



# PALM BEACH

PARK OF COMMERCE



**A PREMIER BUSINESS LOCATION**

15430 CORPORATE ROAD NORTH  
JUPITER, FLORIDA

# Building A - 15430 Corporate Road North


**303,364 SF**

303,364 SF Available Immediately

**DELIVERED:**  
2Q2024


## Building A - 15430 Corporate Road North | Jupiter, FL

 303,364 Square Feet Available for Lease with 3,825 SF Spec Office


 49,615 SF minimum divisibility


 Available for immediate occupancy


 213 Car parking spaces | 26 Trailer Parking Spaces

 43 (9'x10') dock high doors & 2 (12'x14') drive-in doors

 60' concrete apron | 136' truck court

 ESFR sprinkler system

 40' clear ceiling height

 Outside Storage Permitted

 52' D x 57' W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 Roof System



# Building B - 15399 DISTRIBUTION WAY



236,080 SF Available for Lease

EXPECTED DELIVERY:  
2026

# Building B - 15399 Distribution way | Jupiter, FL

-  236,080 Square Feet Available for Lease

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-  Expected delivery: 2026

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-  7 in concrete floor slab

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-  251 Car parking spaces

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-  685' truck court | 60' concrete apron

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-  40 dock high doors & 2 drive-in door (12' x 14')

-  ESFR sprinkler system


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-  40' clear ceiling height

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-  Outside Storage Permitted

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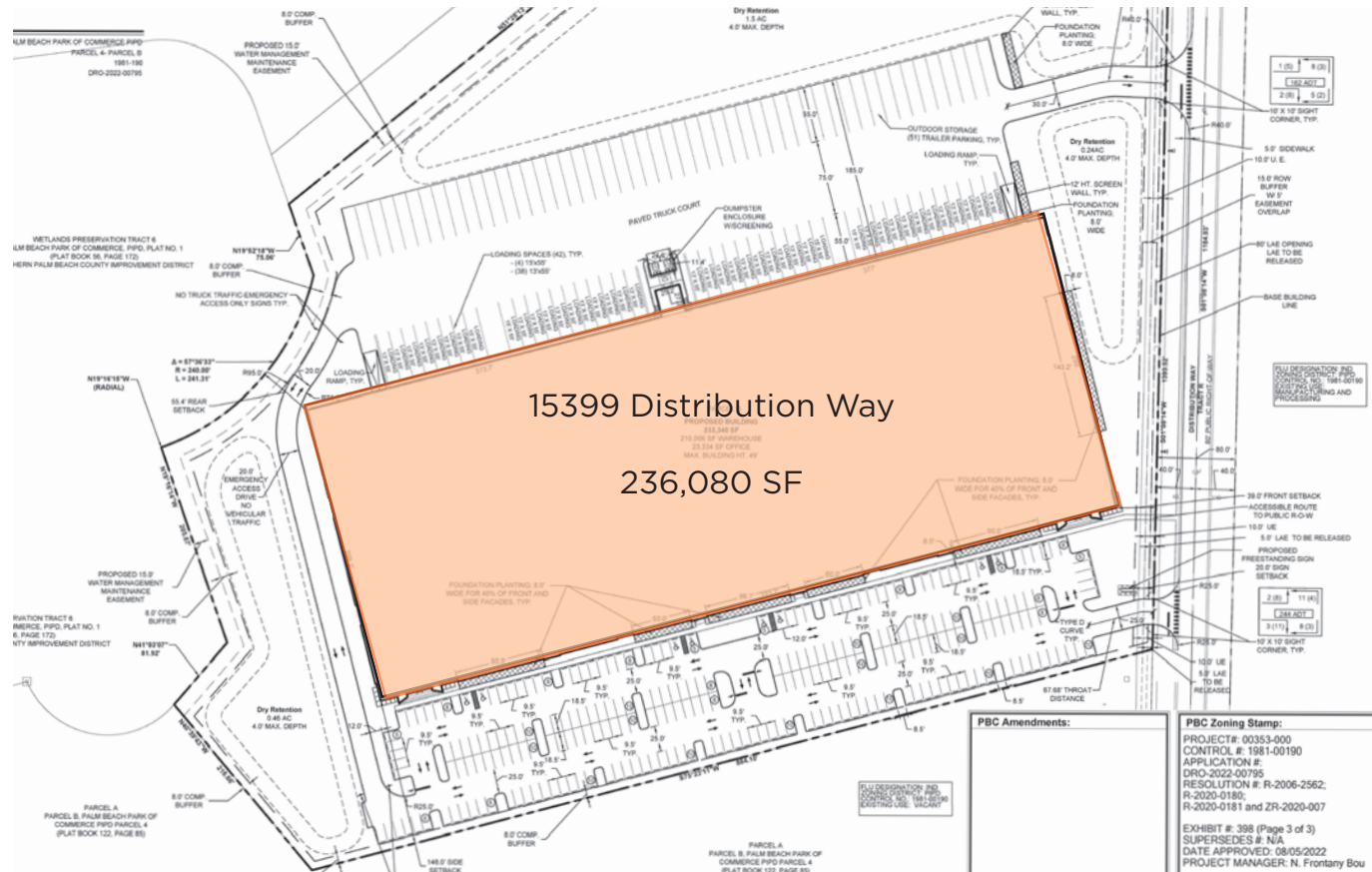
-  52' D x 48' W | 60' speed bay

