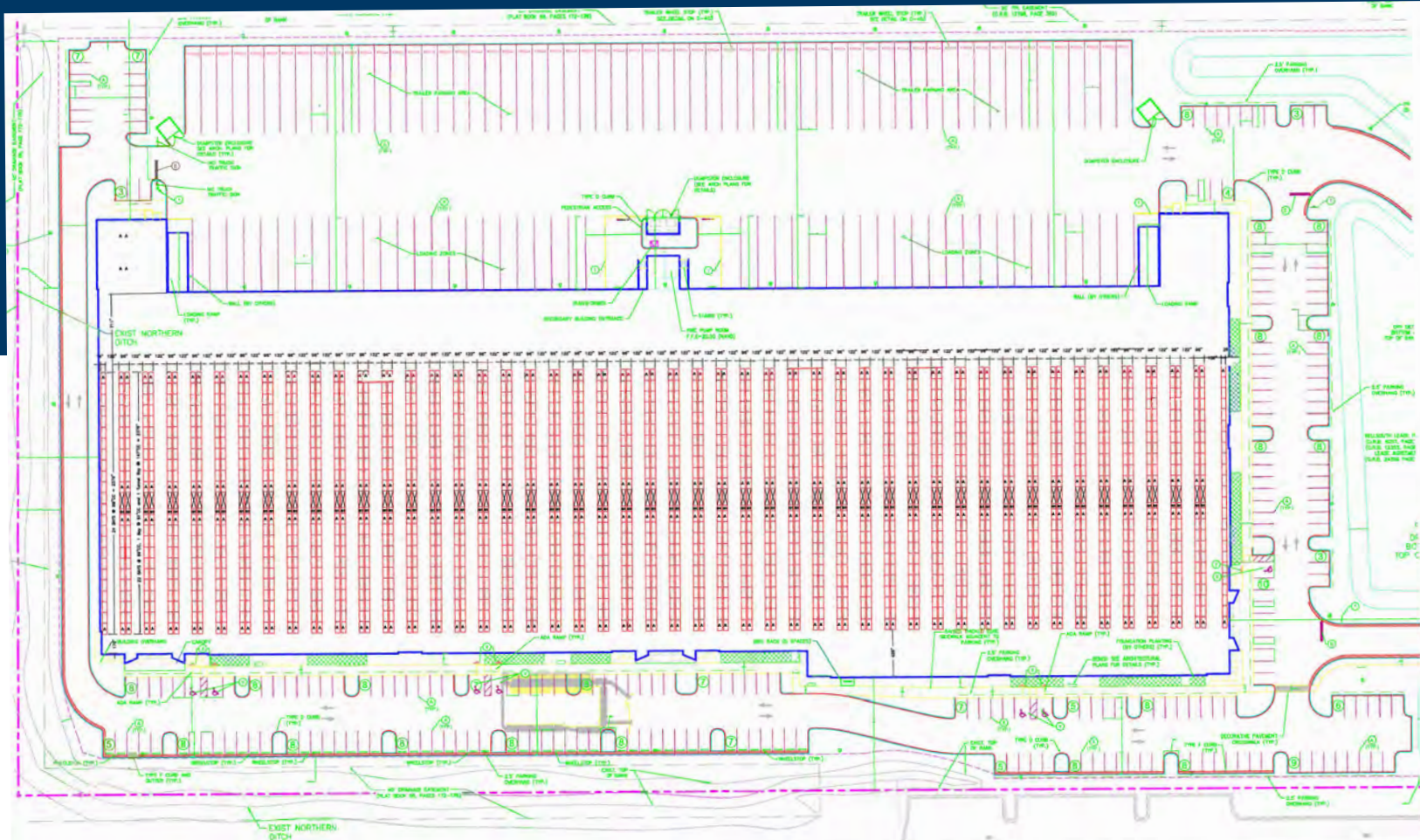
- 252,848 SF Available for Immediate Occupancy
- Minimum divisibility: 70,000 SF
- 3,885 SF Spec Office
- 36' Clear Ceiling Height
- ESFR sprinkler system
- Electrical: 1,200 up to 2,400 amps
- 53'-9" D x 53'-9" W Column Spacing
- 60' speed bay
- 48 (9'x10') dock high doors | 2 (12'x14') drive-in doors
- 186' Truck court
- 60' fiber reinforced concrete apron
- 247 Car Parking Spaces | 60 Trailer Parking Spaces
- Close proximity to rail and outside storage available
- **Additional opportunities for owner/user purchase**



