



# THE DISTRICT

FROM WORK TO PLAY ON THE BOULEVARD

NEW ±522,611 SQ FT INDUSTRIAL | SHOWROOM | RECREATION





# THE DISTRICT

**C**onveniently located on Boynton Beach Boulevard immediately west of the Florida Turnpike, The District spans 47 acres and plans to integrate a diverse range of light industrial and recreational uses, covering approximately  $\pm 522,611$  square feet. The site also holds approvals for a 138,000-square-foot, four-story self-storage facility.

The Project enjoys immediate proximity to an array of amenities, including numerous restaurants, parks, medical facilities, financial institutions, and grocery stores. This central placement ensures unparalleled accessibility and convenience for all who engage with this state-of-the-art commercial project.

The team responsible for the development of The District has created a well-planned blueprint for the project. The group consists of accomplished real estate professionals with decades of experience, having completed numerous successful projects that have positively impacted the communities in which they were built.



## 8289 BOYNTON BEACH BOULEVARD, BOYNTON BEACH, FLORIDA

AVAILABLE FOR LEASE

**BUILDING A**  
99,975 G.S.F  
32' CLEAR HEIGHT

**BUILDING C**  
21,598 G.S.F

**BUILDING D**  
27,311 G.S.F

**BUILDING E**  
62,942 G.S.F  
18' CLEAR HEIGHT

**BUILDING F**  
98,258 G.S.F  
32' CLEAR HEIGHT

**BUILDING G**  
125,297 G.S.F  
32' CLEAR HEIGHT

**BUILDING H**  
87,230 G.S.F  
18' CLEAR HEIGHT



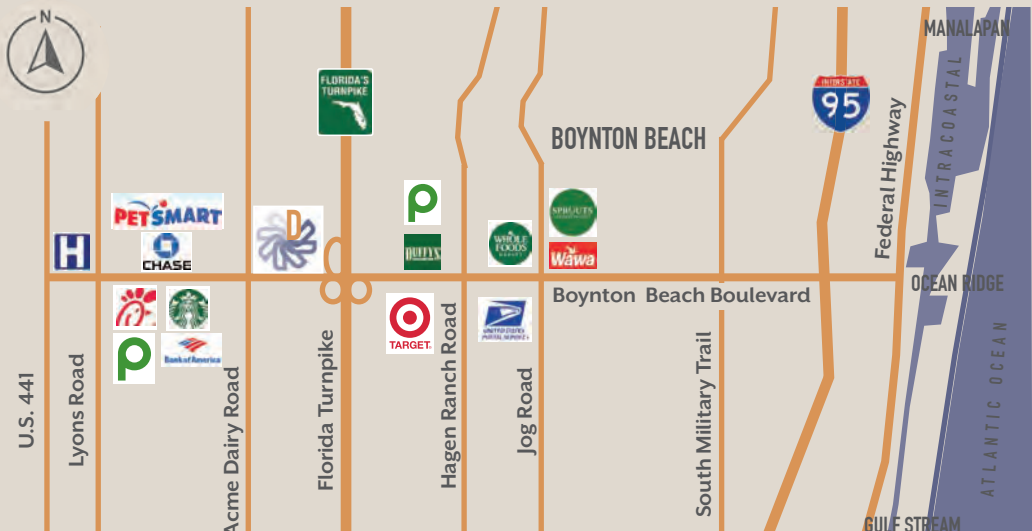


The District is located on the north side of West Boynton Beach Boulevard, between Acme Dairy Road (west boundary) and the Florida Turnpike. The 47 acre site has access on both West Boynton Beach Boulevard and Acme Dairy Road.



## WHAT'S NEARBY

Palm Beach International Airport 19.8 Miles  
 Sprouts Market 2.2 Miles  
 Whole Foods Market .9 Miles  
 Bethesda Hospital 1.6 Miles  
 Publix Super Market 1.4 Miles  
 Starbucks 1.29 Miles  
 Sushi Yama 1.29 Miles  
 Walgreens 1.3 Miles  
 Target 1 Mile  
 Chic-Fil-A 1.4 Mile  
 Chase Bank 1.4 Miles  
 Canyon Town Center 1.3 Miles  
 Canyon District Park 1 Mile  
 Sunset Palm Elementary 0.6 Miles  
 Boynton Beach Mall 5.1 Miles  
 West Boynton Middle School 0.6 Mile





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PROJECT DEVELOPED BY



## LEASING TEAM

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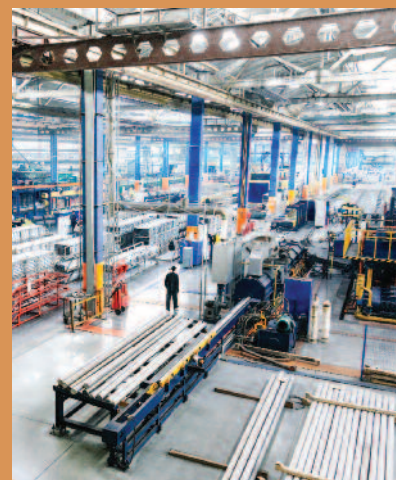
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# BUILDINGS G & H