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-  Electrical panel sized for 2400 amps

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-  R-19 roof system



<p><b>PBC Amendments:</b></p> <p>R-2020-0180; R-2020-0181 and ZR-2020-007</p>	<p><b>PBC Zoning Stamp:</b></p> <p>PROJECT#: 00353-000 CONTROL #: 1981-00190 APPLICATION #: DRO-2022-00795 RESOLUTION #: R-2006-2562; R-2020-0180; R-2020-0181 and ZR-2020-007</p> <p>EXHIBIT #: 398 (Page 3 of 3) SUPERSEDES: # N/A DATE APPROVED: 08/05/2022 PROJECT MANAGER: N. Frontony Bou</p>
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# Building C - 15131 Park of Commerce Blvd



53,914 SF Available for Lease

EXPECTED DELIVERY:  
2025


# Building C - 15131 Park of Commerce Boulevard | Jupiter, FL


 53,914 Square Feet Available for Lease


 Expected delivery: 2025


 7 in concrete floor slab

 43 Car parking spaces

 188' truck court | 60' concrete apron

 13 dock high doors & 1 drive-in door (12' x 14')

 ESFR sprinkler system

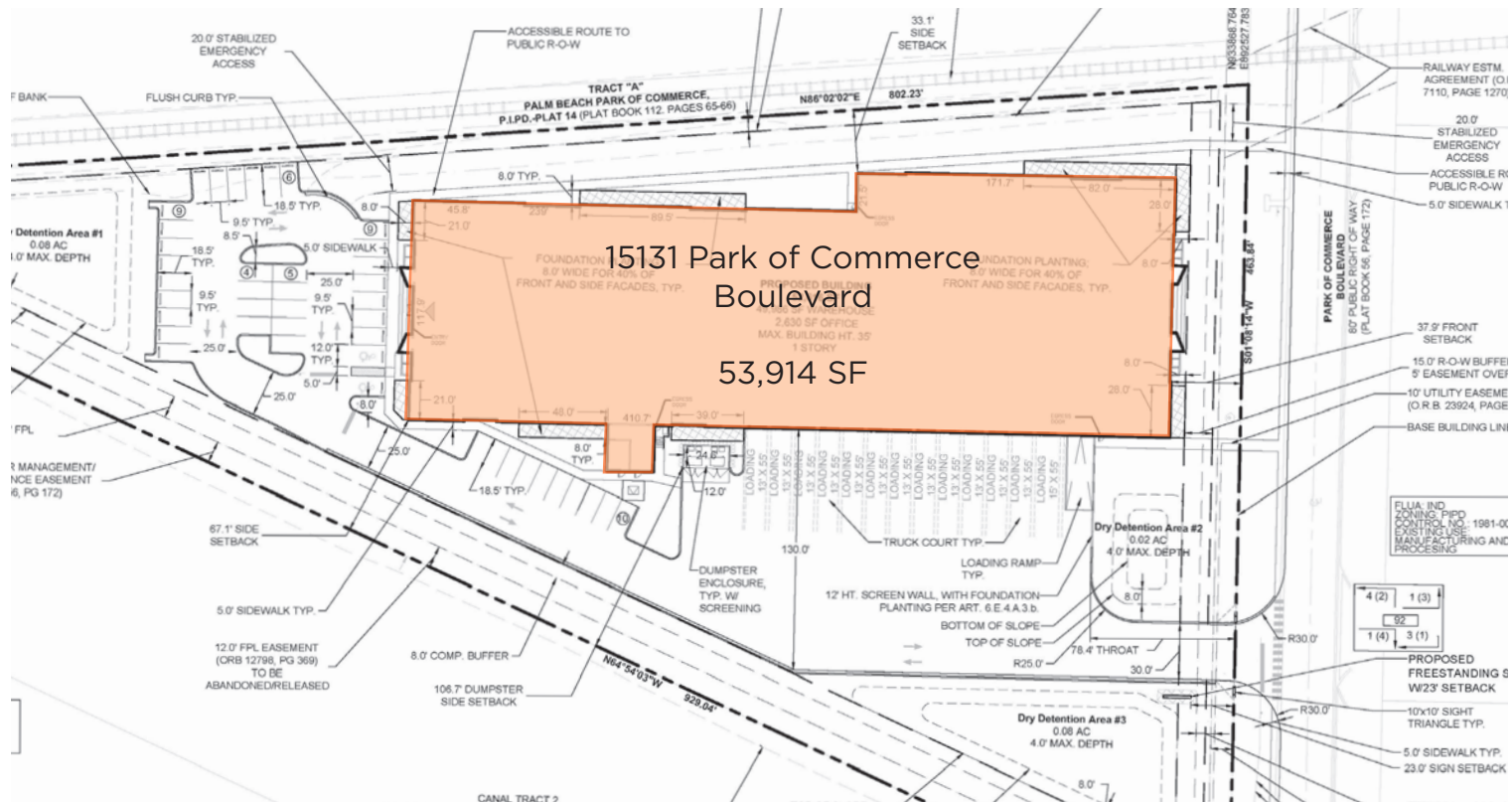
 32' clear ceiling height

 Outside Storage Permitted

 52' D x 58'10.5" W | 52' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system



