



Colliers

8020-8140 Belvedere Road | West Palm Beach, FL 33411

# Belvedere Business Park

Belvedere Business Park is a seven-building, Class A industrial park strategically located on Belvedere Road, minutes from the Florida Turnpike, with easy access west to 441 and east to I-95. Move-in-ready buildings feature modern office finishes, flexible suite sizes, and prominent signage, offering a professional environment for a wide range of industrial and distribution operations.

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# Property Overview

<b>Property Use</b>	Warehouse / Distribution Terminal (Code 4800)	<b>Clear Height</b>	18 feet
<b>Zoning</b>	IL – Light Industrial (00 - Unincorporated)	<b>Loading</b>	Grade-level and dock-high
<b>Building Class</b>	Class A Industrial / Flex	<b>Space Sizes</b>	±1,525 SF – ±6,387 SF
<b>Year Built</b>	2004	<b>Lease Rate</b>	\$28.00 PSF
<b>Construction</b>	Tilt-wall concrete	<b>Lease Type</b>	Gross
		<b>Term</b>	Negotiable

## Key Highlights



Quick Accessibility to Florida Turnpike, I-95 and 441



Class A Industrial / Flex



Flexible Suite Sizes



High-Visibility Signage



Grade & Dock Loading



Ample Parking

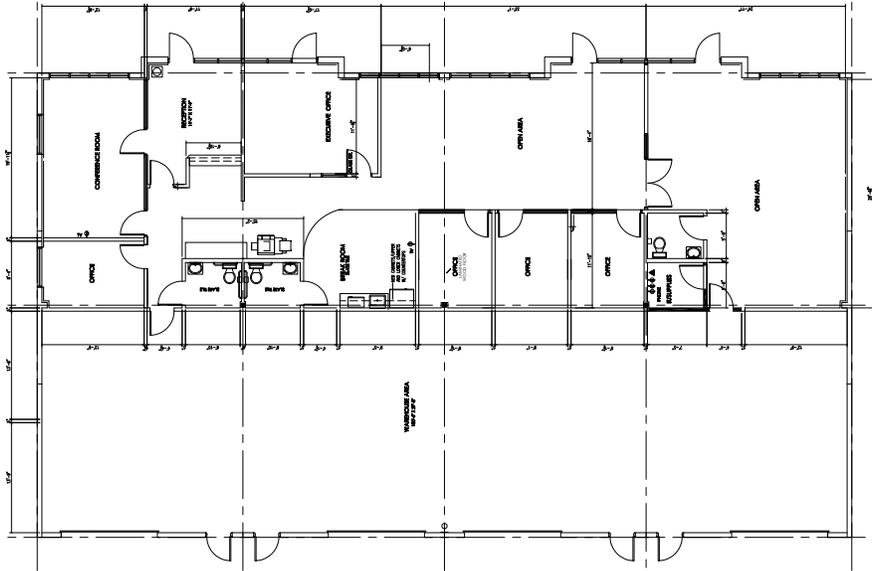
## Aerial



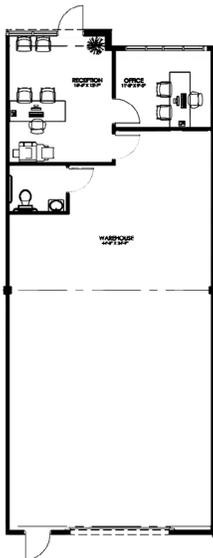
# Floor Plans

 [Click Floor Plan to View Larger](#)

