

EXECUTIVE SUMMARY

240 Jupiter Street is a rare opportunity, spanning ±2,000 SF industrial building situated on a ±0.3-acre parcel in a highly accessible industrial/commercial corridor. With 24-foot clear height, 3-phase power, and access from both Jupiter Street & Juno Street. The property is well-suited for a variety of light industrial, fabrication, storage, or contractor uses. The building presents an ideal opportunity for owner-users or investors looking to secure a foothold in a supply-constrained market.

INVESTMENT HIGHLIGHTS

Jupiter's industrial market is experiencing sustained demand, driven by population growth, limited supply, and strong interest from both owner-users and institutional investors. The property at 240 Jupiter Street benefits from its strategic infill location, offering immediate access to I-95 and key regional transport corridors—ideal for logistics, trades, or light industrial users. Its compact footprint and high functionality position it well within a segment of the market that is underserved especially for users. Rising industrial rents in Palm Beach County, combined with increasing replacement costs and land scarcity, enhance the long-term value proposition of this asset. For investors, the property offers stable income potential with strong upside through lease-up or resale. For owner-users, it represents a rare opportunity to acquire a well-equipped facility in a tightly held market in a town that continues to experience year-over-year growth.



CONFIDENTIALITY AGREEMENT

PROPERTY DESCRIPTION

Newmark Southern Region, LLC, a Georgia limited liability company, d/b/a Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 240 Jupiter St., Jupiter, FL 33458 (the "Property") by Will Race Holdings, LLC (the "Seller").

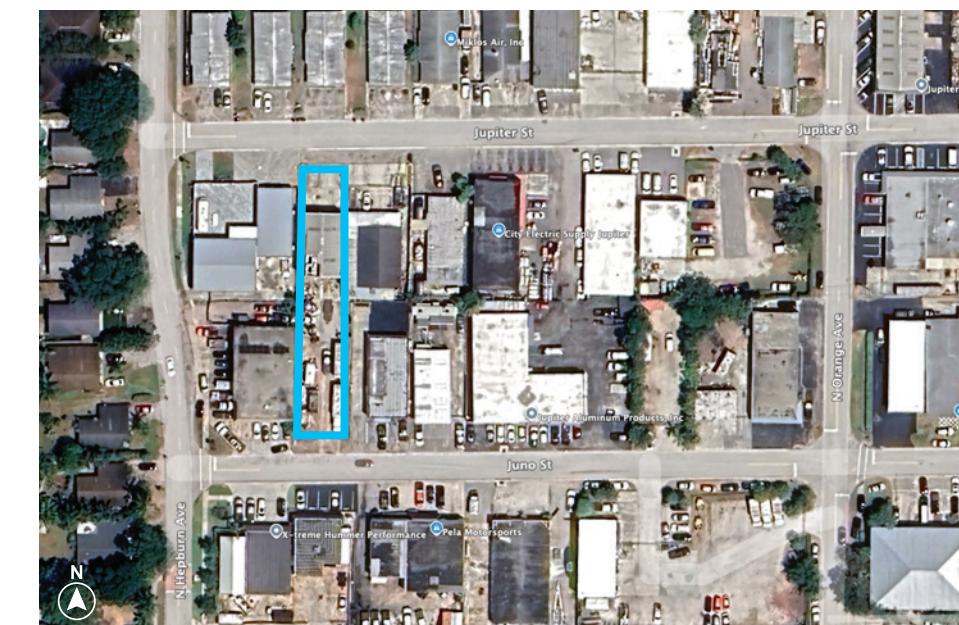
This Memorandum does not constitute a representation that the business or affairs of the Portfolio or Seller since the date of preparation (July 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Portfolio will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Portfolio, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion.

