

FOR LEASE

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SL3340388

1310 53rd Street
Mangonia Park, FL 33407

ANDERSON CARR
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

HIGHLIGHTS

- » 12' x 14' Grade Level Overhead Door
- » 19' to 22' Clear Ceiling Height
- » Racking Systems Available
- » Option to include +/-714 SF Office with Restroom
- » Excellent Access to I-95, Port of Palm Beach and PBIA
- » On-site Parking Available
- » Gated and Secured



Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
Warehouse Only	1	5,520	\$16.00	MG	Open Storage Warehouse space
Warehouse with Office and Restroom	1	6,234	\$18.00	MG	Warehouse with +/-714 SF Office and Restroom

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	22,788
NET RENTABLE AREA (SF)	6,234
LAND ACRES	1.27
YEAR BUILT	1981
ZONING TYPE	I-Industrial
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	5
CEILING HEIGHT	22
GRADE LEVEL DOORS	1
OFFICE SF	714

MECHANICAL

HVAC	Office only
FIRE SPRINKLERS	yes
ELECTRICAL / POWER	3 Phase

CONSTRUCTION

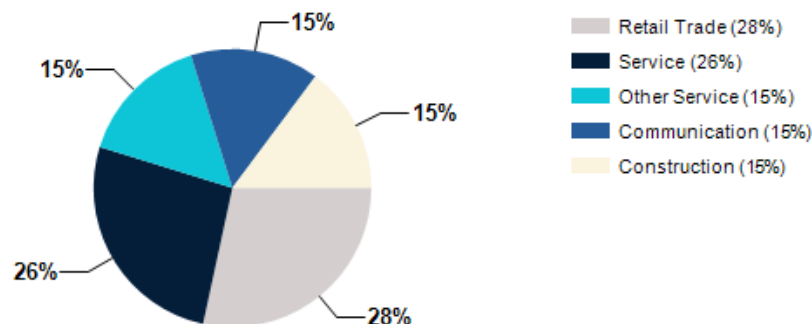
FOUNDATION	Concrete
EXTERIOR	Metal
PARKING SURFACE	Asphalt
ROOF	Metal



Mangonia Park Highlights

- » Mangonia Park, FL, is a small town located in Palm Beach County, known for its industrial focus and proximity to major transportation routes such as I-95 and the Florida East Coast Railway.
- » The property is situated in an industrial area, surrounded by warehouses and manufacturing facilities, making it ideal for businesses in need of industrial space.
- » Nearby businesses include FedEx, Coca-Cola, and UPS distribution centers, showcasing the area's appeal to logistics and distribution companies.
- » The property's location offers easy access to Port of Palm Beach, Palm Beach International Airport and other major thoroughfares facilitating transportation and logistics for businesses operating in the area.
- » The surrounding area is undergoing development, with new businesses moving in and existing properties being renovated, indicating potential growth and investment opportunities in the region.

