

SOUTHERN WAY BUSINESS CENTER

101 SANSBURYS WAY



WEST PALM BEACH, FLORIDA

192,863 SF Total Available Space

Up to 124,764 SF Contiguous Space for Lease

SOUTHERN WAY BUSINESS CENTER

PROPERTY HIGHLIGHTS

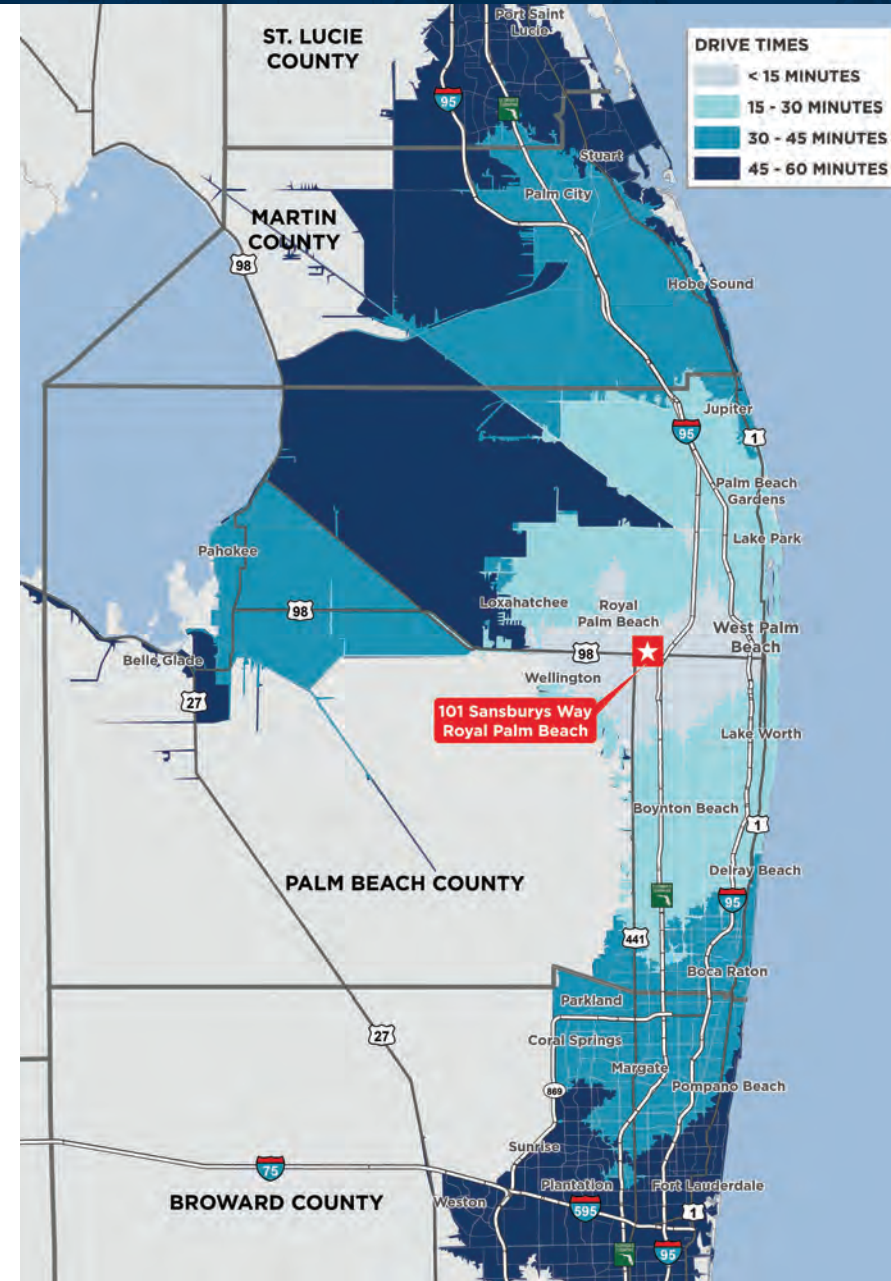
- Class A Industrial building built in 2022 with offices to suit
 - **Building 1:** Up to 162,679 SF Available - Leased
 - **Building 2:** Up to 68,099 SF Available
 - **Building 3:** Up to 124,764 SF Available

