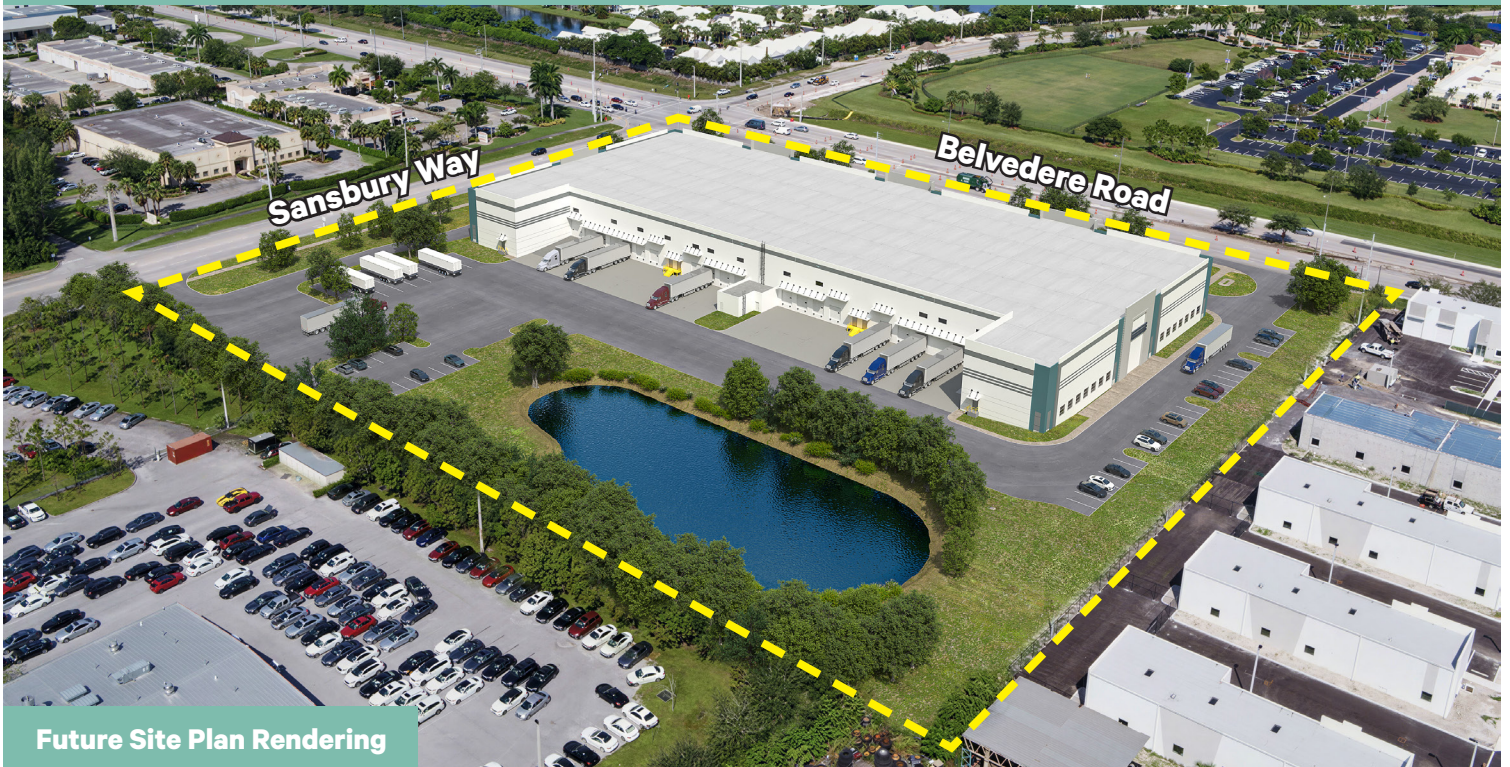


# Palm Beach Commerce Center

8530 Belvedere Road, West Palm Beach, FL 33409

New Construction - From  $\pm 9,720$  SF up to  $\pm 93,556$  SF



## Property Highlights

- + New Tilt-Wall Construction
- + Class A Warehouse/Office/Showroom
- + From  $\pm 9,720$  SF up to  $\pm 93,556$  SF
- + 32' Clear Height, 180' Building Depth
- + 54' x 50' Column Spacing, 60' Speed Bay
- + ESFR Sprinkler System
- + 90 Parking Spaces
- + Delivering 2027
- + Ideal for Tenants who need Showroom & Visibility
- + 22 Dock Doors and Ramp Loading on Endcaps (12' Wide x 14' High)
- + Typically Three (3) Dock Positions for Every  $\pm 9,720$  SF
- +  $\pm 486$  ft of Belvedere Road Frontage with Direct Access and High Visibility
- + Just East of State Road 7/US Highway 441
- + Convenient Access to the Florida Turnpike as well as Southern Blvd

