

— APEX LOGISTICS PARK AT —

DELRAY

US 441, NORTH OF ATLANTIC AVENUE, DELRAY BEACH, FLORIDA



CLASS A STATE-OF-THE-ART WAREHOUSE OPPORTUNITY
PHASE I: ~ 200,000 SF AVAILABLE

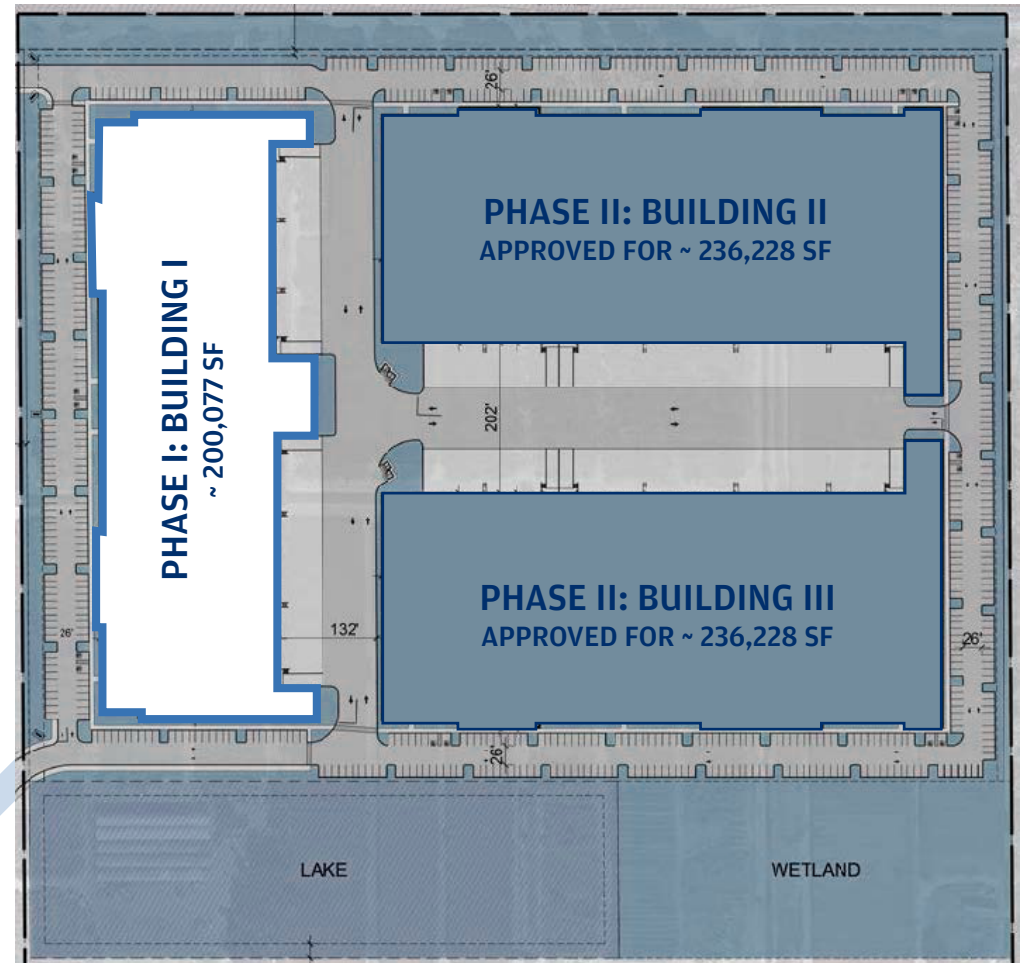
FOR LEASE | PHASE I

Property Highlights: Phase I

Apex Logistics Park at Delray (Building I) offers ~ 200,077 SF of Class A logistics space, with an additional ~ 472,456 SF approved across three new buildings.

- Clear/Ceiling Height: 36'
- Parking Spaces: 215
- Dock Doors: 45
- Warehouse Floor Slab: 7"
- Tilt-up Construction
- 60 MIL TPO Roofing System with a 20 Year Warranty
- ESFR Sprinkler System
- Electrical: 2,500 Amps and 480 Volts
- Approximately 1,300' of US 441 Frontage

[Download Site Plan](#)



Happy Hollow Rd

PHASE I: COMING 2025

PHASE II: COMING 2026

DELRAY



CONNECT FASTER. MOVE QUICKER.