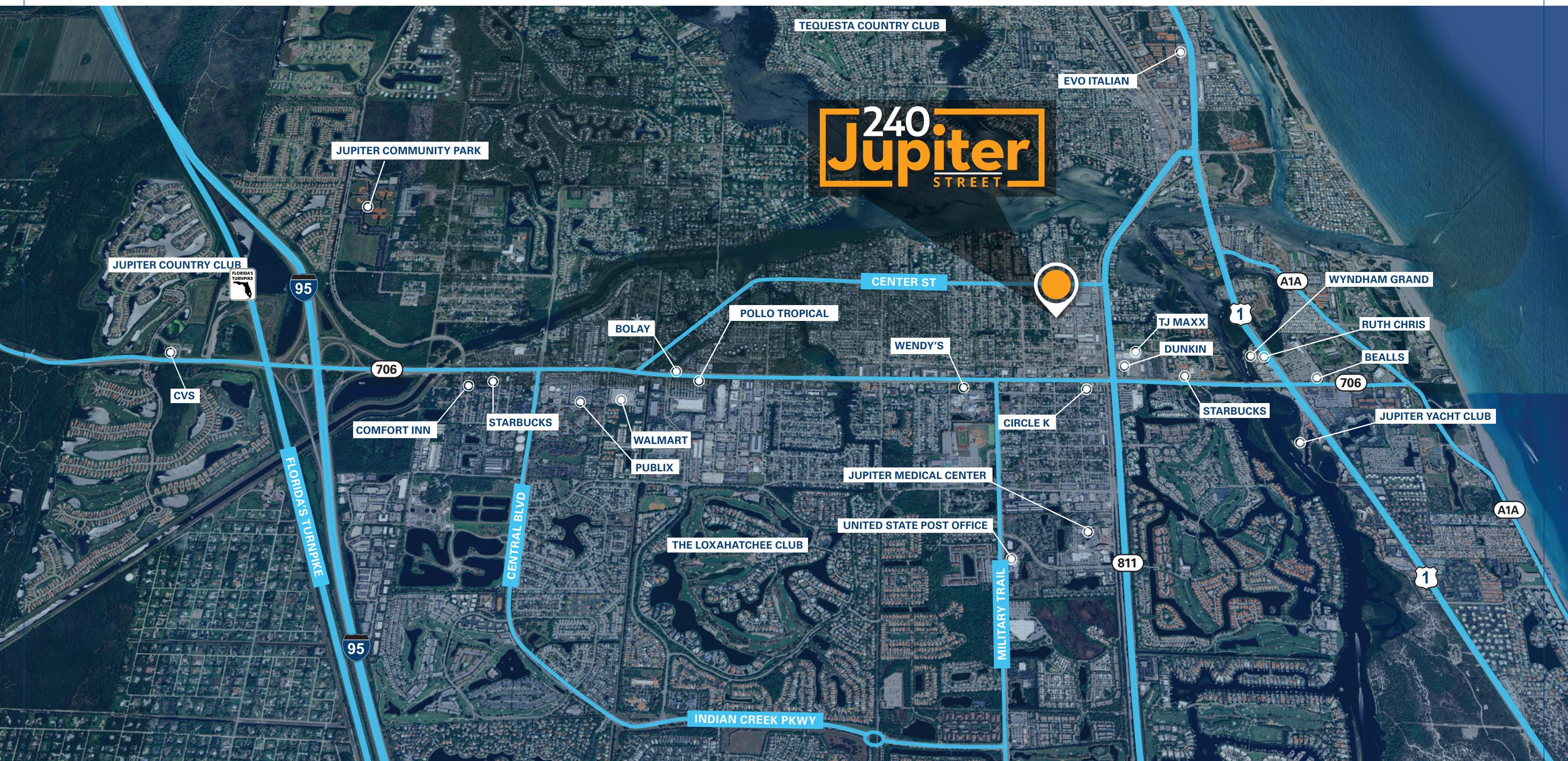
Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Portfolio, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Portfolio has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

PROPERTY ADDRESS	240 Jupiter Street, Jupiter, FL
BUILDING TYPE	Industrial
BUILDING TENANCY	Multi
YEAR BUILT	1998
SIZE	2,000+/- SF
PARCEL	304241020030080
LAND ACRES	.3+/- acres
CLEAR HEIGHT	24'
LOADING	Drive-in
ZONING	I1
PARKING	1.74/1,000
AIRPORT	Palm Beach International Airport (20 miles)
WALK SCORE	Walkable (78)
TRANSIT	.7 mile to nearest stop