# Building E-1: 15483 BEELINE HIGHWAY




188,637 SF Available for Lease

**EXPECTED DELIVERY:**  
2026




## Building E-1: 15483 Beeline Highway | Jupiter, FL


 188,637 Square Feet Available for Lease


 Expected delivery: 2026


 7 in concrete floor slab

 119 Car parking spaces

 486' truck court | 60' concrete apron

 30 dock high doors & 2 drive-in door (12' x 14')


 ESFR sprinkler system

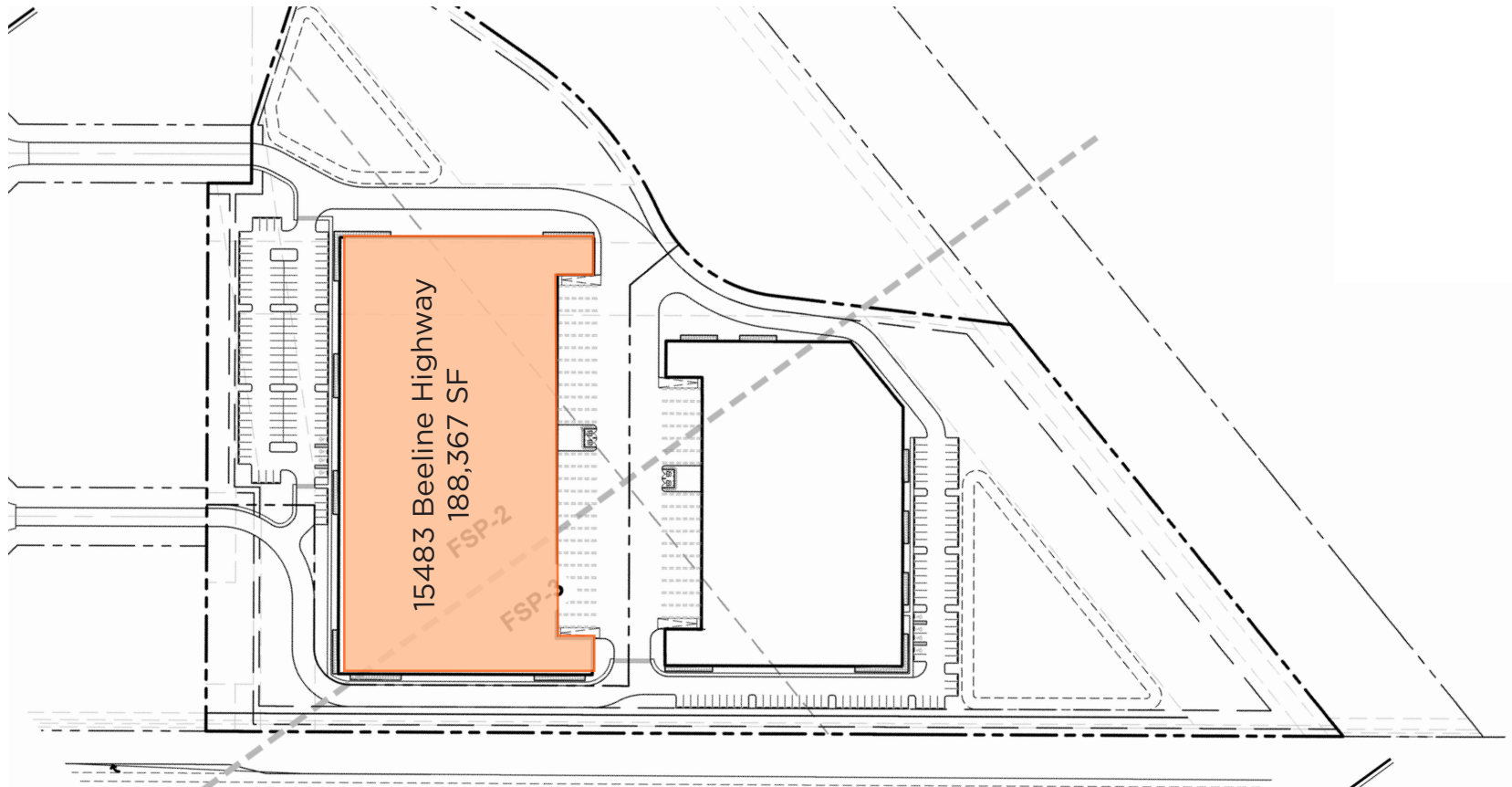
 28' clear ceiling height

 Outside Storage Permitted

 54' D x 50' W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system



# Building E-2: 15483 BEELINE HIGHWAY




128,426 SF Available for Lease


**EXPECTED DELIVERY:**  
2026

## Building E-2: 15483 Beeline Highway | Jupiter, FL


 128,426 Square Feet Available for Lease


 Expected delivery: 2026


 7 in concrete floor slab

 91 Car parking spaces

 330' truck court | 60' concrete apron

 18 dock high doors & 2 drive-in door (12' x 14')