// SPEC OFFICE LAYOUT



// SAMPLE RACKING PLAN



TOTAL PALLET POSITIONS: 26,244

- TYPE A ELEVATION: FLOOR PLUS 5 BEAM LEVELS (12 PALLET POSITIONS)
- TYPE AH ELEVATION: FLOOR PLUS 5 BEAM LEVELS (6 PALLET POSITIONS)
- TUNNEL ELEVATION: 3 BEAM LEVELS (9 PALLET POSITIONS)

PLAN VIEW
SCALE: 1/8" = 1'-0"

PROJECT MANAGER	
DRAWING DATE	
DESCRIPTION	
REV #	REV DATE
 CONCEPTUAL DRAWING APPROVAL	
FLOOR PLAN PROJECT NAME PROJECT ADDRESS PROJECT ADDRESS	
DRAWING NAME:	0/00/2023
PREPARED FOR:	PROJECT #
SCALE: 1.0	REV: 0

ATTENTION **CONCEPTUAL**

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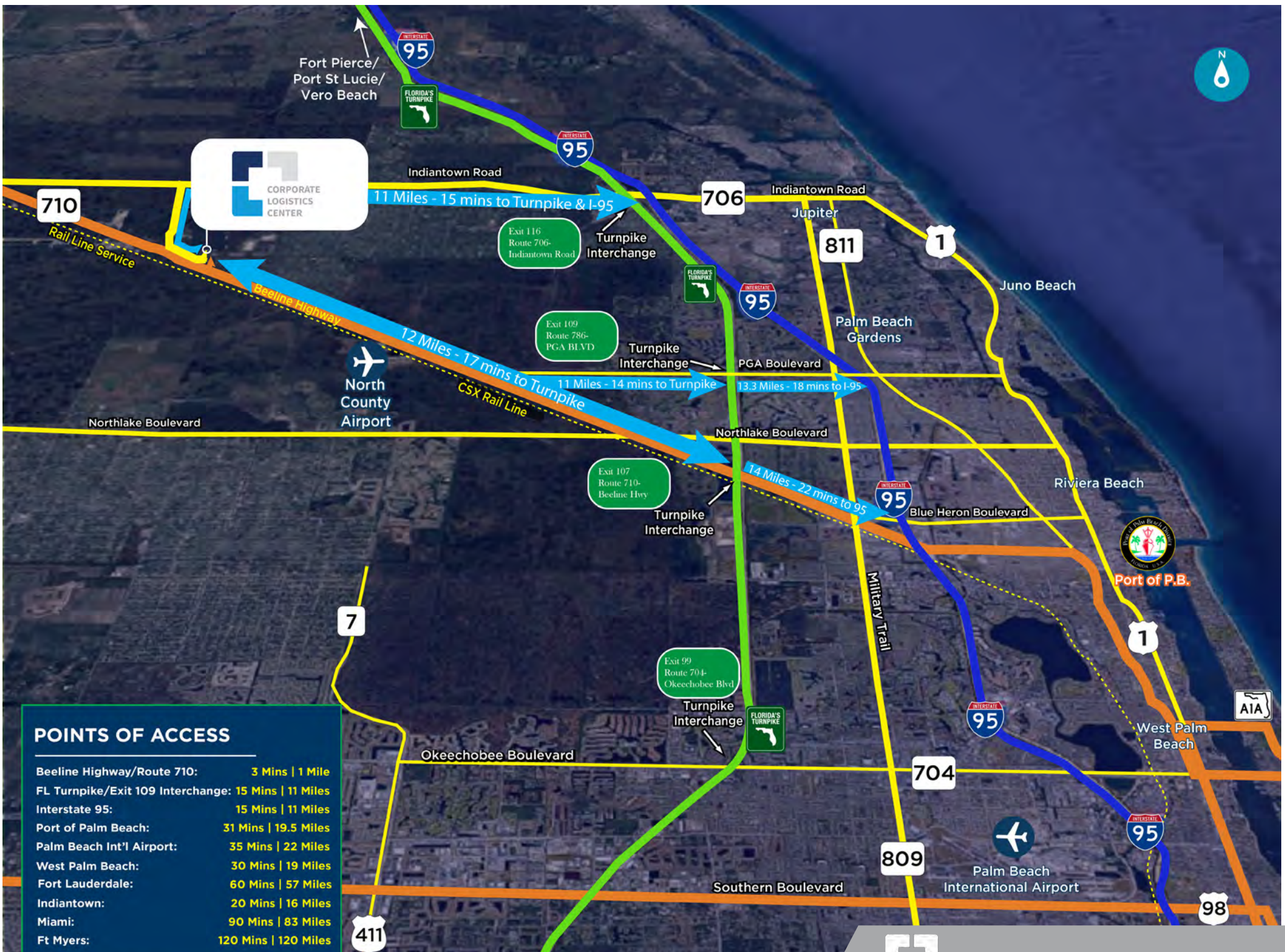
FINAL FRAMING DESIGN AND SIZES TO BE DETERMINED BEFORE FABRICATION