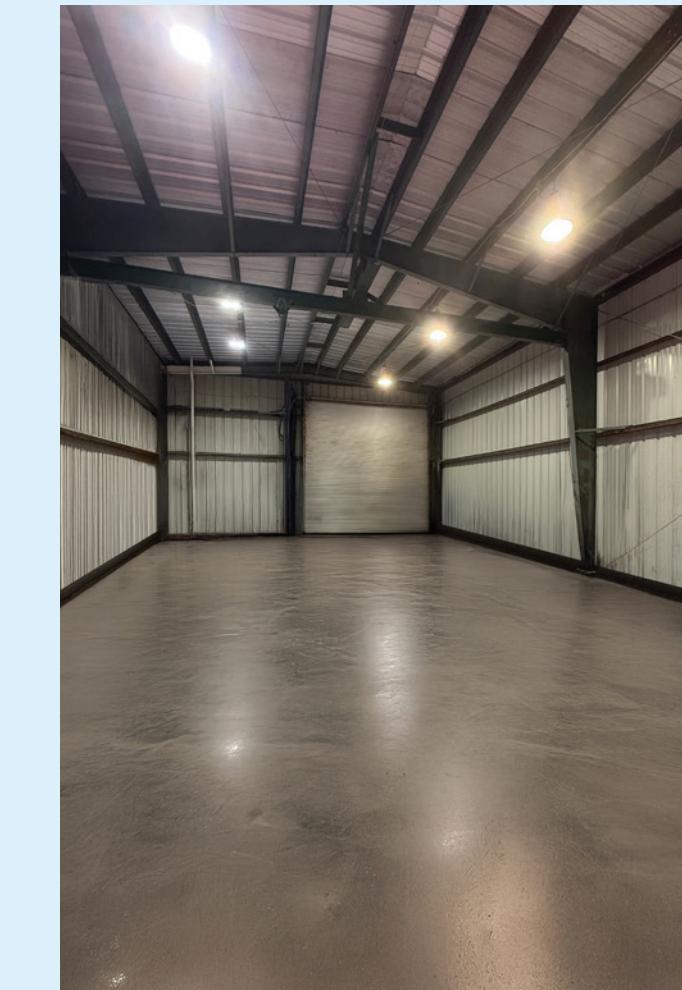
LOCATION OVERVIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS



ABOUT JUPITER

JUPITER

Jupiter is the northern most town of Palm Beach County located on the southeastern coast of Florida. On a hill overlooking the Loxatachee River, the red Jupiter Inlet Lighthouse completed in 1860 offers panoramic views. The site also has a preserved pioneer-era homestead and museum devoted to regional history, housed in a WWII U.S. Navy.

Jupiter has approximately 3.4 miles of beautiful beaches along its coastline. Jupiter's beaches are known for their warm, clear waters and shores that are enveloped by the natural features of the area, such as dunes, mangroves, and sea grape trees. Jupiter is also home to more than 50 championship style golf courses.

PALM BEACH COUNTY

Palm Beach County is the third most populous county in the state of Florida consisting of 38 cities and towns.

A distinctive balance of calm suburban communities and fast-pace metropolitan districts, offers unique business opportunities, Palm Beach county provides an array of different activities that are sure to please both business owners and employees.