 ESFR sprinkler system

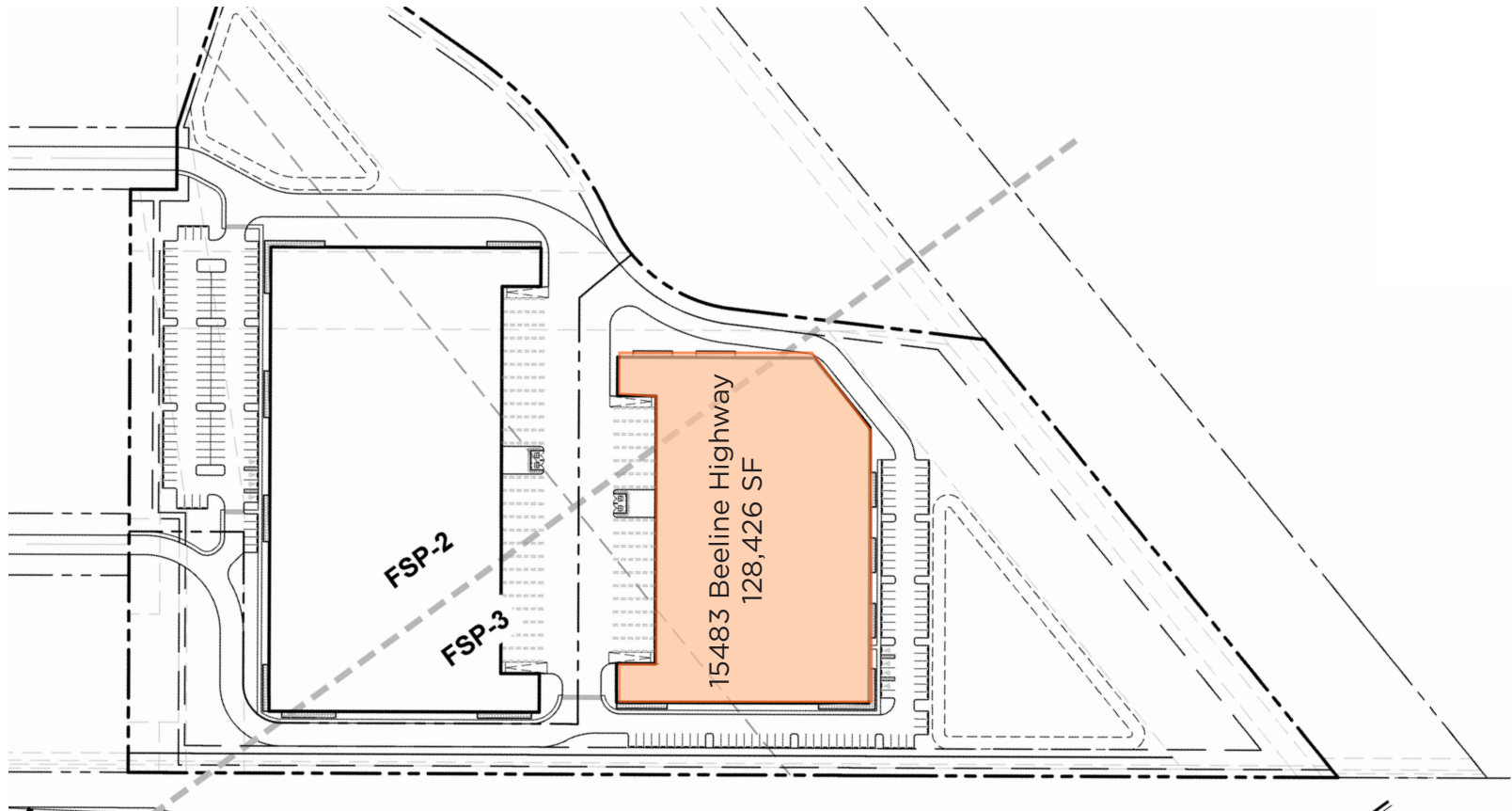
 28' clear ceiling height

 Outside Storage Permitted