LOCATION HIGHLIGHTS

- Located in one of the most active submarkets along a major East/West thoroughfare in Palm Beach County
- **DRIVE TIMES:**
 - **Florida's Turnpike:** 4 Minute Drive
 - **I-95:** 12 Minute Drive
 - **Port of Palm Beach:** 30 Minute Drive

DEMOGRAPHICS

	15 MIN.	30 MIN.	45 MIN.	60 MIN.
TOTAL POPULATION	378,386	1,211,544	2,184,419	3,637,673
WORKFORCE POTENTIAL (+16)	183,852	570,818	1,049,785	1,764,106
HIGH SCHOOL EDUCATION (POP. 25+)	63,683 (23.8%)	192,308 (21.4%)	355,490 (22%)	612,946 (22.8%)
BLUE COLLAR/SERVICE WORKERS	77,034 (41.9%)	213,487 (37.4%)	385,272 (36.7%)	649,191 (36.8%)



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BUILDING SPECIFICATIONS

- Zoned IL
- 32' Clear ceiling heights
- ESFR sprinkler system
- Tilt wall construction
- Dock high and grade level loading available
- 7" concrete slab flooring
- R-19 roof insulation



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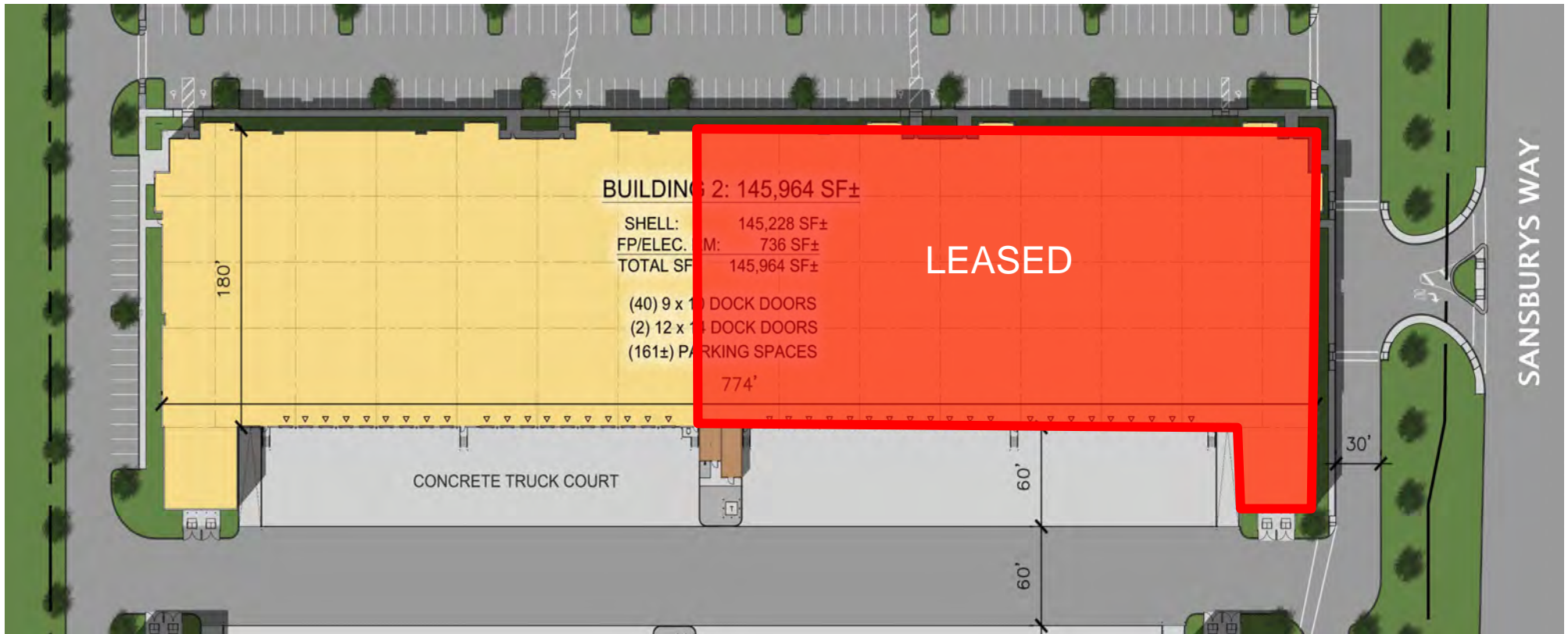
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BUILDING 2

