

# TURNPIKE LOGISTICS CENTER

West Palm Beach, FL

NEW OWNER | EXCELLENT LOCATION | TREMENDOUS VISIBILITY



FOR LEASE

From  $\pm 15,750$  SF  
to  
 $\pm 317,499$  SF

NEW CONSTRUCTION  
INDUSTRIAL BUILDING

## TURNPIKE LOGISTICS CENTER

### PROPERTY HIGHLIGHTS

- » Brand New Class A Industrial Development
- »  $\pm 317,499$  SF on  $\pm 29.5$  Acres
- » Spaces Available From  $\pm 15,750$  Square Feet up to  $\pm 317,499$  Square Feet
- » Prime Location with  $\pm 2,000$  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**

**Dalfen**  
INDUSTRIAL

# TURNPIKE LOGISTICS CENTER

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FOR LEASE

## BUILDING SPECIFICATIONS



Total Building SF:  
± 317,499 SF built to suit  
(Divisible to ± 15,750 SF)



Building Footprints:  
Building 1 - ±124,479 SF  
Building 2 - ±193,020 SF



Building Safety:  
ESFR Fire Sprinklers  
Hurricane Impact Glass



Building Construction:  
Tilt-Wall Concrete Construction



Loading:  
Dock and ramp loading



Clear Height:  
32'



Column Spacing:  
53'4" x 42'



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

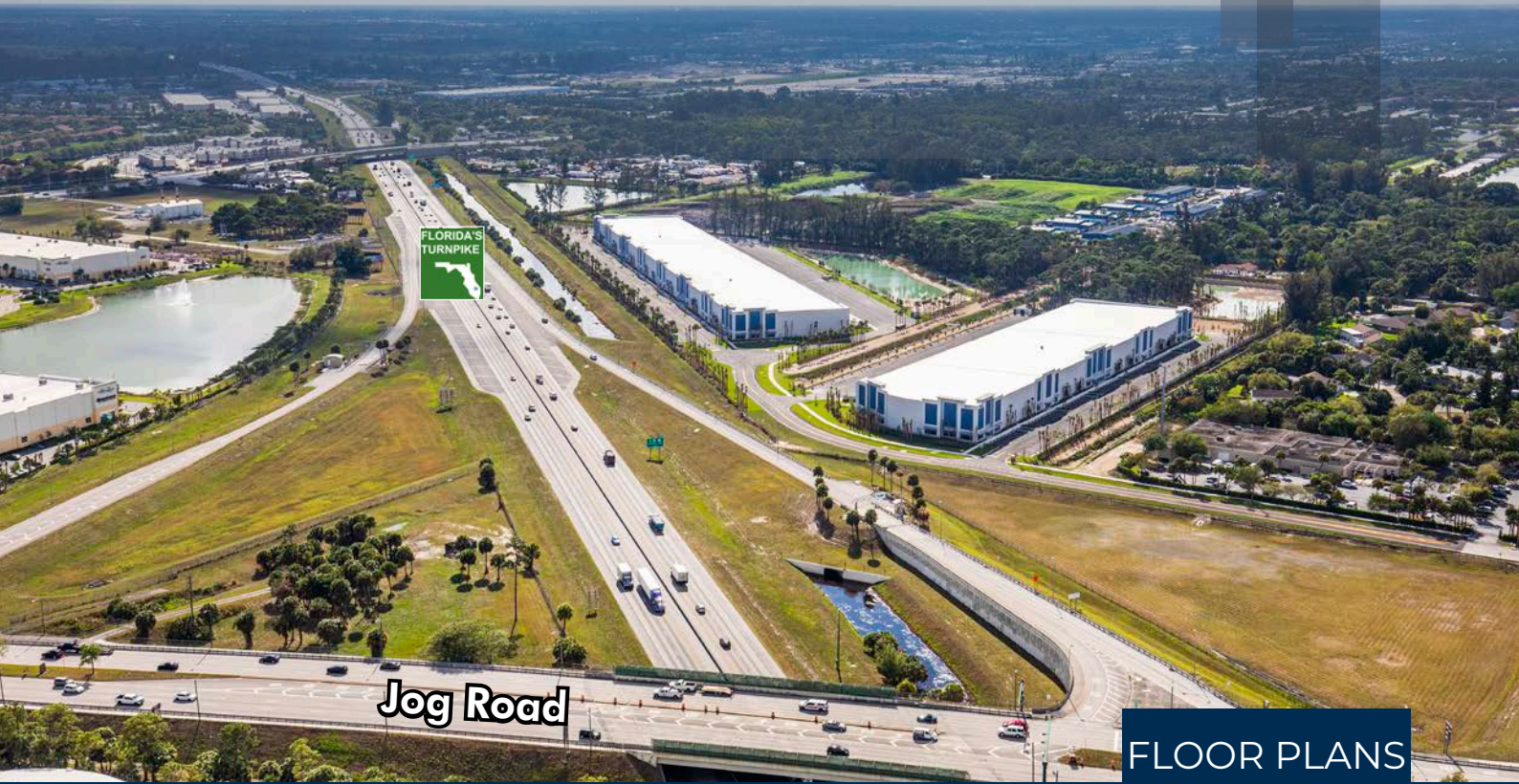
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**Dalfen**  
INDUSTRIAL