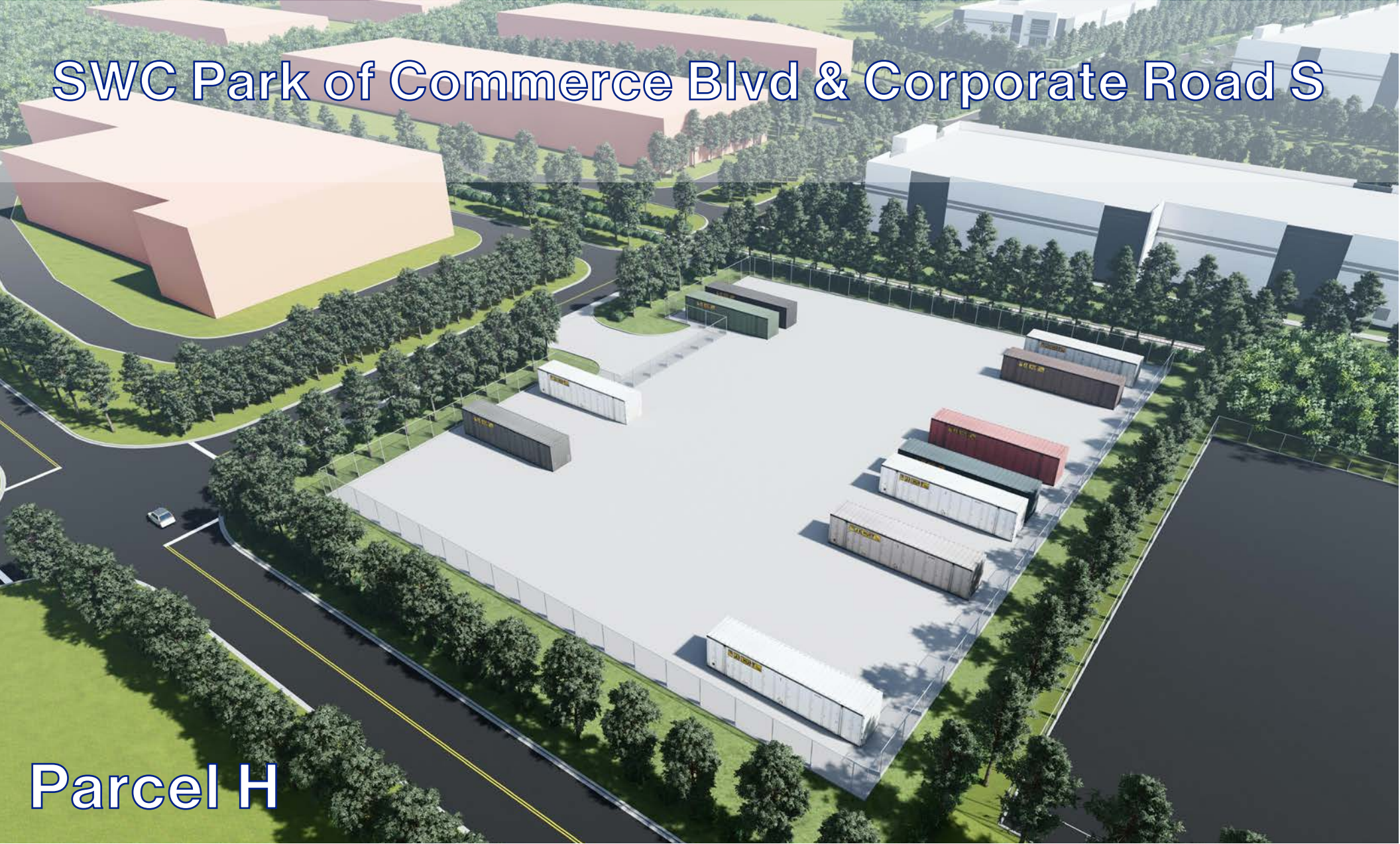
 55' D x 54'3" W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system