UP TO 68,099SF

- 32' Clear Height
- 19 dock high doors
- 1 ramp



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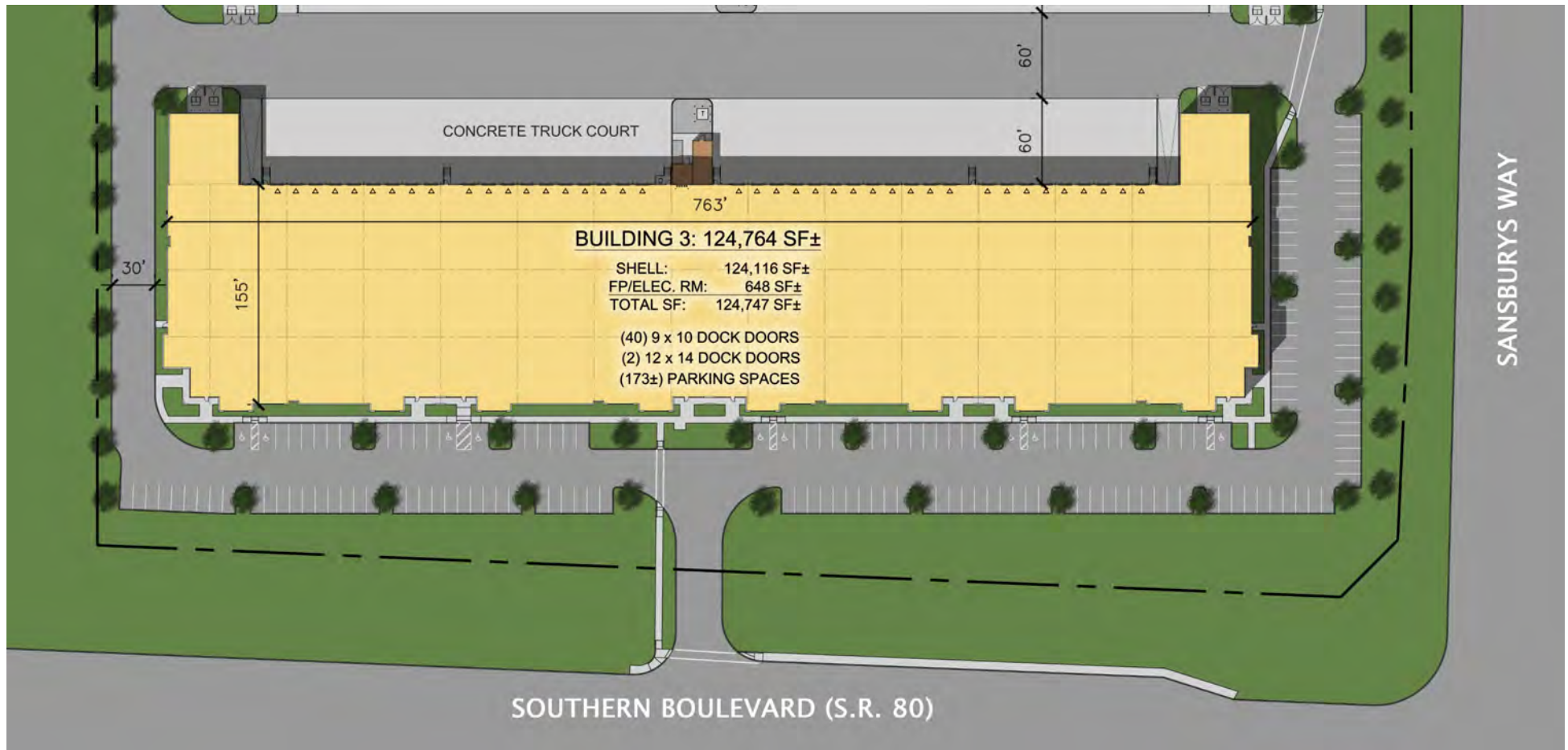
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BUILDING 3