**Rental Rate - Call for Details**

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# Renderings

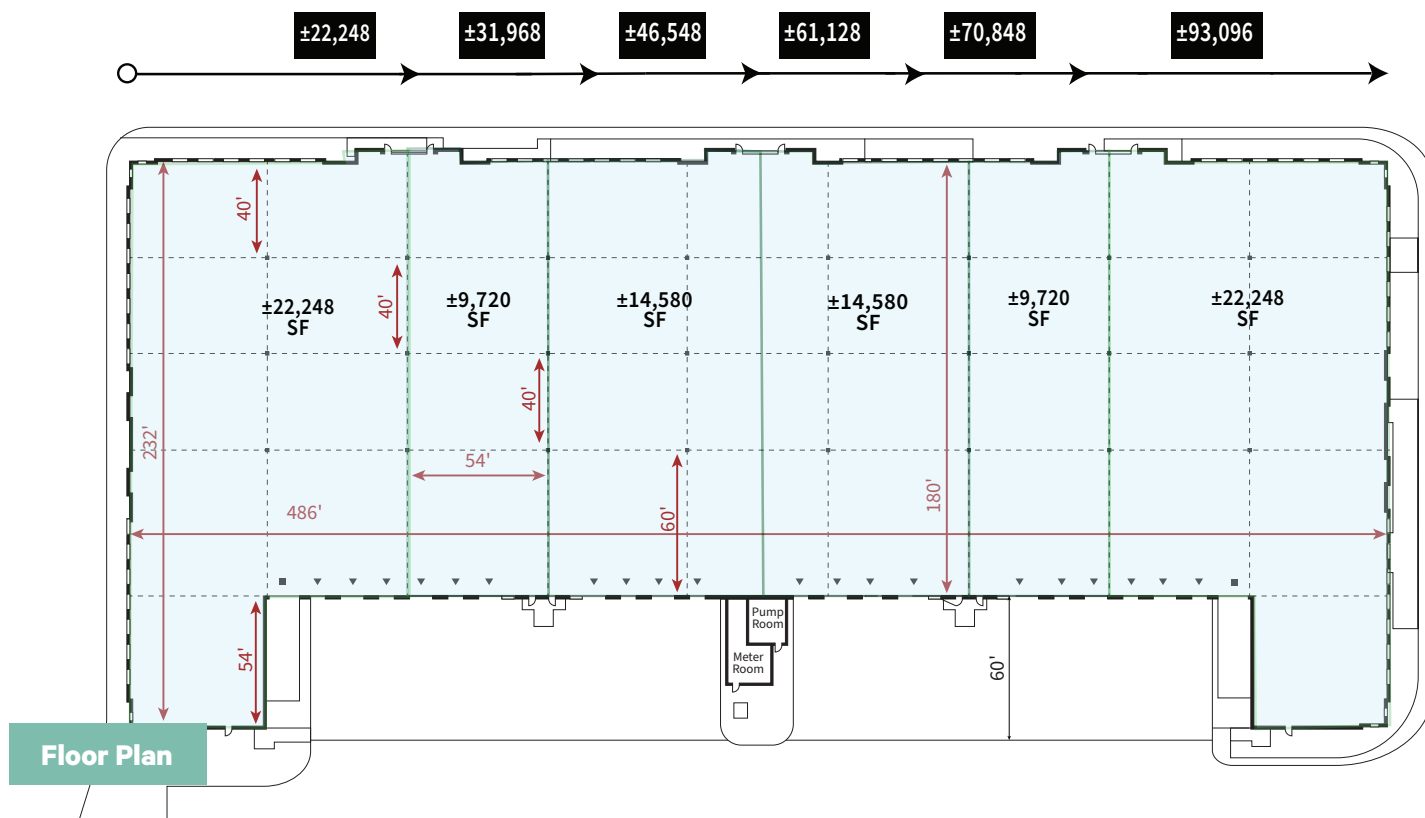


Aerial Rendering



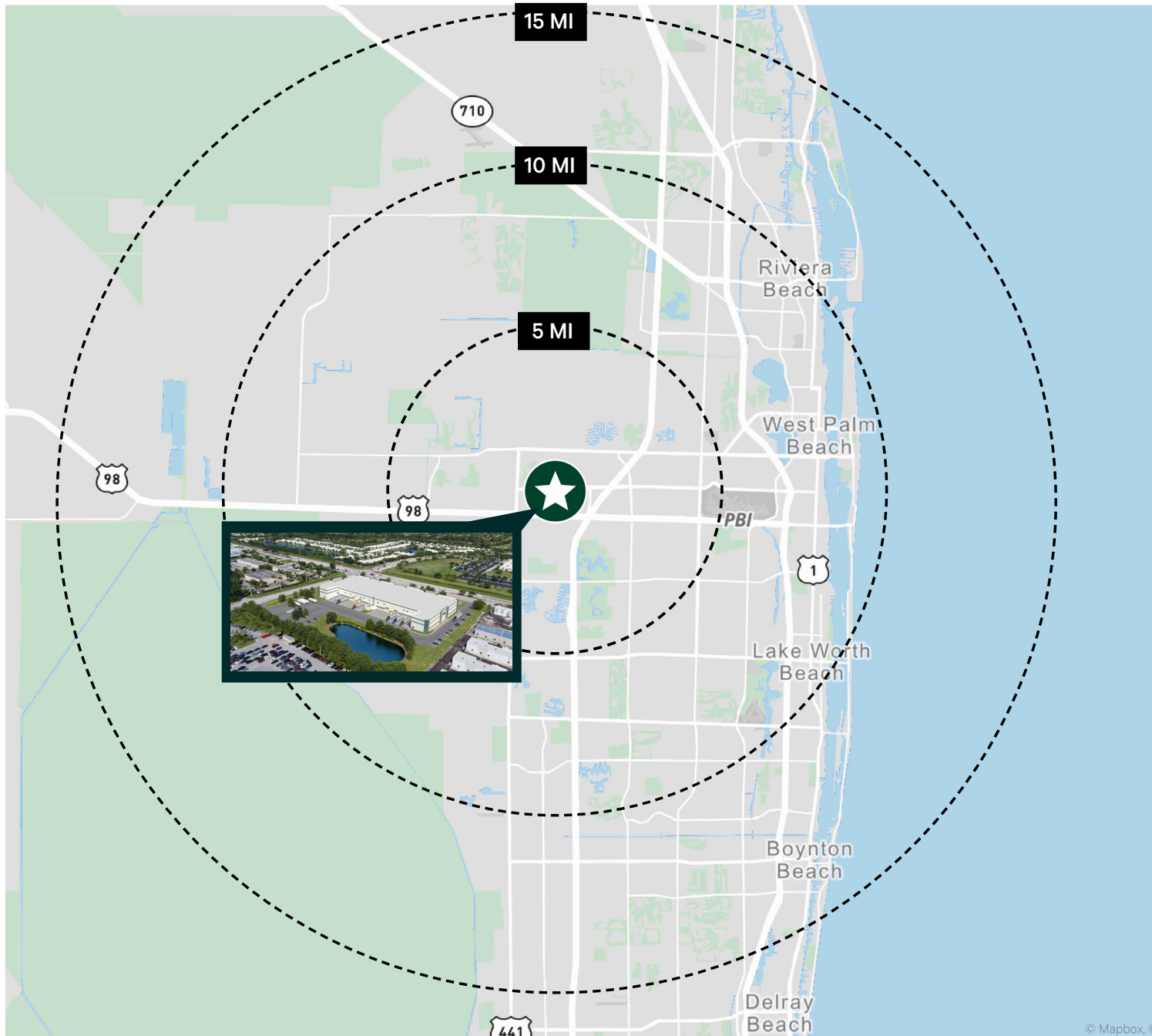
Street-Level Rendering

# Buliding Plans



# Demographics and Workforce

|                              | 5 Miles  | 10 Miles  | 15 Miles  |