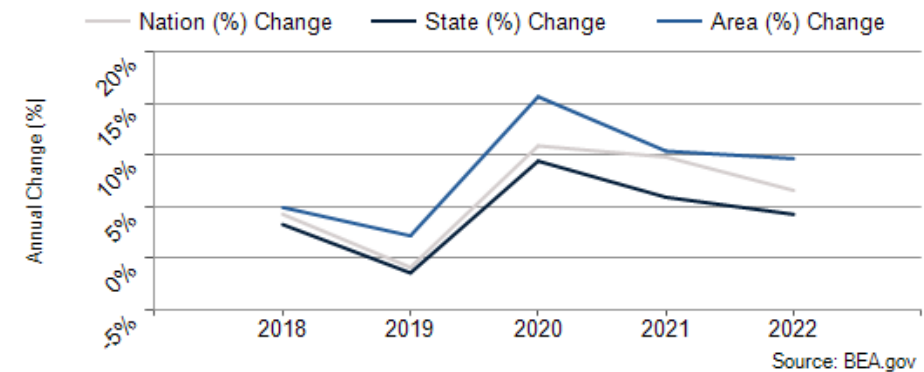
Major Industries by Employee Count

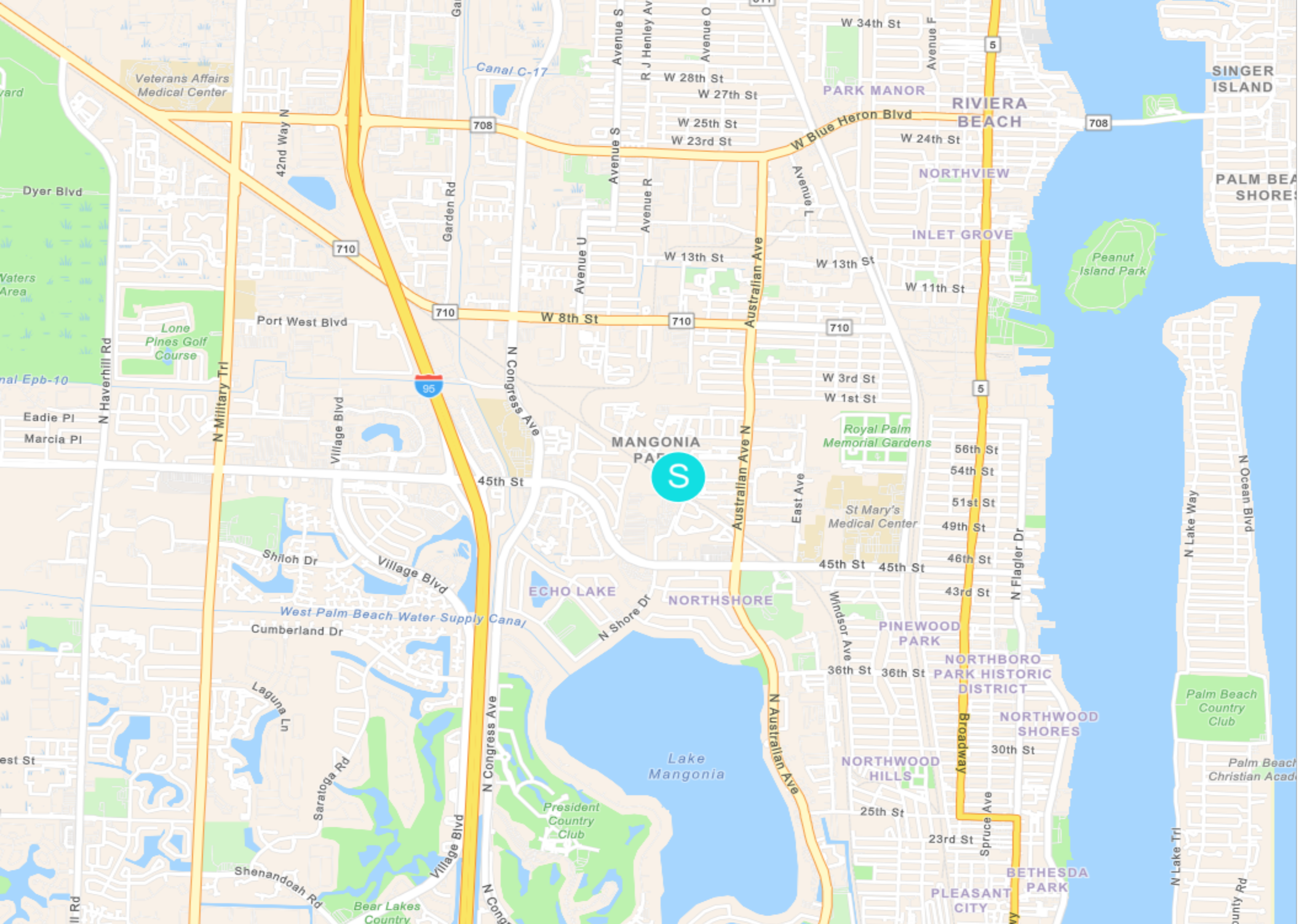


Largest Employers

School District of Palm Beach County	27,168
Office Depot	12,000
The ADT Corporation	10,000
TBC Corporation	8,000
G4S Secure Solutions	7,500
NextEra Energy	6,500
The GEO Group	6,000
American Sugar Refining	5,500