UP TO 124,764 SF

- 32' Clear Height
- 40 dock high doors
- 2 ramps





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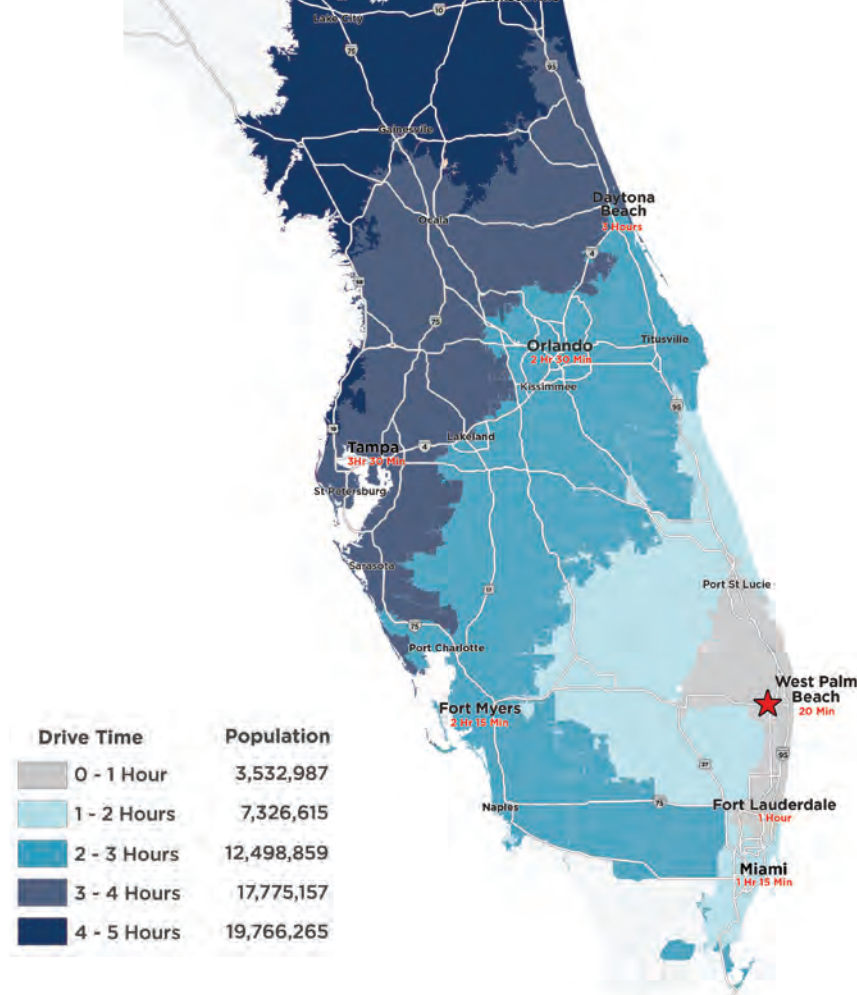
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