

Flexible Cold Storage Options
2500 SW Kanner Hwy, Stuart, FL

CBRE

A Development by:

KARIS
COLD

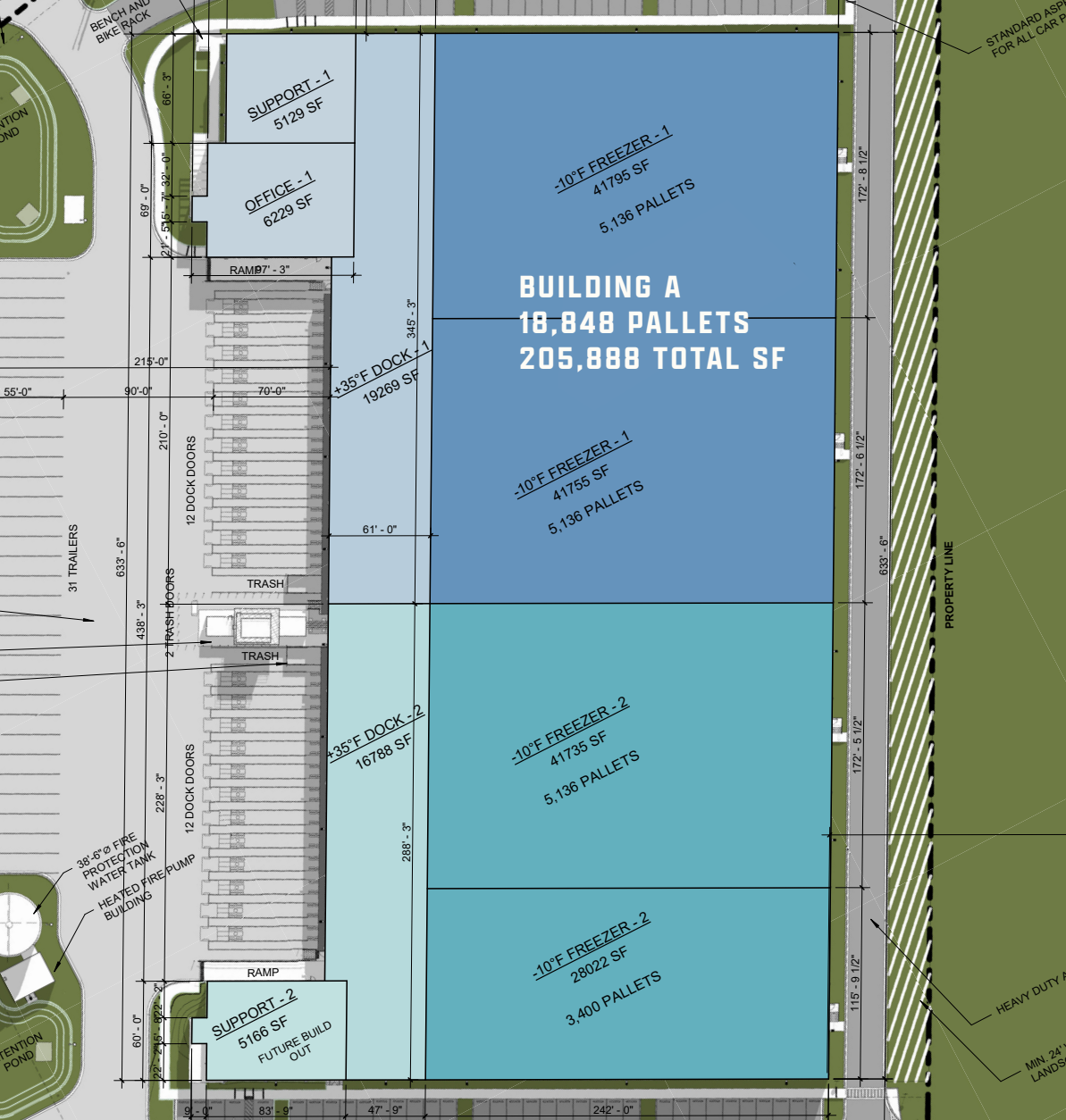
ONPACE
COLD



Jupiter Cold

A TWO BUILDING DEVELOPMENT
EST. DELIVERY: DECEMBER 2024

± 205,888 SF Freezer Building &
± 148,163 SF Cooler Building Available for Lease!