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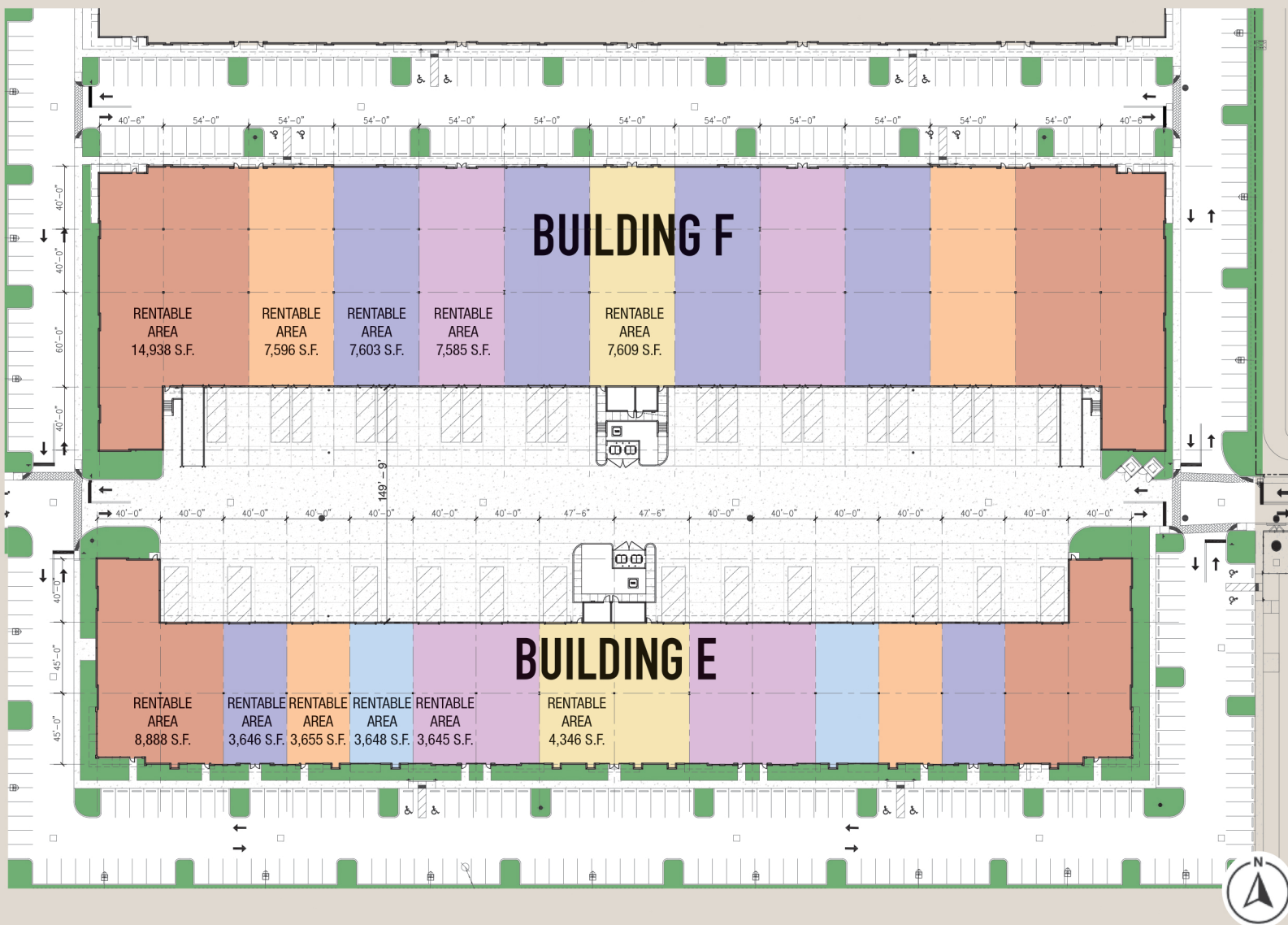
# BUILDINGS E & F

8289 BOYNTON BEACH BOULEVARD, BOYNTON BEACH, FLORIDA



PROJECT DEVELOPED BY





## BUILDING E SHOWROOM / FLEX

62,942 G.S.F

- Impact Glass and Doors
- 18 Ft. Clear
- Grade Level
- 80 Ft. Depth
- Showroom / Flex User
- R19 Roof Insulation
- Build-To-Suit Office
- ESFR Fire Sprinklers

## BUILDING F LIGHT INDUSTRIAL

98,258 G.S.F

- Impact Glass and Doors
- 32 Ft. Clear
- Dock High
- 160 Ft. Depth
- Light Manufacturing
- R19 Roof Insulation
- Build-To-Suit Office
- ESFR Fire Sprinklers

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# BUILDING A

8289 BOYNTON BEACH BOULEVARD, BOYNTON BEACH, FLORIDA



PROJECT DEVELOPED BY



99,975 G.S.F

- 32 Ft. Clear
- Dock High
- 130 Ft. Depth
- Recreational Users
- Outdoor Space
- Mid Size Tenants
- Sloped Roof System
- Build-To-Suit Office
- ESFR Fire Sprinklers

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