2,183,630 SF
Future Park
Developments

// EXISTING TENANTS

- | | | | | | | |
|--------------|----------------------|-----------|-------------------------|-----------|--------------|-----------------------|
| 1 SURF HOUSE | 4 MCLANE | 7 RENCO | 10 niagara | 13 amazon | 15 Walgreens | 17 AA |
| 2 FPL | 5 pc development LLC | 8 SPARTAN | 11 S&K | 14 AA | 16 [..CSX..] | FD Future Development |
| 3 niagara | 6 XEXACORE | 9 Vetio | 12 MOUNTAIN PRODUCTIONS | | | |



POINTS OF ACCESS	
Beeline Highway/Route 710:	3 Mins 1 Mile
FL Turnpike/Exit 109 Interchange:	15 Mins 11 Miles
Interstate 95:	15 Mins 11 Miles
Port of Palm Beach:	31 Mins 19.5 Miles
Palm Beach Int'l Airport:	35 Mins 22 Miles
West Palm Beach:	30 Mins 19 Miles
Fort Lauderdale:	60 Mins 57 Miles
Indiantown:	20 Mins 16 Miles
Miami:	90 Mins 83 Miles
Ft Myers:	120 Mins 120 Miles

// LOCATION AND ACCESS

Centrally located in the heart of prestigious Palm Beach County, in one of the nation's strongest growth regions, Palm Beach Park of Commerce offers everything you could want from a premier Master-Planned Business Park.

Regional Access

At Palm Beach Park of Commerce, you'll enjoy easy access to the region's extensive transportation network, including major highways and airports. The Park is also one of the few premier business locations that offers rail service, foreign trade zones, heavy industrial options, plus a direct link to the Port of Palm Beach.

County Tax Incentives

Palm Beach County, in conjunction with the Business Development Board of Palm Beach County, is one of the most proactive counties recruiting companies to the market.

They understand the needs of small companies up to fortune 100 companies and will help tailor incentives, such as training grants, hiring incentives, expedited permitting, and abated ad Valorem taxes, to fit the needs of prospective companies coming to Palm Beach County.