PALM BEACH INDUSTRIAL MARKET

Market Snapshot
1Q 2025

Inventory
71.4M SF

Overall Vacancy
7.8%

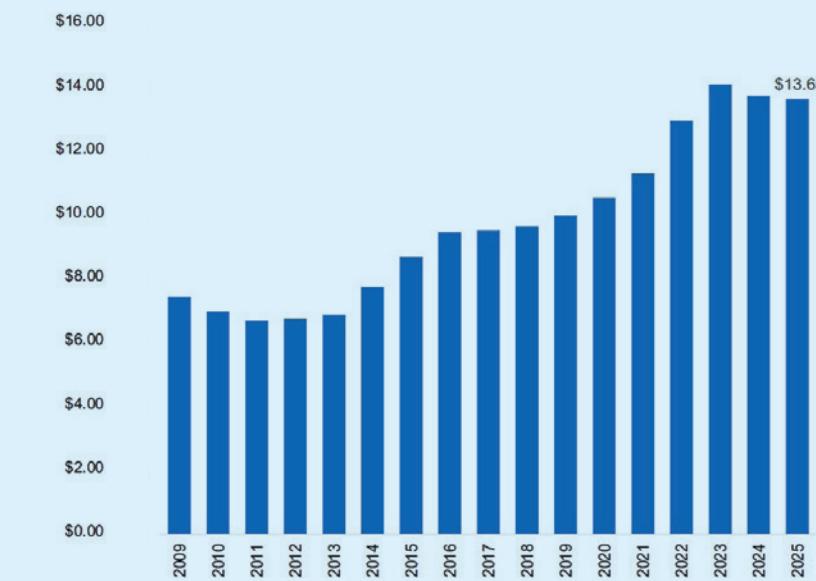
YTD Net Absorption
-65,384 SF

AVG Asking Rent
\$13.65 SF

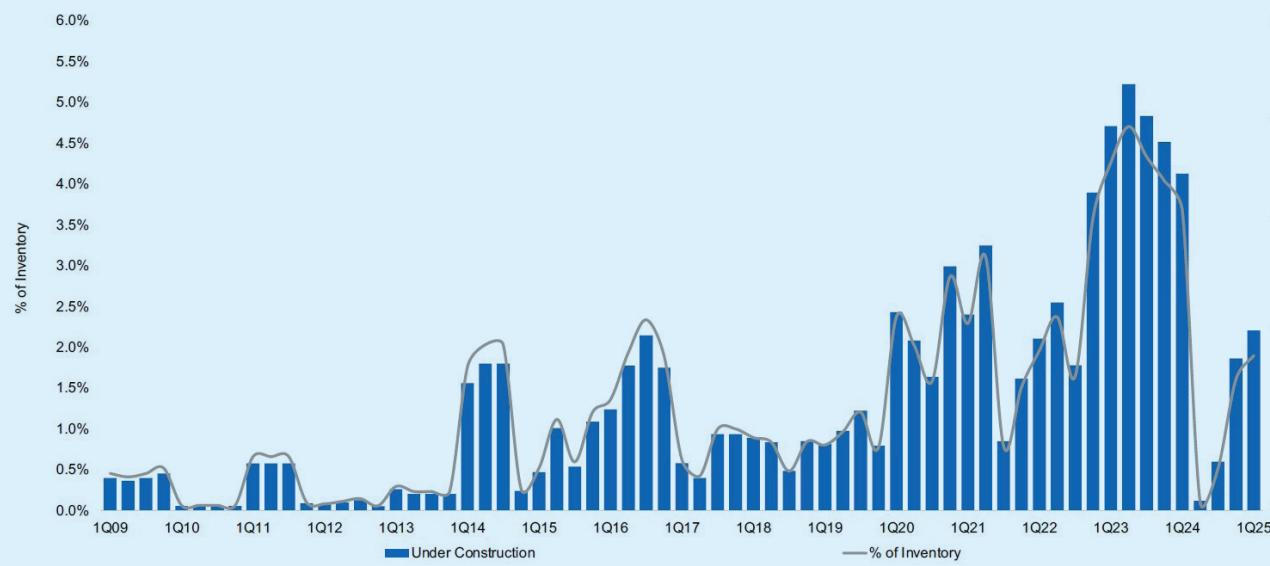
Under Construction
918,900 SF

The Palm Beach County industrial market will see a decline in new supply delivering to the market in the medium term. Vacancy rates are expected to remain elevated over the next few quarters. Asking rents will likely remain elevated but the pace of the increases will flatten over the near term.

