

# FOR SALE - ±175 ACRES

17047 Bee Line Highway | Jupiter, FL 33478

±174.4-Acre Fully Zoned and Site Plan Approved Industrial Property



## CONTACTS

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# CBRE

CBRE, Inc. | Licensed Real Estate Broker



# OFFERING SUMMARY

## ±174.4 ACRES AVAILABLE FOR PURCHASE

Address	17047 Bee Line Hwy, Jupiter, FL 33478
Site Size	±174.4 Acres
Land Square Feet	±7,597,000 SF
Zoning	MUPD (Multiple Use Planned Development)
Flood Zone	X; X represents areas outside the 500-year flood plain with less than 0.2% annual probability of flooding.
Topography	Level and at Street Grade
Approvals	Approvals in place for a total of ±2,114,916 Square Feet of Industrial Office/Warehouse Space
Existing Improvements	Site contains a quarter-mile drag strip, a 2-mile road course, a 7/10 mile kart track, mud racing tracks, and a 13,000 SF clubhouse.

Asking Price

Call for Details \*Subject to Closing Terms and Conditions



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## PROPERTY HIGHLIGHTS

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### UTILIZE EXISTING IMPROVEMENTS OR CONSTRUCT INSTITUTIONAL QUALITY INDUSTRIAL PRODUCT

- » Site is already fully zoned and entitled for industrial use, approved for ±2.1 million SF of Industrial space.
- » Opportunity to achieve critical mass in one of the nation's most desirable core-plus logistics markets.
- » The Property's extensive size will attract large tenants looking for build-to-suit opportunities.
- » Existing improvements allow for the possibility of using the property as originally intended as a raceway.

### IDEAL CONFIGURATION FOR LARGE BTS FOR SALE OR LEASE

- » Rare, Large-Scale Site Ideal for End Users who prefer to own (+/- 250,000-2,000,000 SF) within the Tri-County region at a discount to current market pricing.
- » Vast majority of the site (±110 acres) has a rectangular configuration, providing for maximum site utilization.
- » Flexibility to accommodate a variety of tenant requirements given varying building sizes.
- » Four points of ingress and egress along Bee Line Highway with separate roads designated for cars and trucks.
- » Excellent inflow/outflow road circulation.
- » If the park has multiple tenants, there will be an association for common entry monument, lights, interior roads, detention, landscaping, etc. If the park has a single tenant, there will be no association

### STRATEGIC LOCATION FOR GOVERNMENT CONTRACTING

- » Location outside of urban core is ideal for a classified government contractor with the need for intense on-site security.
- » Aerospace & defense company, Pratt & Whitney, chose this micro-market as their build-to-suit location for security purposes.
- » William P Gwinn Airport with 7,000 FT runway may be available to tenants on a very limited basis.