# SWC Park of Commerce Blvd & Corporate Road S

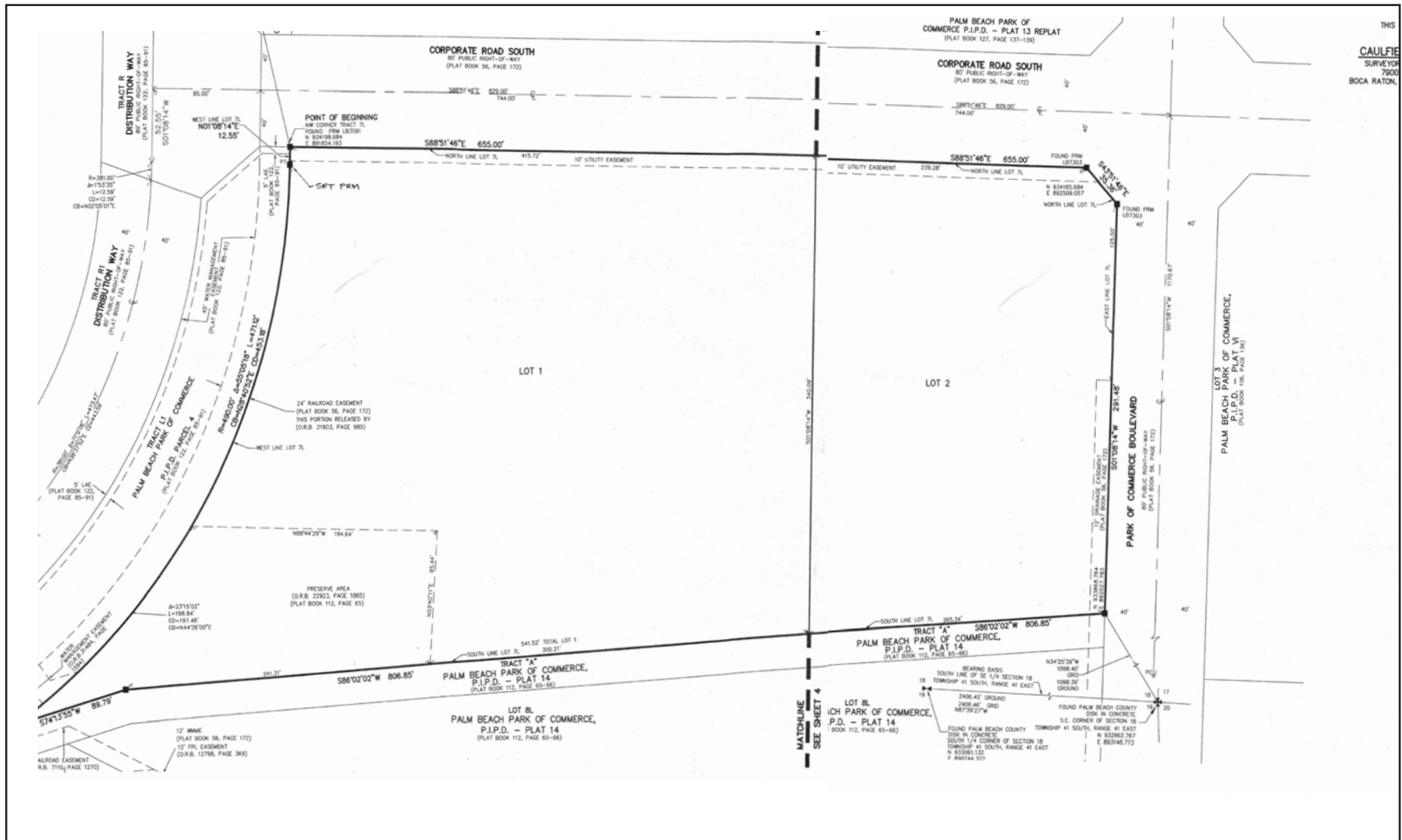


## Parcel H

1.99 Available for Lease or Sale

**EXPECTED DELIVERY:**  
Immediate

# Parcel H- SWC Park of Commerce Boulevard & Corporate Road S | Jupiter, FL



THIS  
**CAULFIE**  
 SURVEYOR  
 7900  
 BOCA RATON, FL

# Why Palm Beach Park of Commerce?

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. **Owner/user purchase opportunities are available!**

## Extraordinary Location

Home to over 50 businesses including Walgreens, CSX, Niagara, McLane, IAA, Mountain Productions and Amazon. The Park is in close proximity to major transportation corridors, including I-95 and the FL Turnpike, providing modern warehouse/manufacturing facilities of multiple sizes.

## County Tax Incentives

Palm Beach County (PBC), in conjunction with the Business Development Board of Palm Beach County of the State of Florida, is one of the most proactive counties recruiting companies to this market in demand. PBC understands the needs from small businesses up to fortune 100 companies and help tailor incentives, such as training grants, hiring incentives, expedited permitting, and abated ad Valorem taxes, to fit the needs of prospective companies locating in Palm Beach County.

## Foreign Trade Zone Availability

Access to a Foreign Trade Zone on select parcels (More Info) offers significant tax and duty savings, boosting your company's bottom line.

## Ample Outdoor Storage

Outdoor storage offers unparalleled flexibility for large-scale equipment and inventory management. Few locations in Southeast Florida can provide the same level of convenience and capacity, making it a valuable asset for businesses seeking to optimize their operations.

## 28' - 40' Clear Ceiling Heights

These heights provide ample vertical space for high stacking, optimizing square footage and improving operational efficiency.

## PIPD-IL Zoning

PIPD-IL zoning allows for a wide range of industrial uses, providing flexibility for your business operations and future growth.

## Direct Rail Link

The presence of rare rail infrastructure on select parcels can improve overall logistics and supply chain efficiency, making it easier to economize large deliveries and reduce lead times.