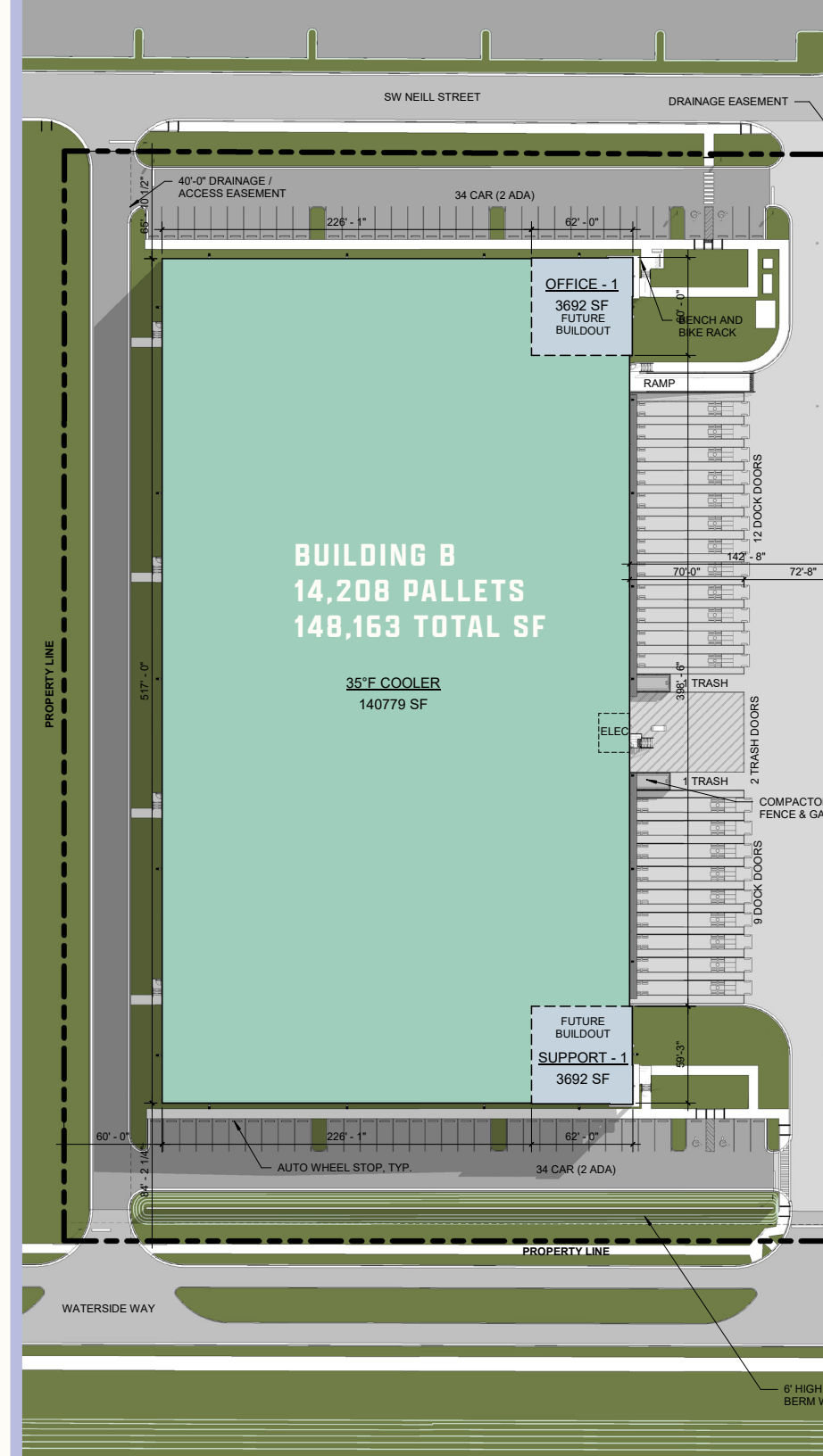


Freezer Property Details

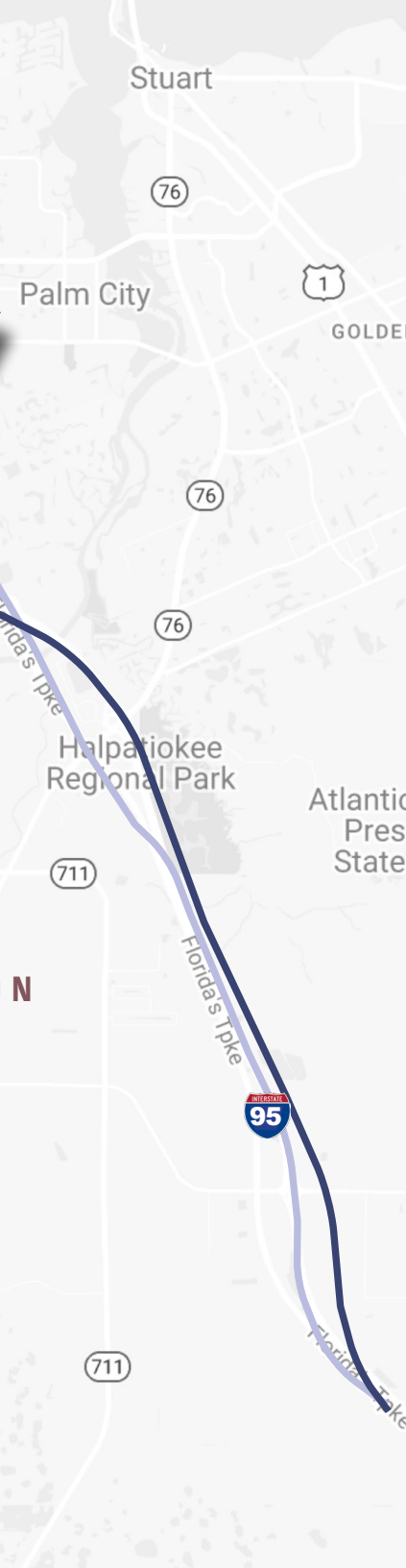
Total SF Available:	+/- 205,888
Divisible:	Yes
Pallet Capability:	+/- 18,848 @ 4H; +/- 23,344 @ 5H
Frozen Storage SF:	153,307 (-10° F)
Cold Dock SF:	36,057 (+/-35° F)
Office SF:	6,229 SF & 5,166 SF
Clear Height:	35' in cold storage; 22'6" in cold dock
No of Dock Doors:	24 DH (10' x 10'); plus two trash doors (8' x 8')
Dock Equipment:	24 vertical levelers, dok-loks and shelters
No of Drive in Doors:	2 DI (10' x 16')
Freezer Doors:	8 bi-part doors (8' 6" x 16'), plus 2 high speed roll up doors (6' x 16')
Car Parking:	103
Trailer Parking:	31
Warehouse Lighting:	LED on motion sensors
Slab on Grade:	5" - 8" concrete slab; glycol under floor heating in freezers extended minimum 5' into dock
Roof:	60 mil, white TPO. Freezer insulation R-50, Cold Dock insulation R-34.8.
Refrigeration:	Packaged low charge ammonia with mini penthouse units located on dock roof. Designed for less than 8,000 lbs ammonia. Complete control system w/ remote monitoring
Electrical:	two 2,000 amp services
Sprinkler:	Quell system in freezer; dry pipe in cold dock, wet system in office