**CBRE**



# OVERHEAD AERIAL



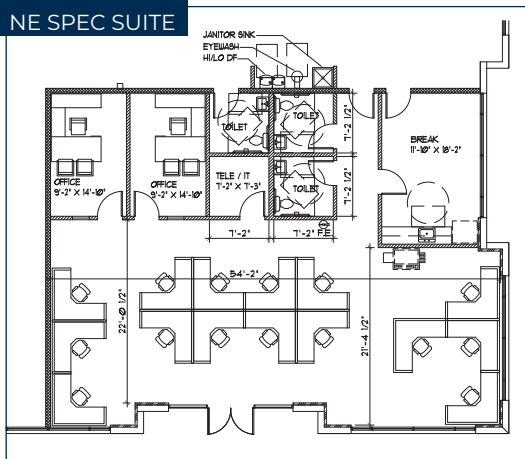
Jog Road

FLOOR PLANS

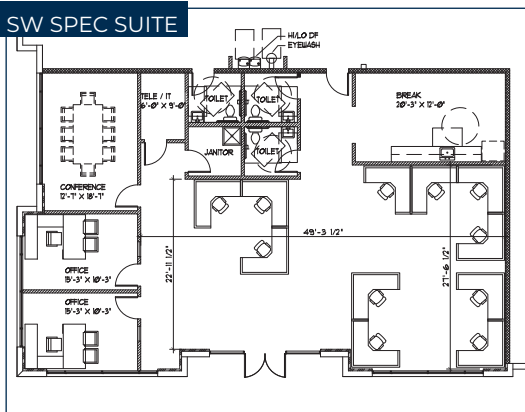
OFFICE SPACE TO SUIT -  
SPEC SUITE PLANS AVAILABLE

BUILDING 1 & BUILDING 2  
FLOOR PLANS

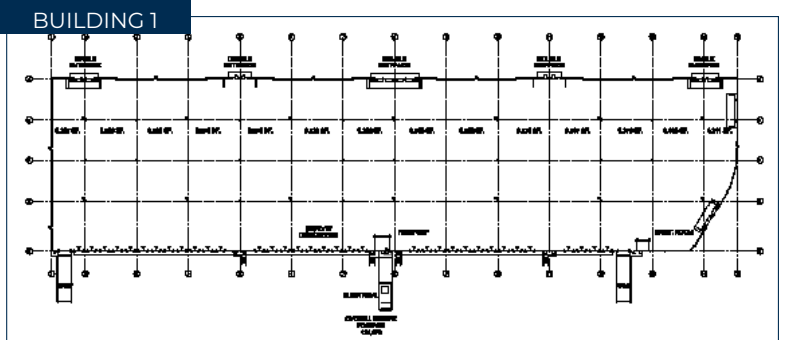
NE SPEC SUITE



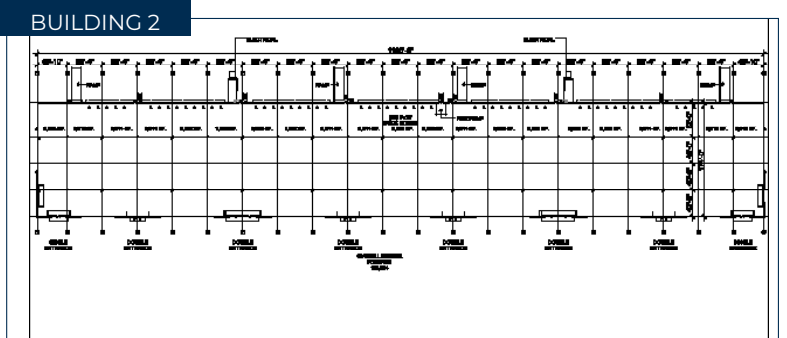
SW SPEC SUITE



BUILDING 1



BUILDING 2





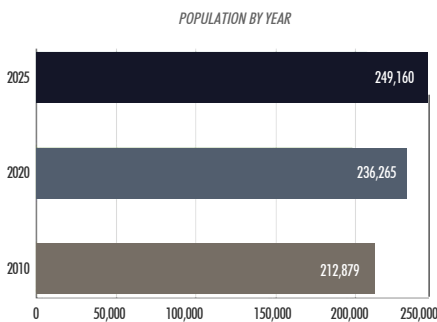
# LOCATIONAL AERIAL



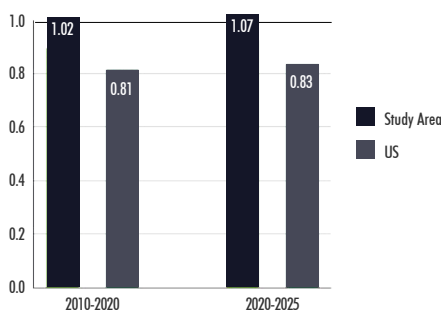
## DEMOGRAPHICS

### 5-MILE RADIUS DEMOGRAPHICS

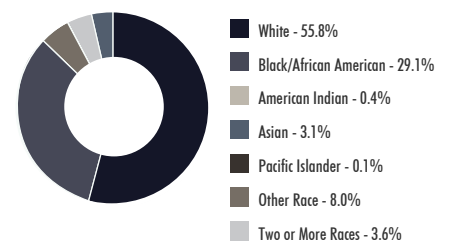
#### POPULATION



#### GROWTH



#### RACE & ETHNICITY



#### EMPLOYMENT

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

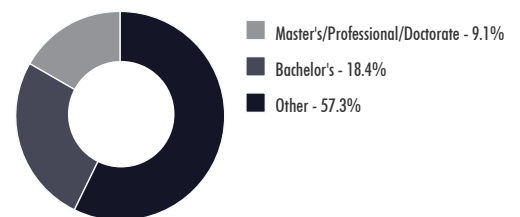
#### INCOME

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

#### HOME OWNERSHIP

**51.7%**  
 OWNER-OCCUPIED UNITS

#### EDUCATION



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