## Trailer Parking Available

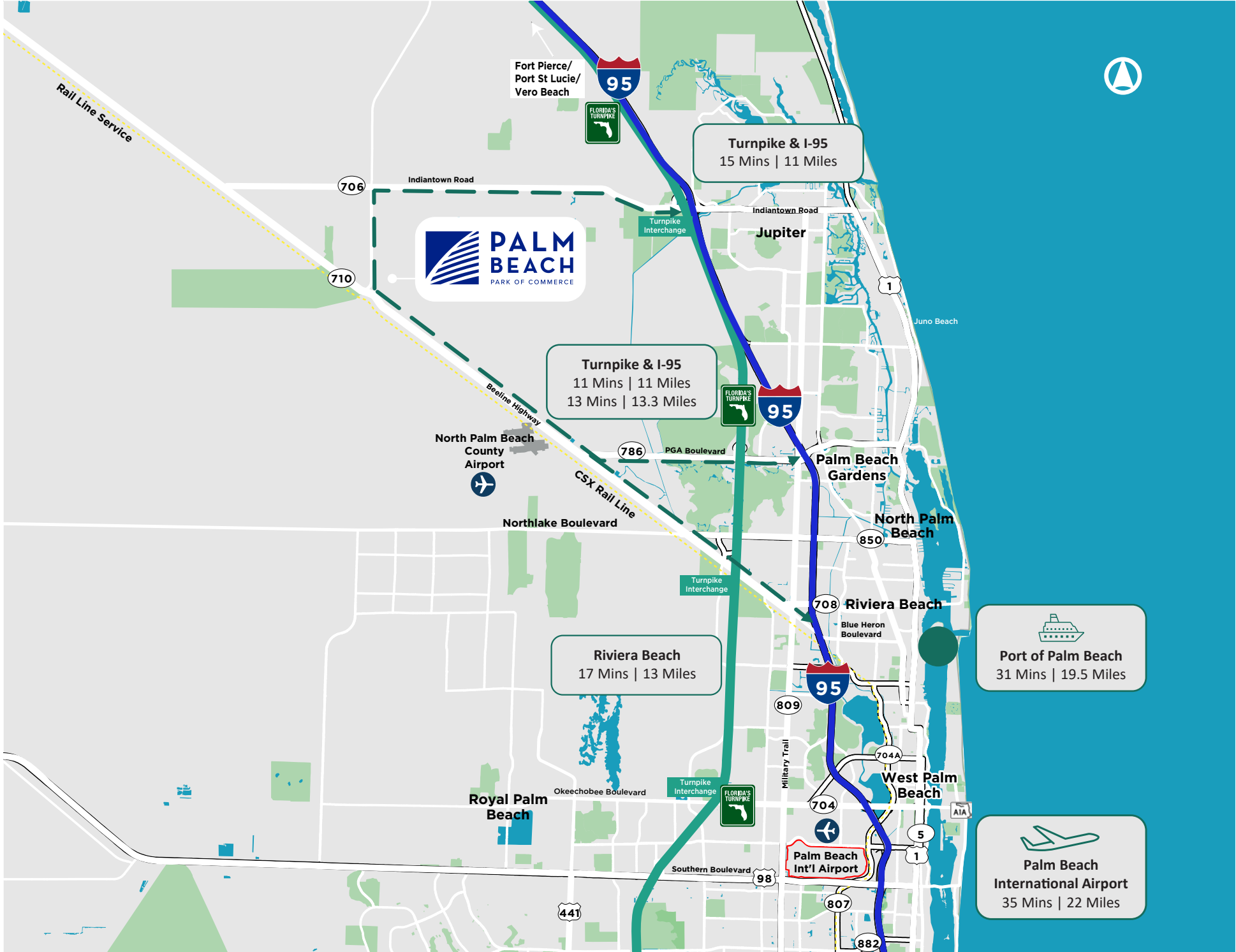
Dedicated trailer parking enhances logistics operations by providing convenient and secure parking for trailers, reducing turnaround times.