Palm Beach County GDP Trend



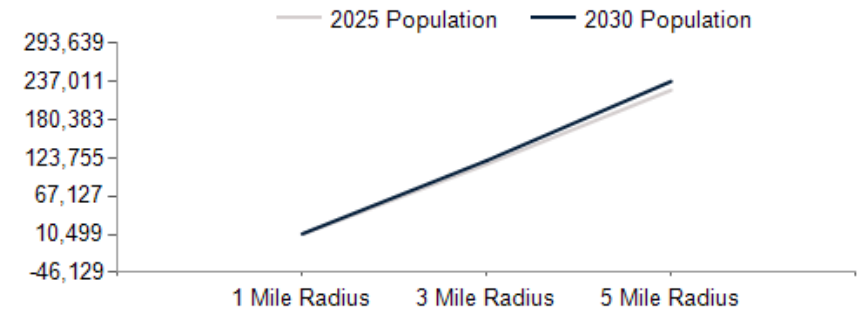




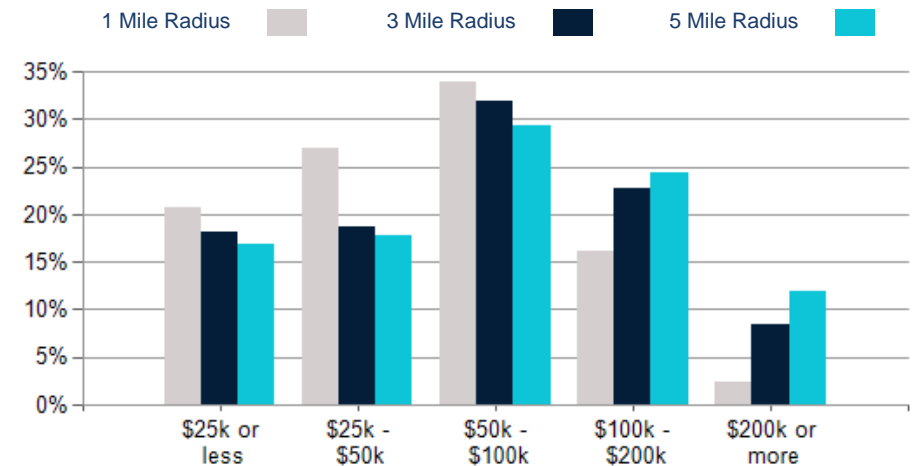


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,627	82,684	167,022
2010 Population	8,806	90,942	183,470
2025 Population	10,499	114,453	223,951
2030 Population	11,294	119,717	237,011
2025 African American	8,350	61,419	83,047
2025 American Indian	77	821	1,640
2025 Asian	19	3,097	6,878
2025 Hispanic	1,310	19,972	47,692
2025 Other Race	635	7,081	17,434
2025 White	776	30,653	88,944
2025 Multiracial	637	11,336	25,918
2025-2030: Population: Growth Rate	7.35%	4.50%	5.70%

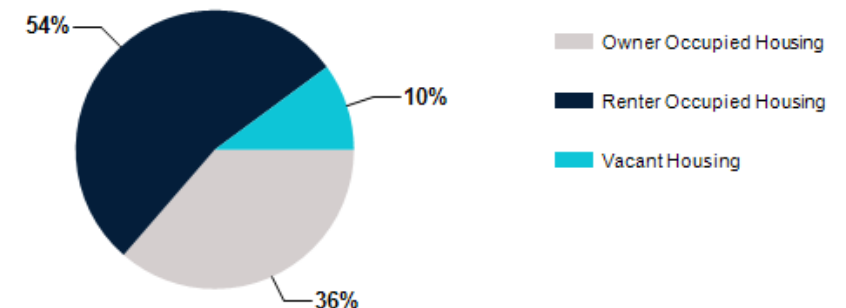
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	441	4,830	9,511
\$15,000-\$24,999	269	3,255	6,492
\$25,000-\$34,999	392	3,614	7,409
\$35,000-\$49,999	533	4,655	9,511
\$50,000-\$74,999	801	8,569	16,504
\$75,000-\$99,999	368	5,623	11,389
\$100,000-\$149,999	376	7,165	16,246
\$150,000-\$199,999	181	2,963	6,966
\$200,000 or greater	78	3,775	11,299
Median HH Income	\$52,004	\$66,235	\$71,783
Average HH Income	\$66,744	\$97,713	\$117,743