|------------------------------|----------|-----------|-----------|
| 2025 Population              | 225,401  | 745,842   | 1,075,522 |
| 2030 Projected Population    | 229,764  | 768,582   | 1,108,577 |
| 2025 Median Household Income | \$80,269 | \$84,851  | \$89,468  |
| 2030 Median Household Income | \$96,534 | \$102,252 | \$106,646 |
| 2025 Businesses              | 8,867    | 34,096    | 49,392    |
| 2025 Employees               | 70,845   | 295,816   | 416,696   |



# Drive Times

**Southern Blvd**

1.5 MI



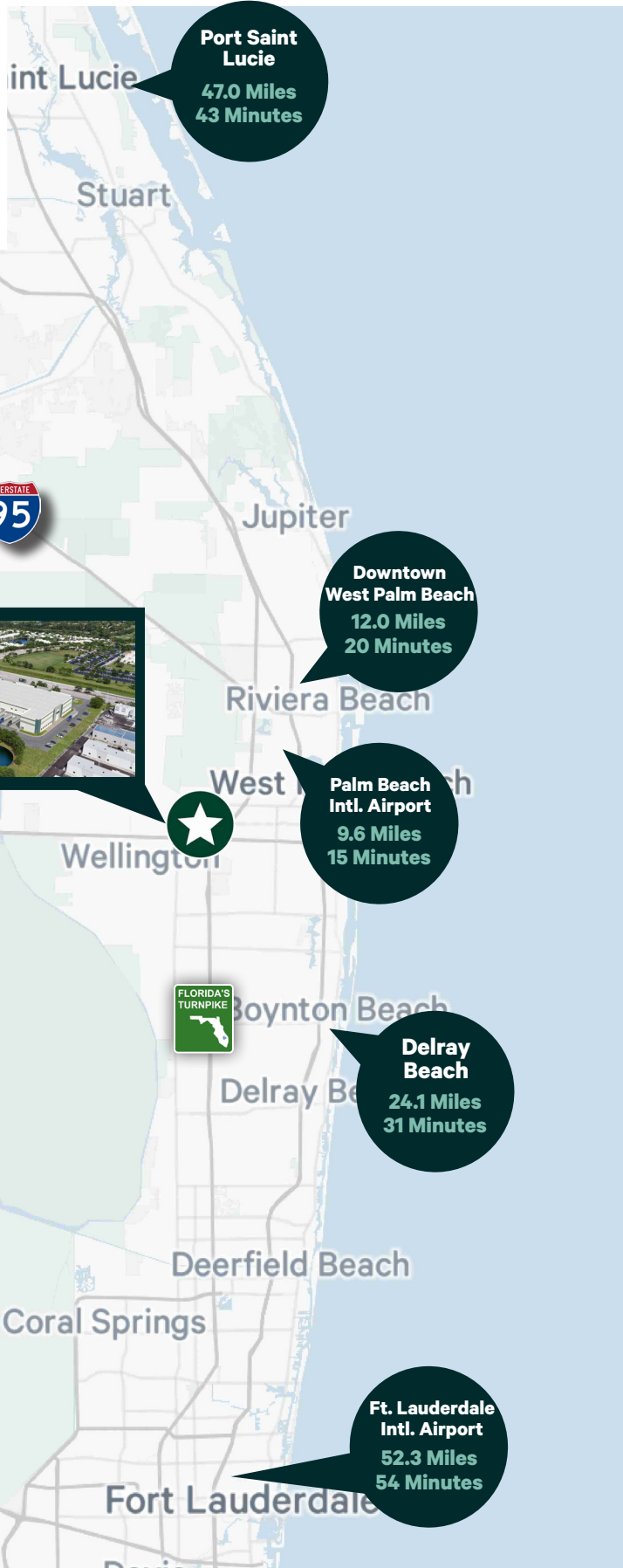
2 MI



7 MI



9.6 MI  
From PBI





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