### STRONG LABOR POOL

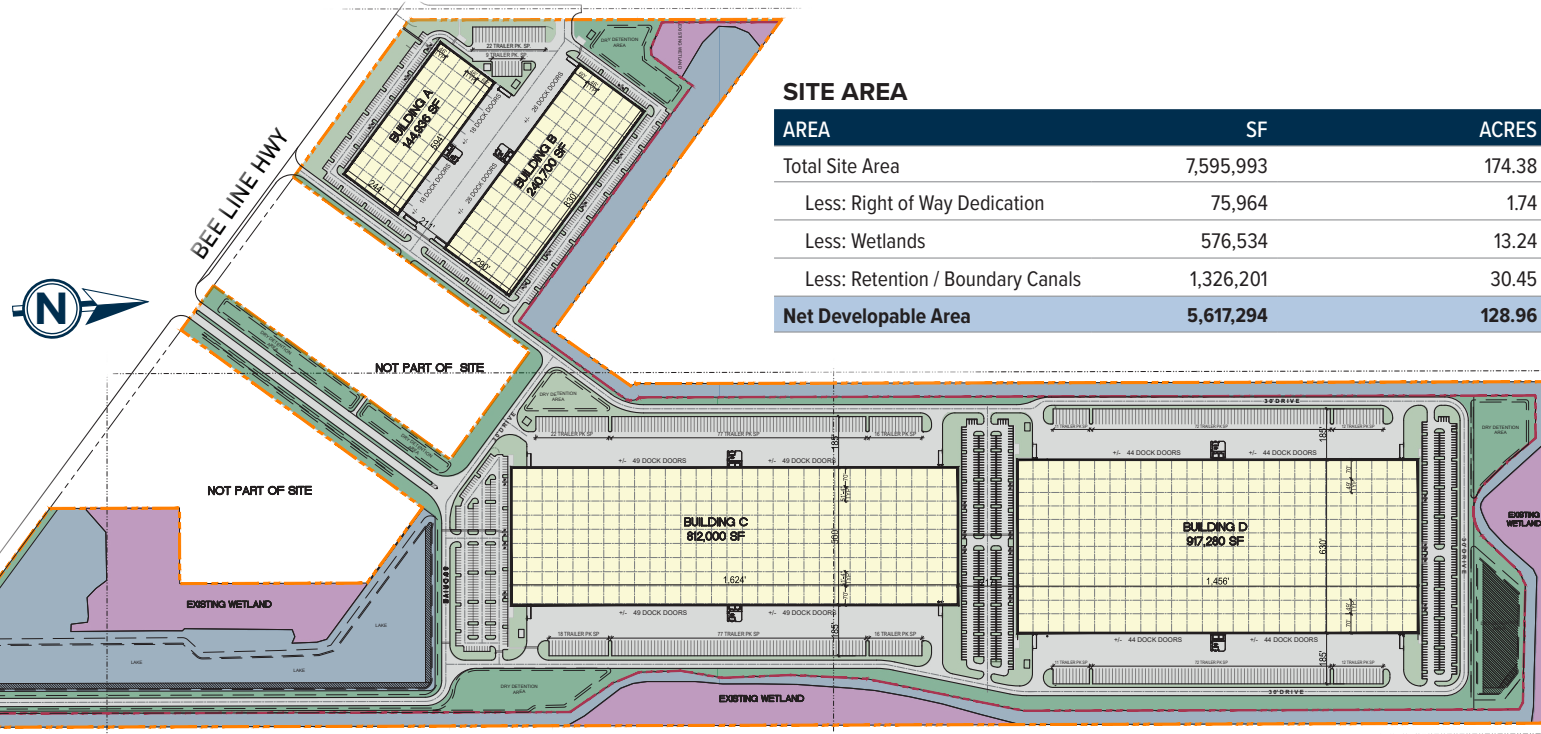
- » Palm Beach County offers employers a growing pool of more than 760,000 workers with an unemployment rate of approximately 3.3%.
- » Of the labor pool, approximately 120,000 workers are involved in the trade, transportation, and utility sector.
- » The region's education and workforce training system continues to build a base of technically-skilled workers across a variety of industries.

### POTENTIAL ECONOMIC INCENTIVES

- » Potential tax abatements are tied to end users and are granted based on investment and job creation. Any incentives are procured by the end-user as opposed to the developer.
- » The sites' location in an FTZ (Foreign Trade Zone) will save tenants significant dollars through duty deferral, reduction, or elimination.



# REDEVELOPMENT SITE PLAN



## SITE AREA

AREA	SF	ACRES	% OF TOTAL
Total Site Area	7,595,993	174.38	100.0%
Less: Right of Way Dedication	75,964	1.74	1.0%
Less: Wetlands	576,534	13.24	7.6%
Less: Retention / Boundary Canals	1,326,201	30.45	17.5%
<b>Net Developable Area</b>	<b>5,617,294</b>	<b>128.96</b>	<b>74.0%</b>

## BUILDING SPECIFICATIONS

BUILDING	A	B	C	D	TOTAL
Square Footage	144,936 SF	240,700 SF	812,000 SF	917,280 SF	2,114,916 SF
Clear Height	32'	32'	40'	40'	32' - 40'
Loading	Rear	Rear	Cross	Cross	REAR & CROSS
Dock Doors	38	56	196	176	466
Building Depth	244'	290'	500'	630'	244' - 630'
Truck Court Depth	211' (shared)	211' (shared)	185'	185'	185' - 211' (SHARED)
Speedbay	60'	60'	70'	70'	60' - 70'
Column Spacing	54' W x 46' D	54' W x 46' D	56' W x 51.4' D	56' W x 49' D	VARIOUS
Trailer Parking Spaces	31 (shared)	31 (shared)	226	190	447
Trailer Parking per 10,000 SF	2.1 : 10,000 SF	1.3 : 10,000 SF	2.8 : 10,000 SF	2.1 : 10,000 SF	2.1 : 10,000 SF
Auto Parking Spaces	148	204	531	553	1,436
Auto Parking per 1,000 SF	1.02 : 1,000 SF	0.84 : 1,000 SF	0.65 : 1,000 SF	0.60 : 1,000 SF	0.68 : 1,000 SF



## LOCATION

# LOCATION HIGHLIGHTS

## EXCELLENT TRANSPORTATION DYNAMICS

- » Easy access to the region's extensive transportation network, including major highways and airports.
- » Reach 18.9 million people (89% of the state's populace) within a one day drive roundtrip.
- » Rail Access directly to Port of Palm Beach.
- » Only 1.6 miles and 23.8 miles from the William P Gwinn Airport and Palm Beach International Airport, respectively.
- » Only 23 miles from downtown West Palm Beach, the densest district in Palm Beach County.



