

1330 & 1350 W | **ROAD**
INDIANTOWN



1330 & 1350 WEST INDIANTOWN RD. JUPITER, FL 33458

JUPITER, FL INDUSTRIAL OPPORTUNITY | **FOR SALE**
WITH CORPORATE GUARANTEE IN PLACE

± 17,877 SF on ± 1.42 Acres Opportunity

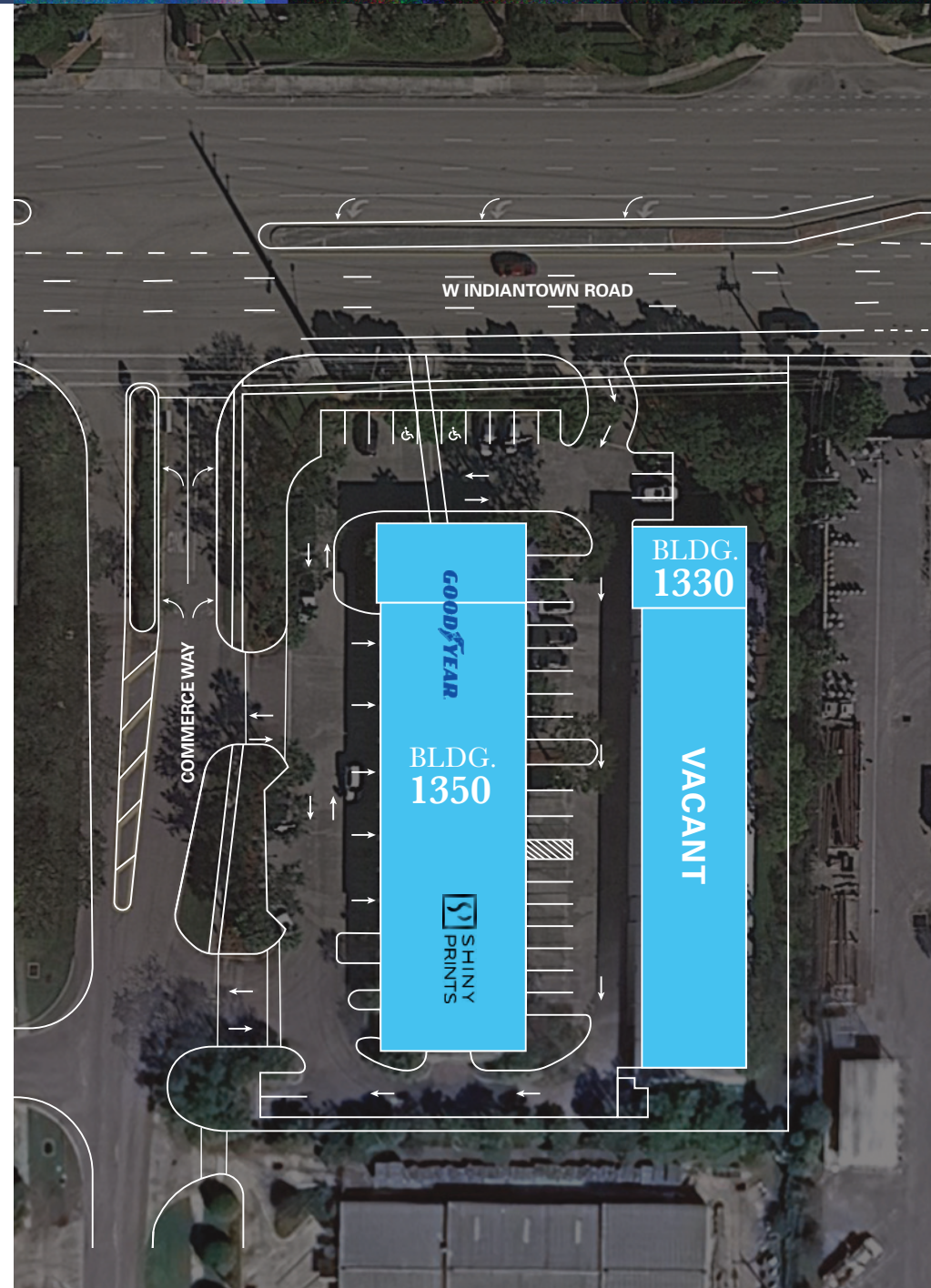
NEWMARK

PROPERTY OVERVIEW

1330 & 1350 West Indiantown Road is a prominently located corner location on one of Jupiter's most highly trafficked corridors. 1350 West Indiantown is 9,785 and is anchored by Goodyear (Corporate Guarantee) and 1330 West Indiantown is 8,092 and is currently vacant but provides a buyer tremendous opportunity to lease or to owner occupy. The 17,877 SF property sits on 1.42 acres.