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

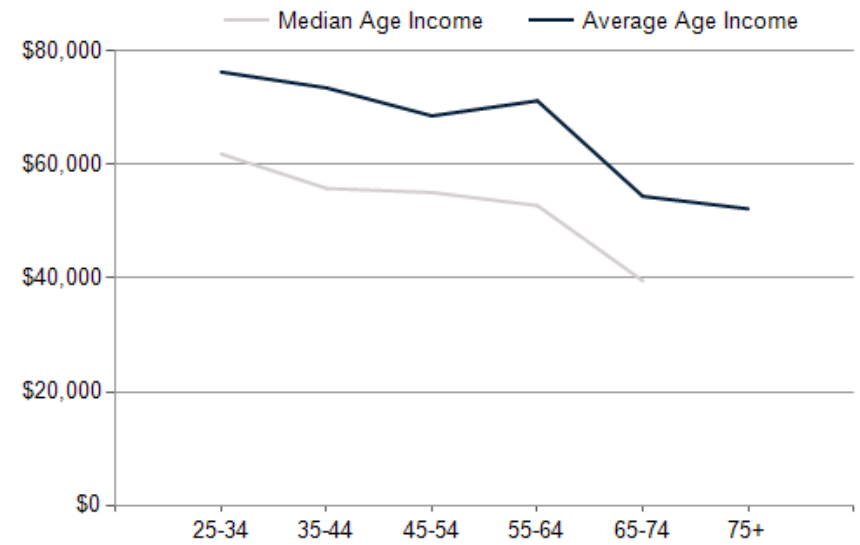
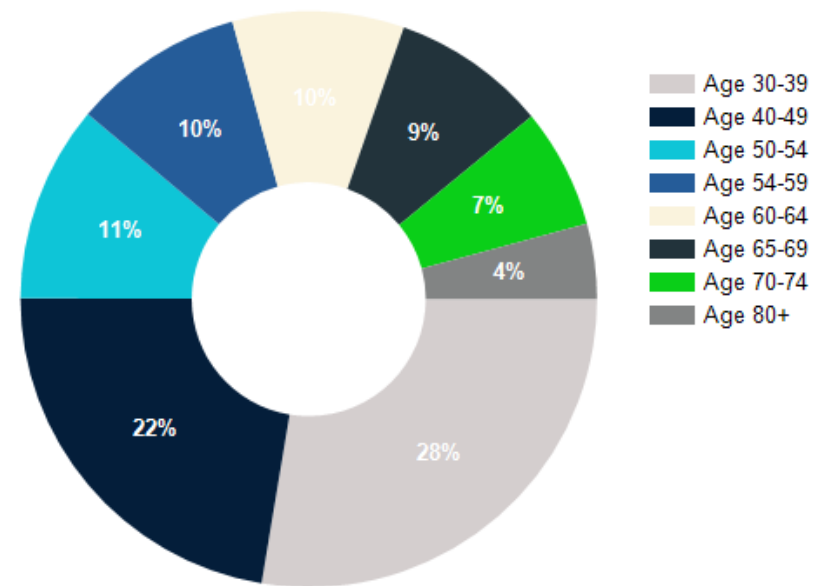


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	735	8,708	16,132
2025 Population Age 35-39	789	8,409	15,577
2025 Population Age 40-44	683	7,480	14,213
2025 Population Age 45-49	555	6,654	12,437
2025 Population Age 50-54	610	6,625	12,457
2025 Population Age 55-59	531	6,378	12,681
2025 Population Age 60-64	531	6,710	14,160
2025 Population Age 65-69	480	6,137	13,713
2025 Population Age 70-74	371	4,945	11,853
2025 Population Age 75-79	233	4,008	10,082
2025 Population Age 80-84	163	2,426	6,999
2025 Population Age 85+	152	2,869	7,185
2025 Population Age 18+	7,674	89,504	180,744
2025 Median Age	34	38	41
2030 Median Age	35	40	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,867	\$69,108	\$75,892
Average Household Income 25-34	\$76,313	\$90,804	\$103,559
Median Household Income 35-44	\$55,809	\$73,829	\$84,141
Average Household Income 35-44	\$73,523	\$103,522	\$121,431
Median Household Income 45-54	\$55,089	\$77,066	\$86,238
Average Household Income 45-54	\$68,589	\$107,051	\$127,763
Median Household Income 55-64	\$52,783	\$69,833	\$81,832
Average Household Income 55-64	\$71,238	\$108,373	\$137,606
Median Household Income 65-74	\$39,525	\$55,951	\$59,824
Average Household Income 65-74	\$54,416	\$96,484	\$118,612
Average Household Income 75+	\$52,218	\$83,966	\$106,975

Population By Age



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Exclusively Marketed by:

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