## DRIVE DISTANCES

12.0

Miles to



12.1

Miles to



15.7

Miles to

Downtown  
Palm Beach

21.0

Miles to



24.8

Miles to



66.4

Miles to

Downtown  
Fort Lauderdale

72.3

Miles to



72.5

Miles to



88.4

Miles to

Downtown  
Miami

90.5

Miles to

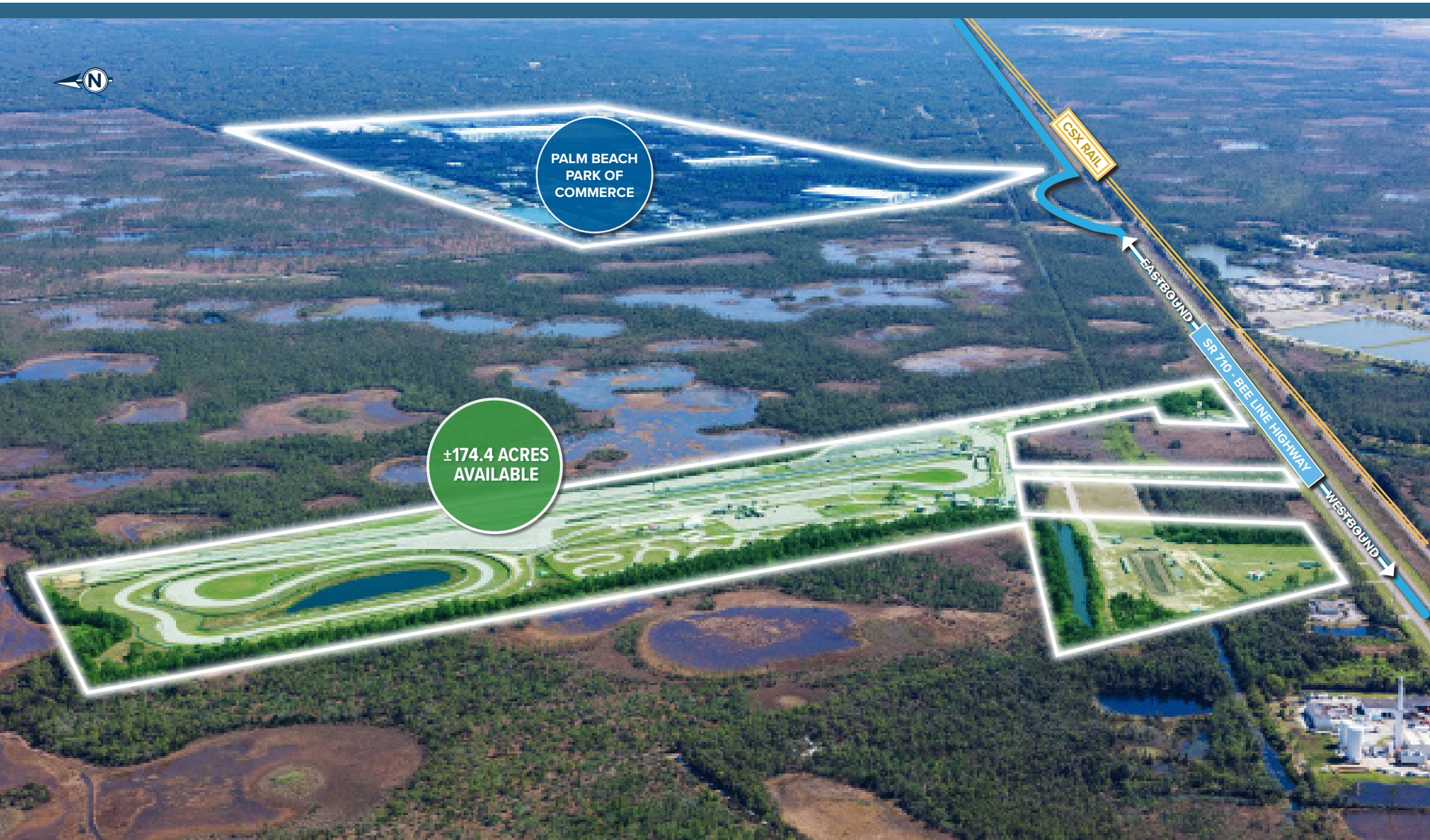


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# PROXIMITY TO PALM BEACH PARK OF COMMERCE