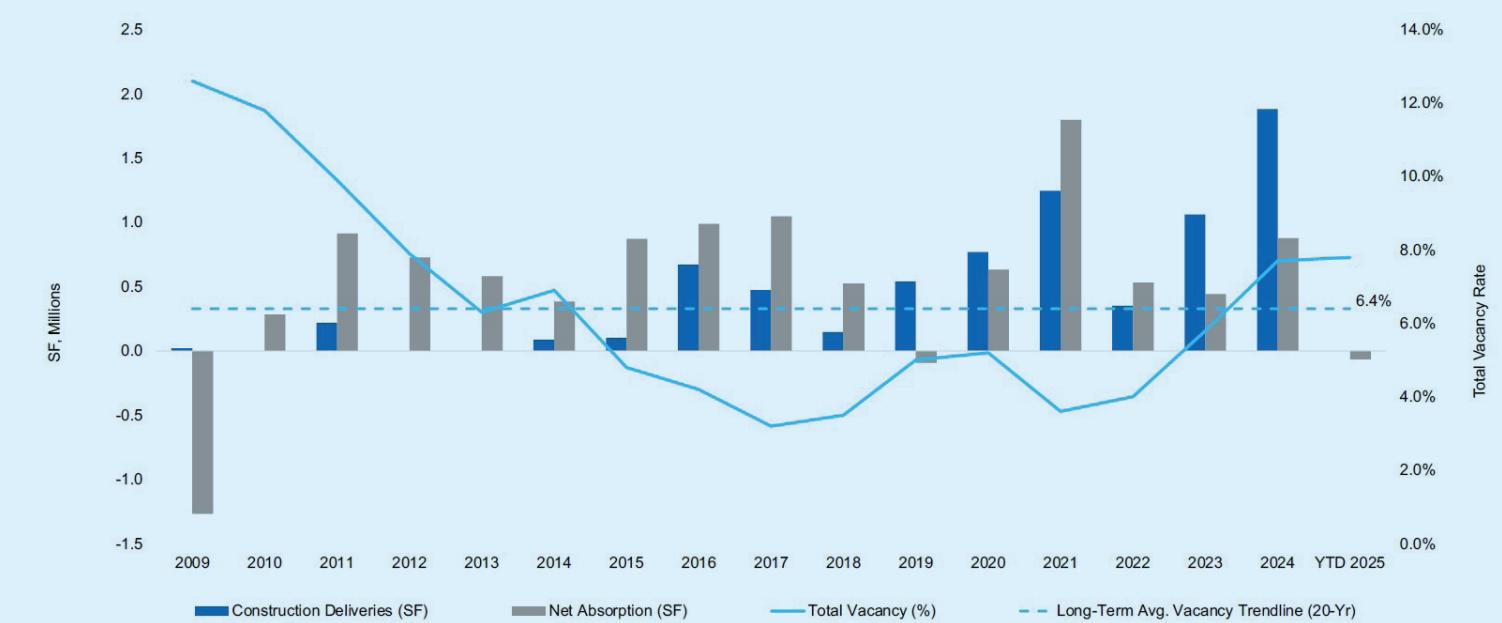
INDUSTRIAL AVERAGE ASKING RENT



INDUSTRIAL UNDER CONSTRUCTION AND % OF INVENTORY



HISTORICAL CONSTRUCTION DELIVERIES, NET ABSORPTION & VACANCY



Source: Newmark Research; CoStar

MEET THE TEAM

Brokerage Services



HAMILTON LONG



ALAN H. LONG

Research



LISA DENIGHT



CHING-TING WANG

Marketing



MARTA SOFI



PENNY EZELL



TEAM BIOS



Hamilton Long

ASSOCIATE

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561-315-8322

AREAS OF SPECIALIZATION:

- **INDUSTRIAL**
- **MEDICAL**
- **OFFICE**

PROFESSIONAL BACKGROUND

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company's South Florida, office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

Hamilton came to Newmark after serving as a Research Analyst Intern for three years, where he was responsible for gathering information from local and regional markets.

PROFESSIONAL RECOGNITIONS/AFFILIATIONS

- Ambassador of The Honda Classic
- Habitat for Humanity

EDUCATION

Hamilton received a Master of Business Administration degree in international business from Florida International University and a Bachelor of Science from the University of Alabama in finance with a minor in real estate.



Alan H. Long

MANAGING DIRECTOR

alan.long@nmrk.com

561-693-9994

20+ Years OF EXPERIENCE

AREAS OF SPECIALIZATION:

- **INDUSTRIAL**
- **MEDICAL**
- **OFFICE**

PROFESSIONAL BACKGROUND

Alan H. Long serves as a managing director with Newmark Brokerage Central Florida, where he focuses on industrial, office, medical and land property dispositions/acquisitions. Mr. Long and his team have represented clients in transactions valued over \$1 billion. His unique skill set has allowed him to assist his clients throughout the entire United States. As an experienced managing director on the Newmark Brokerage/Investment sales team, Mr. Long has extensive relationships with institutional clients, Fortune 500 companies and regional/local firms. He is a top performer within Newmark and an expert in representing sellers and buyers, contract negotiation and real estate development.

PARTIAL LIST OF TRANSACTIONS

- Office/medical, 44,857 SF, Tamarac, FL \$6.4 million
- Office/medical, 33,090 SF, West Palm Beach, \$10.2 million
- Mixed use land transaction: 52 acres, Palm Beach County; \$18 million
- Industrial building sale: 125,000 SF, Windsor, CT; \$10 million
- Land transaction, Singer Island, FL: \$10.5 million
- Office/medical office building sale: 70,000 SF, Palm Beach County; \$9.5 million
- Land transaction, West Palm Beach: \$7.2 million
- Industrial building sale: 225,000 SF, Riviera Beach
- Industrial Lease transaction: 67,000 SF, Broward County
- Industrial building sale: 60,000 SF, Martin County
- Medical building sale: 38,000 SF, \$11 million, Palm Beach Gardens
- Land transaction, sale: 35 Acres, Jupiter; \$12.5 million
- Office building sale: 19,200 SF, Fort Lauderdale; \$2.5 million
- Flex building sale: 15,250 SF, Fort Lauderdale; \$2.0 million

EDUCATION

Mr. Long earned a Master of Business Administration degree in business/managerial economics from Averett University and a Bachelor of Science degree from Virginia Commonwealth University.

240 Jupiter Street

240 JUPITER ST., JUPITER, FL 33458



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NEWMARK

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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