PROPERTY SPECS

| | |
|---------------|---|
| Address | 1330 & 1350 W. Indiantown Rd., Jupiter, FL 33458 |
| Asking Price | \$5.6M |
| Building Size | ±17,877 SF total (2 buildings) 1350 INDIANTOWN: ±9,785 SF (Occupied – Goodyear: ±7,500 SF & Shiny Prints: ±2,285 SF) 1330 INDIANTOWN: ±8,092 SF (Vacant – 1,000 SF office & 7,092 SF warehouse) |
| Lot Size | ±1.42 Acres |
| Parcel | 30424102070000161 |
| Location | Prominently situated along W. Indiantown Road at the entrance to Pennock Industrial Park |
| Access | Direct access from Indiantown Road with multiple driveways and roll-up doors |
| Visibility | Excellent frontage and signage opportunity along one of Jupiter's busiest commercial corridors |
| Zoning | IOZ Parkways |



RENT ROLL

| SUITE | TENANT NAME | SIZE SF | PRICE/SF/YEAR | ANNUAL RENT | LEASE END | COMMENTS |
|---------------|--------------|------------------|----------------|---------------------|-----------|---|
| 1350 West | Goodyear | 7,500 SF | \$18.8 | \$141,000.00 | 8/31/2028 | Three 5 Year options remaining 5% increase for each option |
| 1350 Rear | Shiny Prints | 2,285 SF | \$8.49 | \$19,399.68 | 1/31/2028 | |
| 1330 East | Vacant | 8,092 SF | - | - | - | |
| TOTALS | | 17,877 SF | \$27.04 | \$160,399.68 | | |



TENANT PROFILE

goodyear.com

Company Type: Public (NASDAQ: GT)

Locations: 1,240+

2024 Employees: 72,000

2024 Revenue: \$19.04 Billion

2024 Assets: \$22.54 Billion

Credit Rating: S&P: B+



The Goodyear Tire & Rubber Company, together with its subsidiaries, develops, manufactures, distributes, and sells tires and related products and services worldwide. It offers various lines of rubber tires for automobiles, trucks, buses, aircraft, motorcycles, earthmoving and mining equipment, farm implements, industrial equipment, and other applications under the Goodyear, Cooper, Dunlop, Kelly, Mastercraft, Roadmaster, Debica, Sava, Fulda, Mickey Thompson, Avon, and Remington brands and various house brands, as well as under privatelabel brands. The company also provides retread truck, aviation, and off-the-road tires; manufactures and sells tread rubber and other tire retreading materials; sells chemical products; and provides automotive and commercial repair services, and miscellaneous other products and services.

In addition, it operates approximately 1,240+ retail outlets, which offer products for sale, and provides repair and other services. It employs about 72,000 people and manufactures its products in 57 facilities in 23 countries around the world, creating a performance standard for the industry.



Source: corporate.goodyear.com, finance.yahoo.com

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INDIANTOWN



AERIAL OVERVIEW

WEST INDIANTOWN RD - 43,449 VPD

1330 & 1350 W **ROAD**
INDIANTOWN

± 17,877 SF
ON ± 1.42 ACRES

COMMERCE WAY

S DELAWARE BLVD

ZONING

(INDUSTRIAL, GENERAL (I-2))

PARKWAYS

Permitted Uses:



- » Research and development uses, including theoretical and applied research in all of the sciences, product development and testing, engineering development and marketing development



- » Business office



- » High-tech, laboratory and office research

Already Approved Uses:



- » Warehouse



- » Storage

Special Exemption Required:

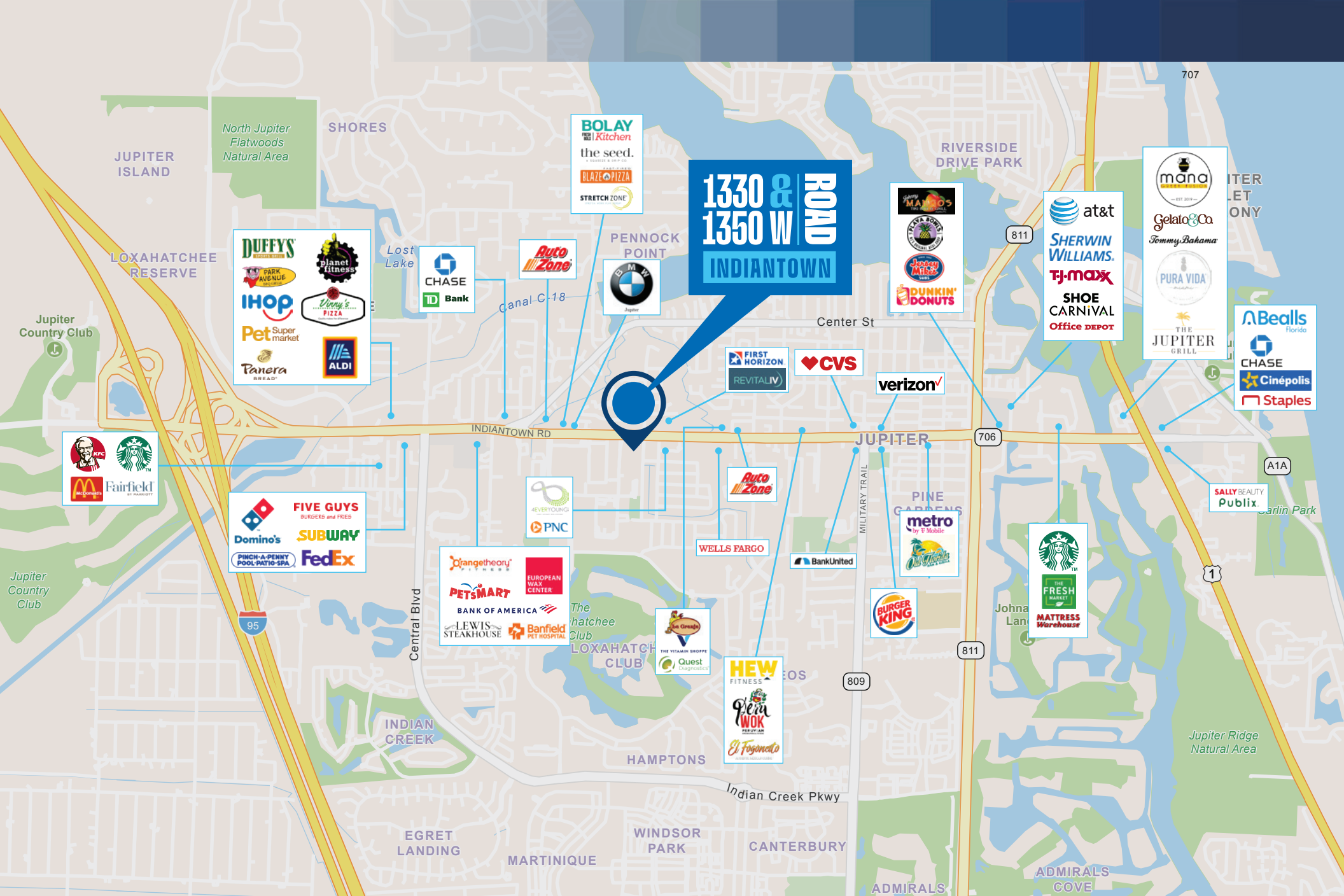


- » Manufacturing, processing, repair, assembly of fabrication uses, except those listed as special exceptions