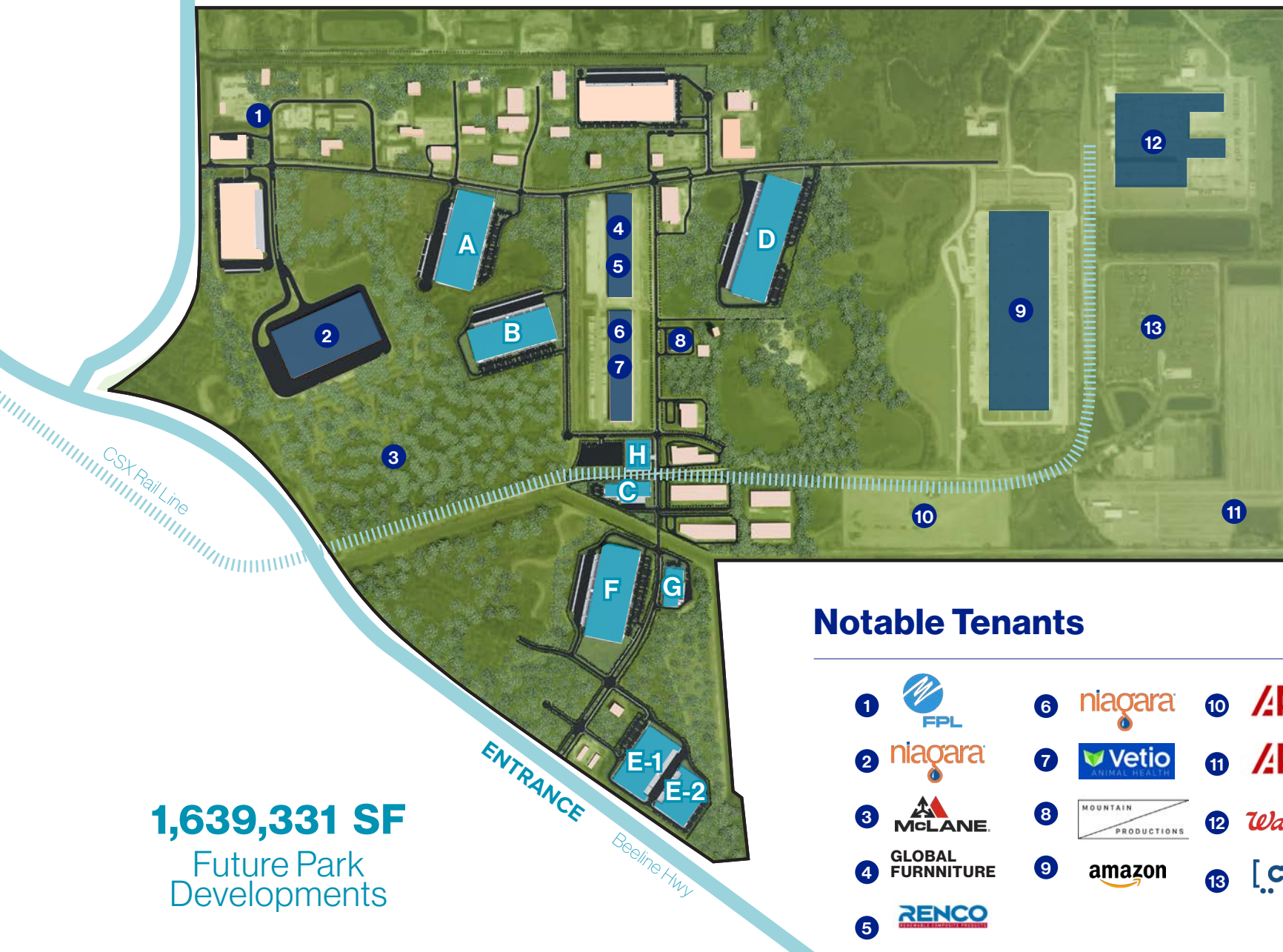
## Dock High & Drive-in Loading

Versatile loading options, including dock high and drive-in, facilitate efficient loading and unloading of goods, accommodating various types of vehicles.

## ESFR Sprinkler Systems

Enhanced fire protection with ESFR sprinkler systems ensures safety and compliance with fire codes, reducing potential damage and insurance costs.





**1,639,331 SF**  
Future Park  
Developments

### Notable Tenants

- |   |  |   |  |    |  |
|---|--|---|--|----|--|
| 1 |  | 6 |  | 10 |  |
| 2 |  | 7 |  | 11 |  |
| 3 |  | 8 |  | 12 |  |
| 4 |  | 9 |  | 13 |  |
| 5 |  |   |  |    |  |



# Upcoming Development Spec Sheet

BUILDINGS	A	B	C	D	E-1	E-2	F	G	H
<b>Rentable Area</b>	303,364	236,080	53,914	370,892	188,637	128,426	305,784	52,234	1.99 Acres
<b>Delivering</b>	Immediate Delivery	Permitting in Process	Permitting in Process	2025	Permitting in Process	Permitting in Process	2025	2025	Immediate
<b>Office Size</b>	3,825 SF	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit	N/A
<b>Building Dimensions</b>	345' x 870.3'	300' x 775'9"	139.3''' x 410.8'	325' x 1125'	300' x 600'	277' x 446'.6"	350' x 865'	165' x 346'	N/A
<b>Ceiling Heights</b>	40'	40'	32'	40'	28'	28'	40'	28'	N/A
<b>Column Spacing</b>	52' x 57'	52' x 48'	52'0" x 58'10.5"	53'.6" x 53'	54' x 50'	55' x 54'.3"	52' x 50'	52' x 45'	N/A
<b>Dock Doors</b>	43	40	13	51	30	18	35	11	N/A
<b>Drive-In Doors</b>	2	2	1	2	2	2	2	1	N/A
<b>Car Parking</b>	213	251	43	336	119	91	218	33	TBD
<b>Trailer Parking</b>	26	51	0	52	0	0	36	0	TBD

15430 CORPORATE ROAD N | JUPITER, FL



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4-5 HRS  
POP. 19,692,768

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

3-4 HRS  
POP. 11,530,048

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

1-2 HRS  
POP. 7,100,329

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

0-1 HRS  
POP. 1,929,768

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

50 mi.

25 mi.

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

**Fort Lauderdale** (1 Hr. 15 Min.)  
POPULATION: 186,598 | 11.5% 10-YR GROWTH

**Miami** (1 Hr. 30 Min.)  
POPULATION: 456,923 | 13.7% 10-YR GROWTH

A PREMIER BUSINESS LOCATION

15430 CORPORATE ROAD N

**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%)