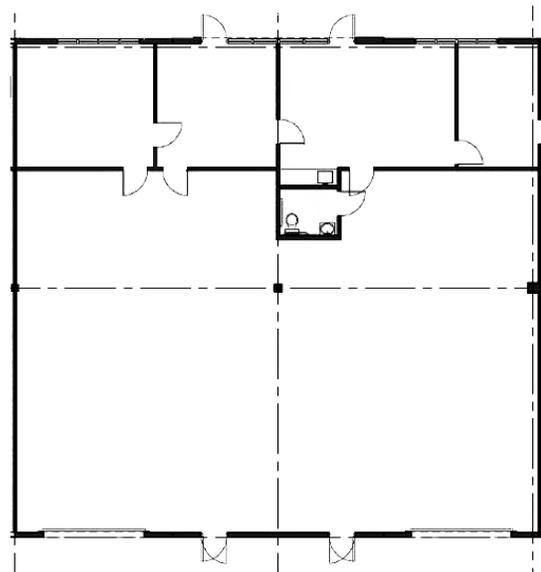
## Availability



8040 Belvedere Road  
±6,100 SF

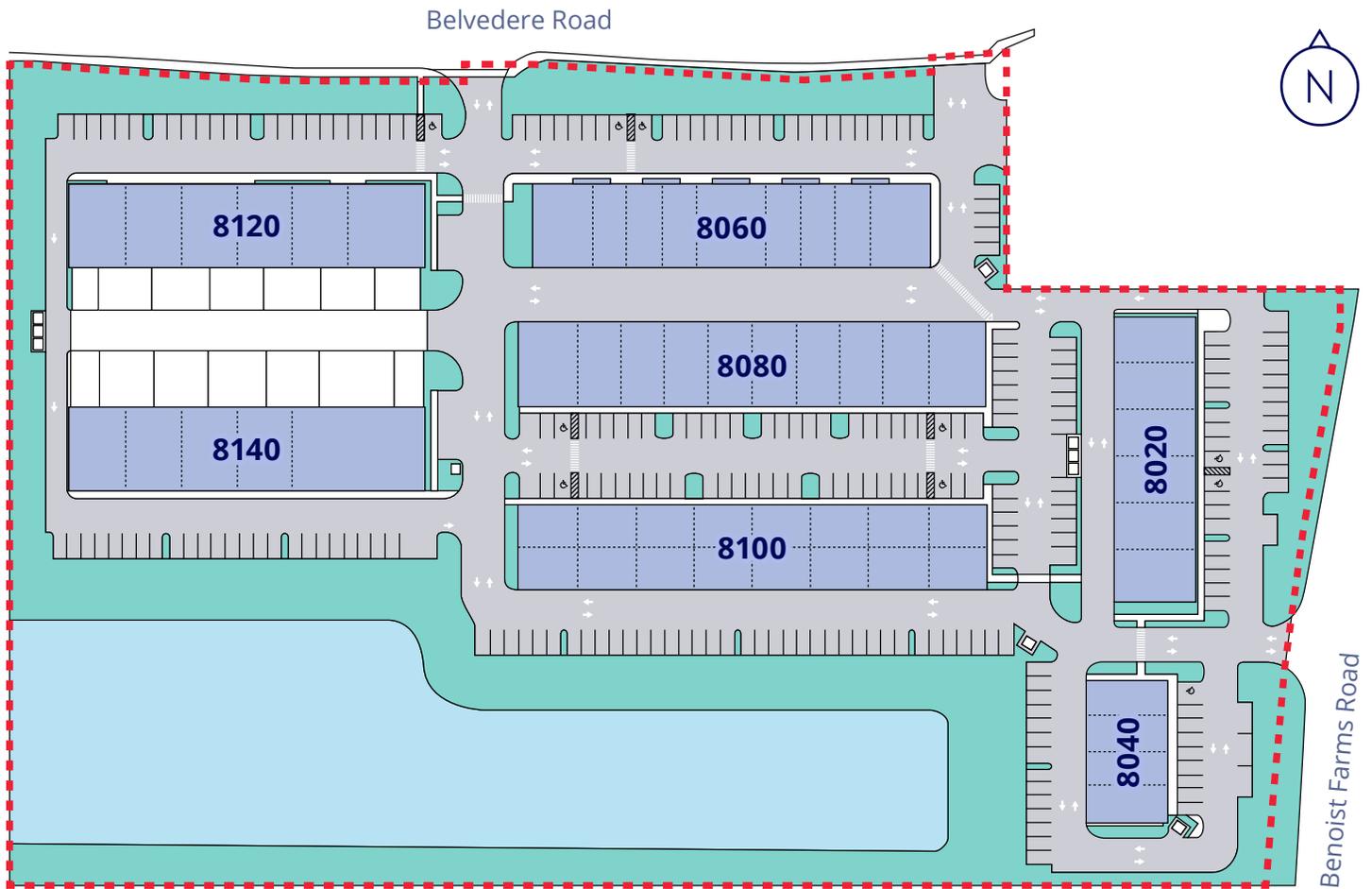


8060 Belvedere Road  
Suite 8 | ±1,525 SF



8080 Belvedere Road  
Suites 5 & 6 | ±3,790 SF

# Site Plan



## Demographics - 3 Mile Radius



2025  
Total  
Population

**67,661**



2030  
Projected  
Population

**68,968**



Average  
Household  
Income

**\$128,735**



2025  
Total  
Households

**25,055**



2030  
Projected  
Households

**25,640**



Belvedere Rd

**iTHINK**  
FINANCIAL  
AMPHITHEATRE  
AT THE SOUTH FLORIDA FAIRGROUNDS

**south florida**  
**FAIR**

Sansburys Way

Benoist Farms



Southern Blvd

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