Location Highlights

As the first logistics facility located on US 441, Apex Logistics Park at Delray offers unmatched connectivity in the South Florida market. With quick access to major interstates and distribution ports, businesses can gain a competitive advantage in today's fast-paced market.

Drive Times

INTERSTATES:

TURNPIKE - **3 MIN**

I-95 - **9 MIN**

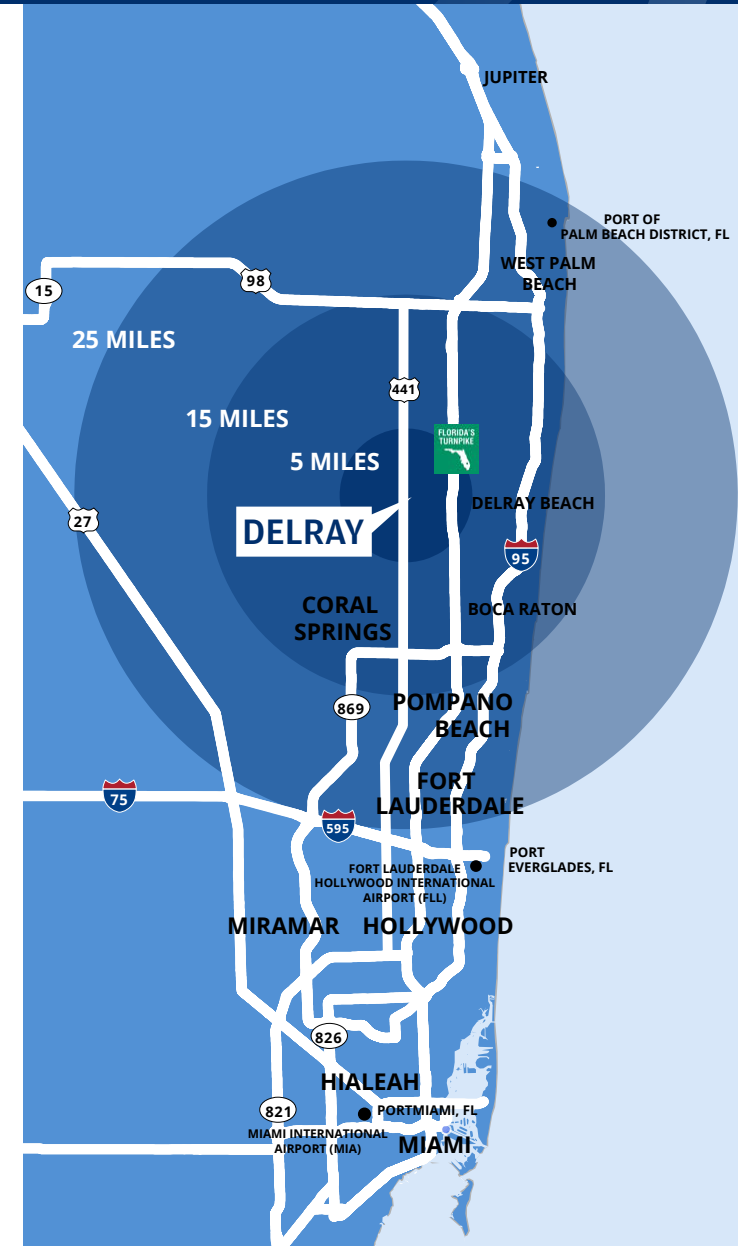
I-75 - **20 MIN**

I-595 - **24 MIN**

AIRPORTS:

FORT LAUDERDALE HOLLYWOOD INTERNATIONAL AIRPORT (FLL) - **21 MIN**

MIAMI INTERNATIONAL AIRPORT (MIA) - **42 MIN**



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Altman

Highly-Amenitized Location



HAPPY HOLLOW RD

LYONS RD

SMITH SUNDRY RD

FLORIDA'S TURNPIKE



W ATLANTIC AVE



Demographics

	15 MIN.	30 MIN.	45 MIN.	60 MIN.
Total Population	34,458	196,515	566,624	1,103,698
Workforce Potential (+16)	30,605	172,381	483,033	930,149
High School Education	6,743 (23.9%)	40,198 (26%)	112,892 (26.4%)	200,780 (24.4%)
Blue Collar/Service Workers	2,559 (17.6%)	17,852 (20.3%)	54,928 (21.4%)	103,063 (19.7%)
Average Income	\$87,440	\$79,611	\$80,398	\$89,708
Number of Households	16,373	89,863	239,782	456,041

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—  Altman —

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