

# TURNPIKE LOGISTICS CENTER

West Palm Beach, FL

NEW OWNER | EXCELLENT LOCATION | TREMENDOUS VISIBILITY



FOR LEASE

± 317,499 SF  
NEW CONSTRUCTION  
VALUE-ADD  
INDUSTRIAL BUILDING

## TURNPIKE LOGISTICS CENTER

### PROPERTY HIGHLIGHTS

- » Brand New Class A Industrial Development
- » ±317,499 SF on ±29.5 Acres
- » Spaces Available From ±15,750 Square Feet up to ±317,499 Square Feet
- » Prime Location with ±2,000 ft of frontage on Florida's Turnpike
- » Direct on-ramp access to Florida's Turnpike as well as close proximity to multiple I-95 interchanges

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**CBRE**

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## BUILDING SPECIFICATIONS



Total Building SF:  
 $\pm 317,499$  SF built to suit  
(Divisible to  $\pm 15,750$  SF)



Building Footprints:  
Building 1 -  $\pm 124,479$  SF  
Building 2 -  $\pm 193,020$  SF



Building Safety:  
ESFR Fire Sprinklers  
Hurricane Impact Glass



Building Construction:  
Tilt-Wall Concrete Construction



Loading:  
Dock and ramp loading  
2 rear loading doors



Clear Height:  
32'



Column Spacing:  
53'4" x 42'



Car Parking:  
Building 1 - 163 Spaces  
Building 2 - 252 Spaces

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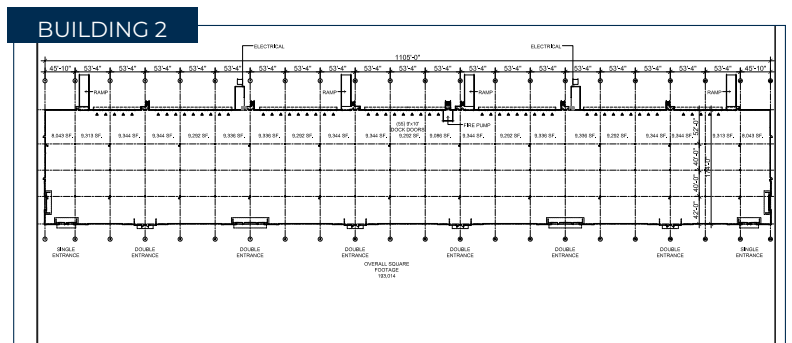
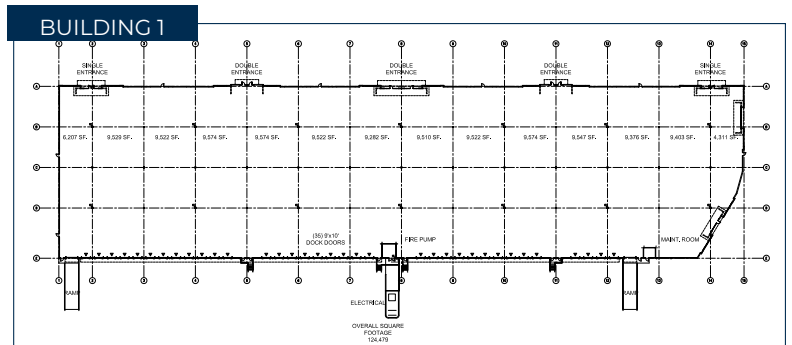
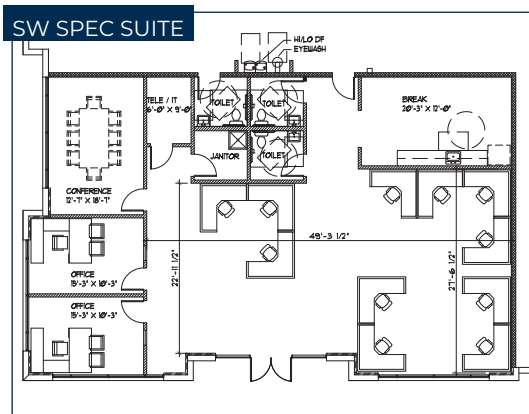
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An aerial photograph of a large sports complex, likely for the 2020 Summer Paralympics. The complex features several large, white, rectangular stadium-like buildings with blue accents. These buildings are situated along a multi-lane highway that runs diagonally through the center of the image. To the left of the highway, there is a large body of water and some greenery. To the right, there are more buildings, parking lots, and a curved road. In the foreground, a road labeled 'Jog Road' is visible. A green sign with a map of Florida is placed near the highway. The overall scene is a mix of urban development and natural landscape.

## FLOOR PLANS

## BUILDING 1 & BUILDING 2 FLOOR PLANS

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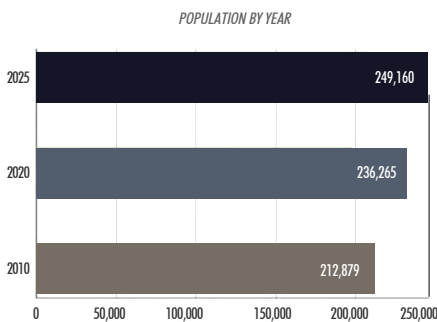
# LOCATIONAL AERIAL



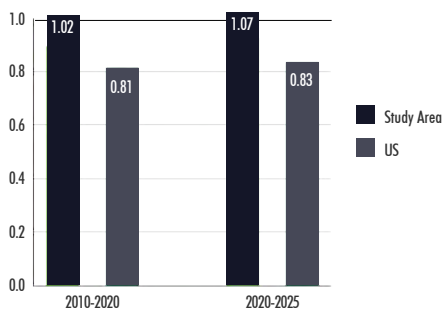
## DEMOGRAPHICS

### 5-MILE RADIUS DEMOGRAPHICS

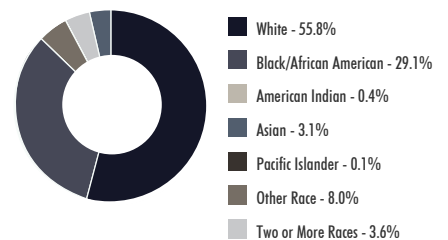
#### POPULATION



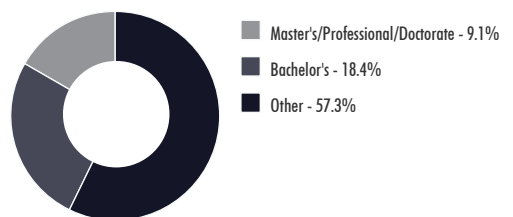
#### GROWTH



#### RACE & ETHNICITY



#### EDUCATION



#### EMPLOYMENT

**120,370** EMPLOYEES  
**10,331** BUSINESSES  
**3.7%** RESIDENTIAL UNEMPLOYMENT RATE

#### INCOME

**\$68,275**  
 AVERAGE HOUSEHOLD INCOME  
**\$25,986**  
 PER CAPITA INCOME

#### HOME OWNERSHIP

**51.7%**  
 OWNER-OCCUPIED UNITS

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