Direct Rail Link to the Port of Palm Beach

15

15-Minute Drive to FL Turnpike

15

15-Minute Drive to I-95



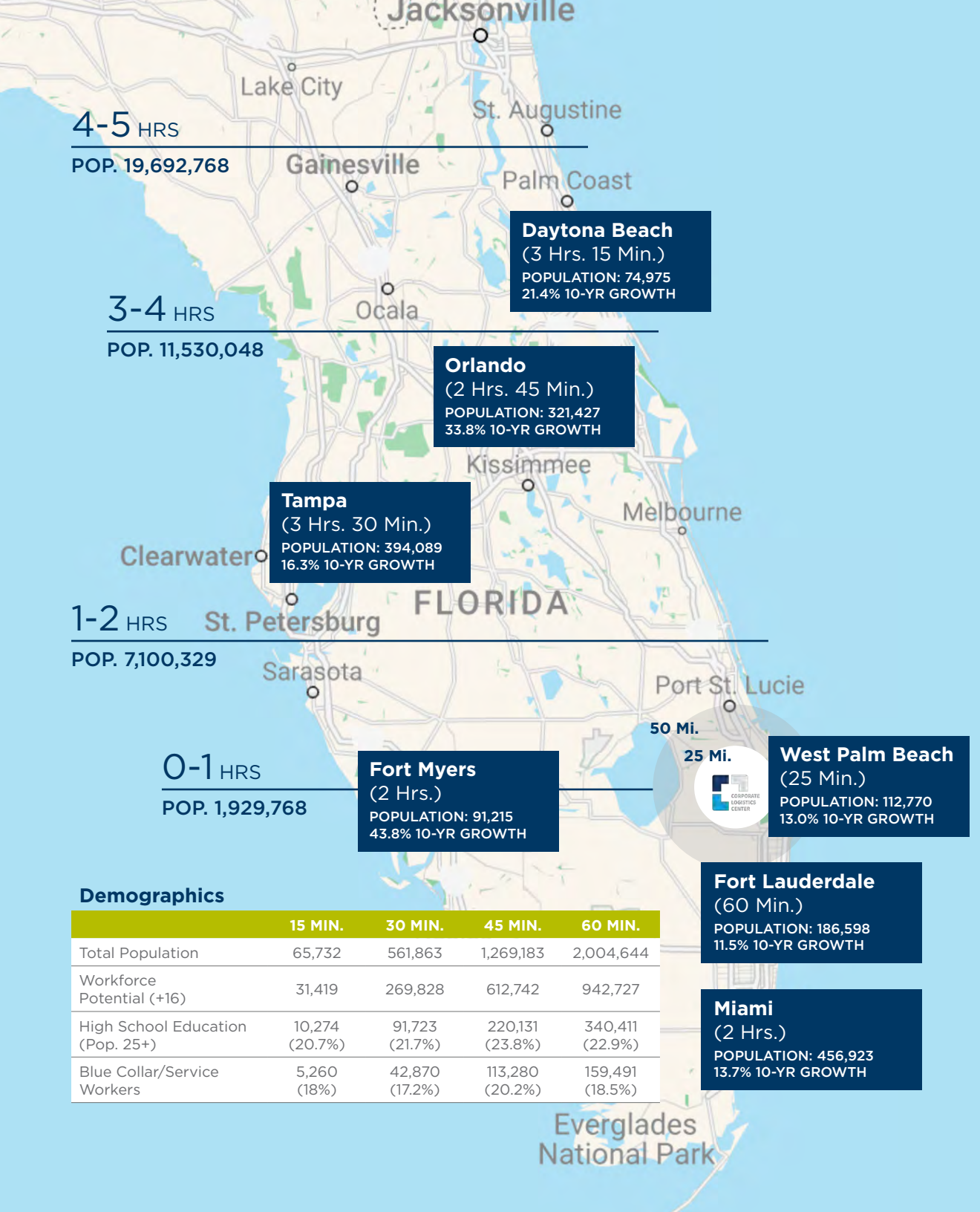
Zoned PIPD-IL (planned industrial park development-light industrial)



Outside Storage Permitted



CORPORATE LOGISTICS CENTER



4-5 HRS

POP. 19,692,768

3-4 HRS

POP. 11,530,048

1-2 HRS

POP. 7,100,329

0-1 HRS

POP. 1,929,768

Daytona Beach
(3 Hrs. 15 Min.)
POPULATION: 74,975
21.4% 10-YR GROWTH

Orlando
(2 Hrs. 45 Min.)
POPULATION: 321,427
33.8% 10-YR GROWTH

Tampa
(3 Hrs. 30 Min.)
POPULATION: 394,089
16.3% 10-YR GROWTH

Fort Myers
(2 Hrs.)
POPULATION: 91,215
43.8% 10-YR GROWTH

West Palm Beach
(25 Min.)
POPULATION: 112,770
13.0% 10-YR GROWTH

Fort Lauderdale
(60 Min.)
POPULATION: 186,598
11.5% 10-YR GROWTH

Miami
(2 Hrs.)
POPULATION: 456,923
13.7% 10-YR GROWTH

Demographics

	15 MIN.	30 MIN.	45 MIN.	60 MIN.
Total Population	65,732	561,863	1,269,183	2,004,644
Workforce Potential (+16)	31,419	269,828	612,742	942,727
High School Education (Pop. 25+)	10,274 (20.7%)	91,723 (21.7%)	220,131 (23.8%)	340,411 (22.9%)
Blue Collar/Service Workers	5,260 (18%)	42,870 (17.2%)	113,280 (20.2%)	159,491 (18.5%)



For more information, you may contact:

CHRISTOPHER THOMSON, SIOR

Vice Chairman
+1 561 227 2019
christopher.thomson@cushwake.com

CHRIS METZGER

Vice Chairman
+1 954 415 9155
chris.metzger@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA, LLC

225 NE Mizner Boulevard, Suite 300
Boca Raton, FL 33432 | USA
cushmanwakefield.com



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