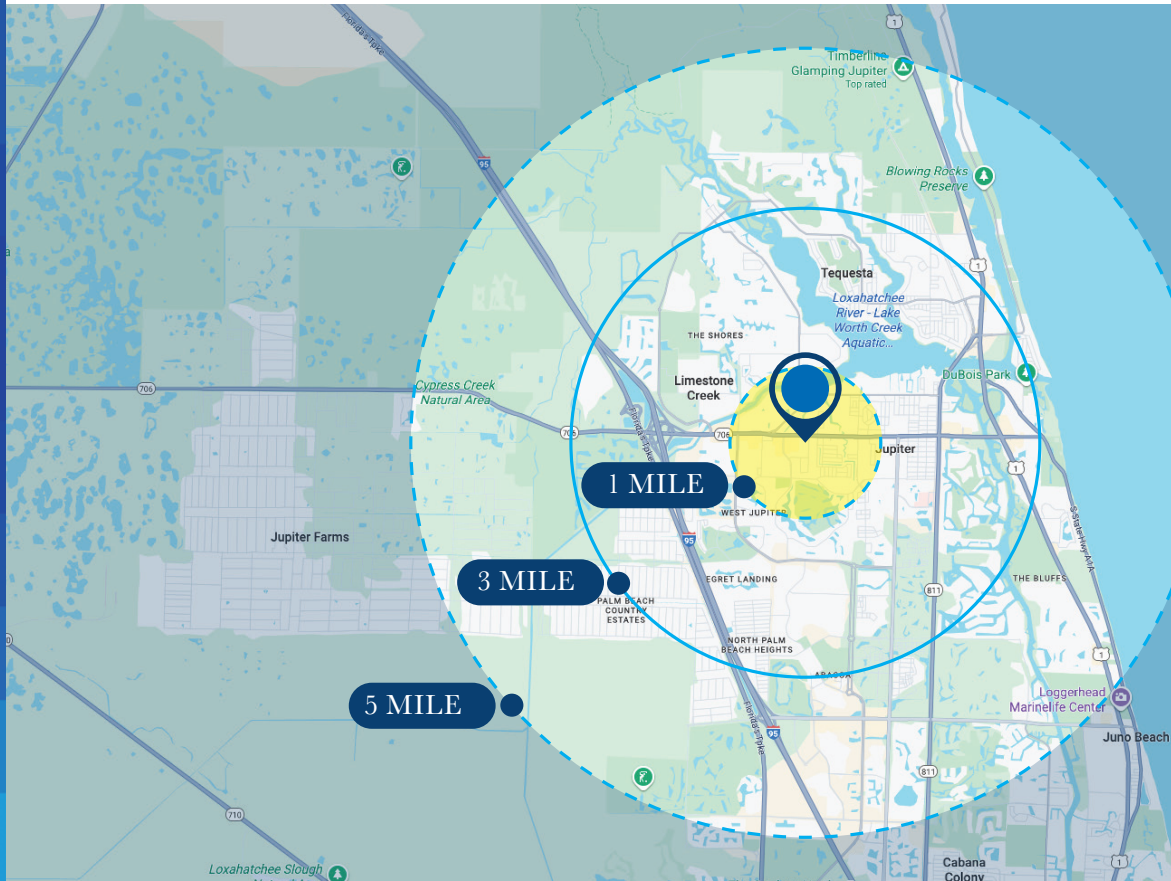
- » Automotive repair station

LOCATION OVERVIEW



AREA DEMOGRAPHICS

1330 & 1350 W
INDIANTOWN



| DEMOS | 1-MILE | 3-MILE | 5-MILE |
|--------------------|----------|-----------|-----------|
| Population | 10,643 | 72,510 | 111,146 |
| Households | 4,062 | 29,432 | 47,479 |
| Median Age | 40.3 | 46.6 | 50.4 |
| Average HH Income | \$94,767 | \$126,842 | \$132,735 |
| Total F&B Spending | \$35M | \$286M | \$465M |
| Daytime Employees | 8,418 | 38,195 | 51,059 |

| LOCATIONS | MINUTES |
|--|---------|
| Drive Time to I95 | 5 min |
| Drive Time to West Palm Beach | 30 min |
| Drive Time to Palm Beach International Airport | 30 min |



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NEWMARK

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