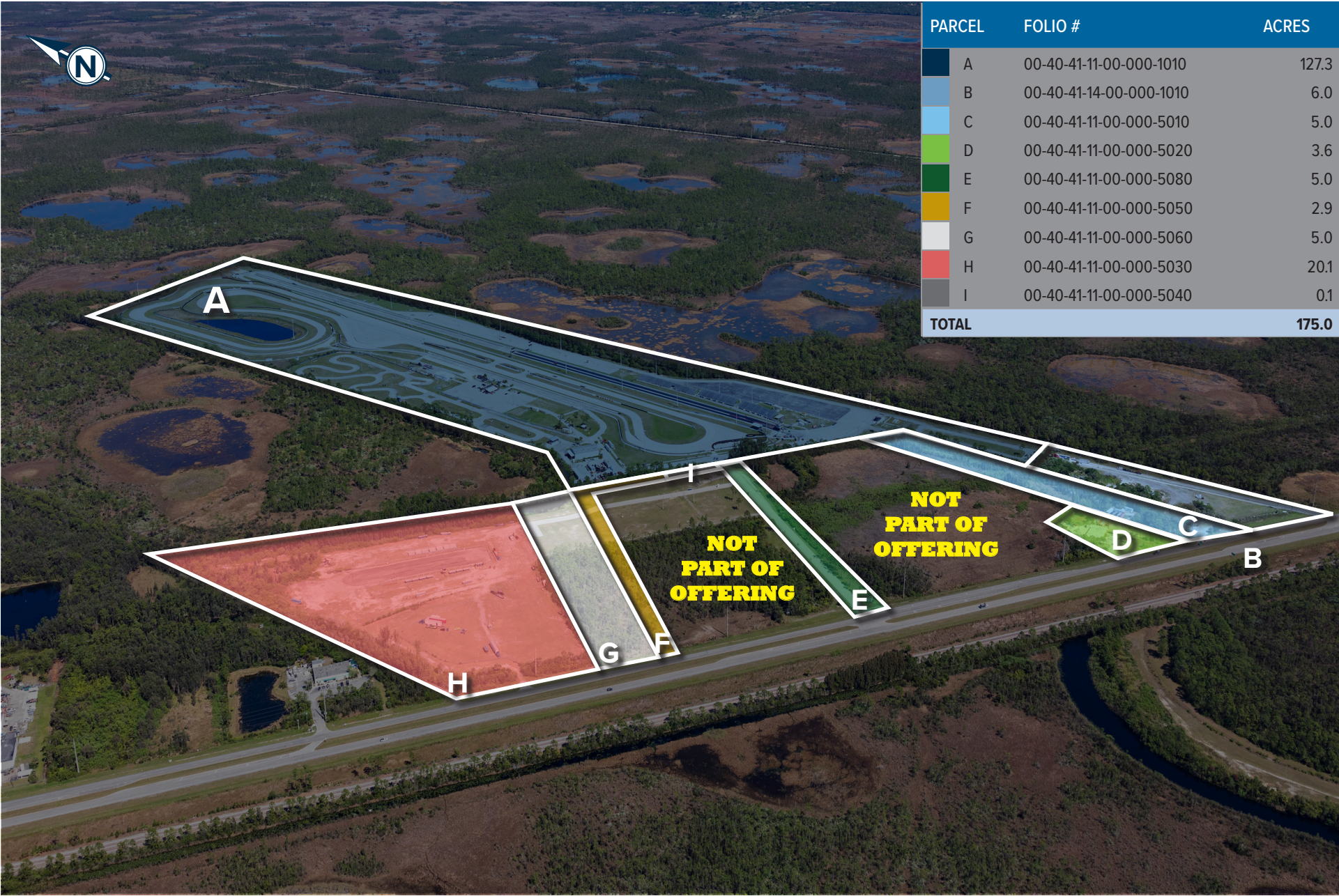


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TAX PARCELS



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