Cooler Property Details

Total SF Available:	148,163
Divisible:	Yes
Pallet Capability:	+/- 14,208 @ 4H; +/- 17,568 @ 5H
Cooler Storage SF:	140,779 (+/-40°F)
Office SF:	3,692
Clear Height:	35'
No. Of Dock Doors	21 DH (10' x 10'); plus two trash doors (8' x 8')
Dock Equipment	21 Kelley vertical levelers, dok-loks and shelters
No. Of Drive-In Doors	1 DI (10' x 16')
Car Parking	68
Warehouse Lighting	LED on motion sensors
Slab on Grade	5"-8"; 4,000 PSI
Roof	60 mil, white TPO. Convertible cooler area R-50 insulation
Refrigeration	Four (4) ALTA convertible Expert units (accommodating future divisions). Complete control system w/ remote monitoring
Electrical	3,500 amp service
Sprinkler	Quell system in cooler; dry pipe in other areas



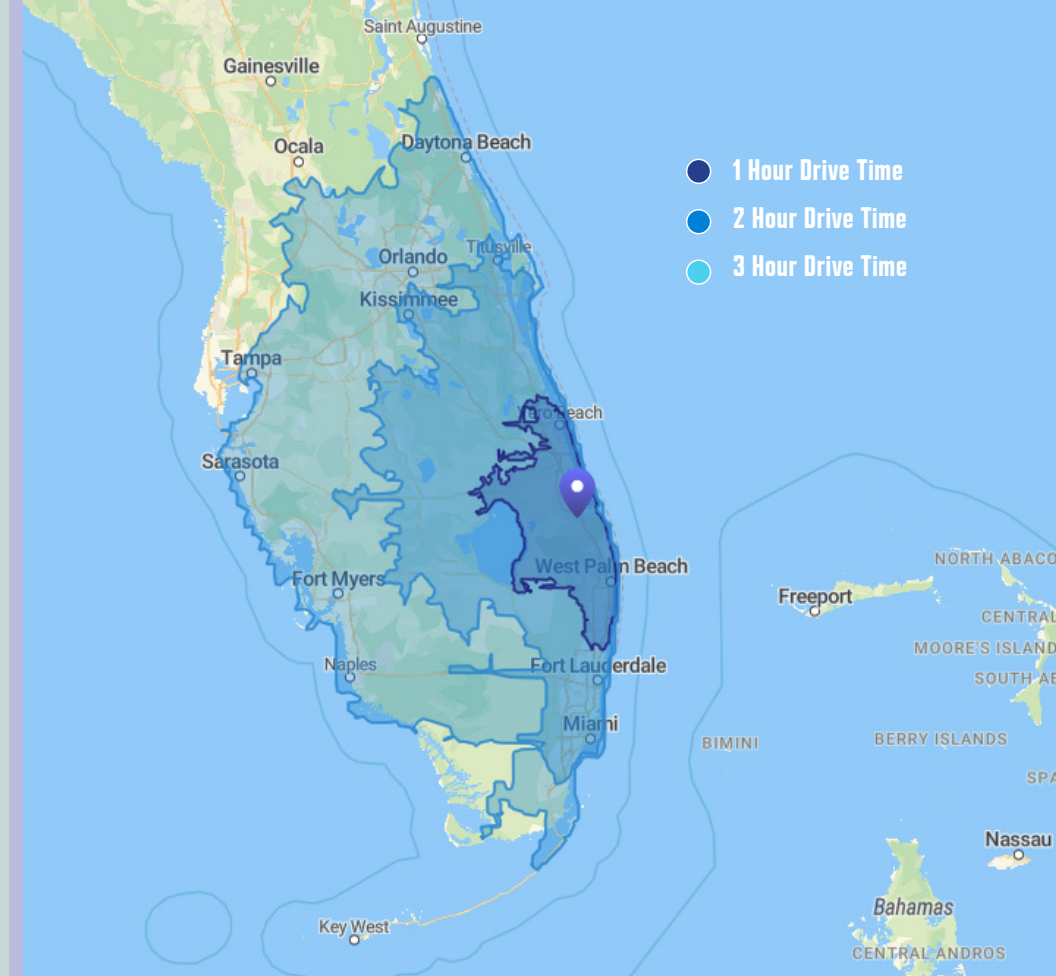
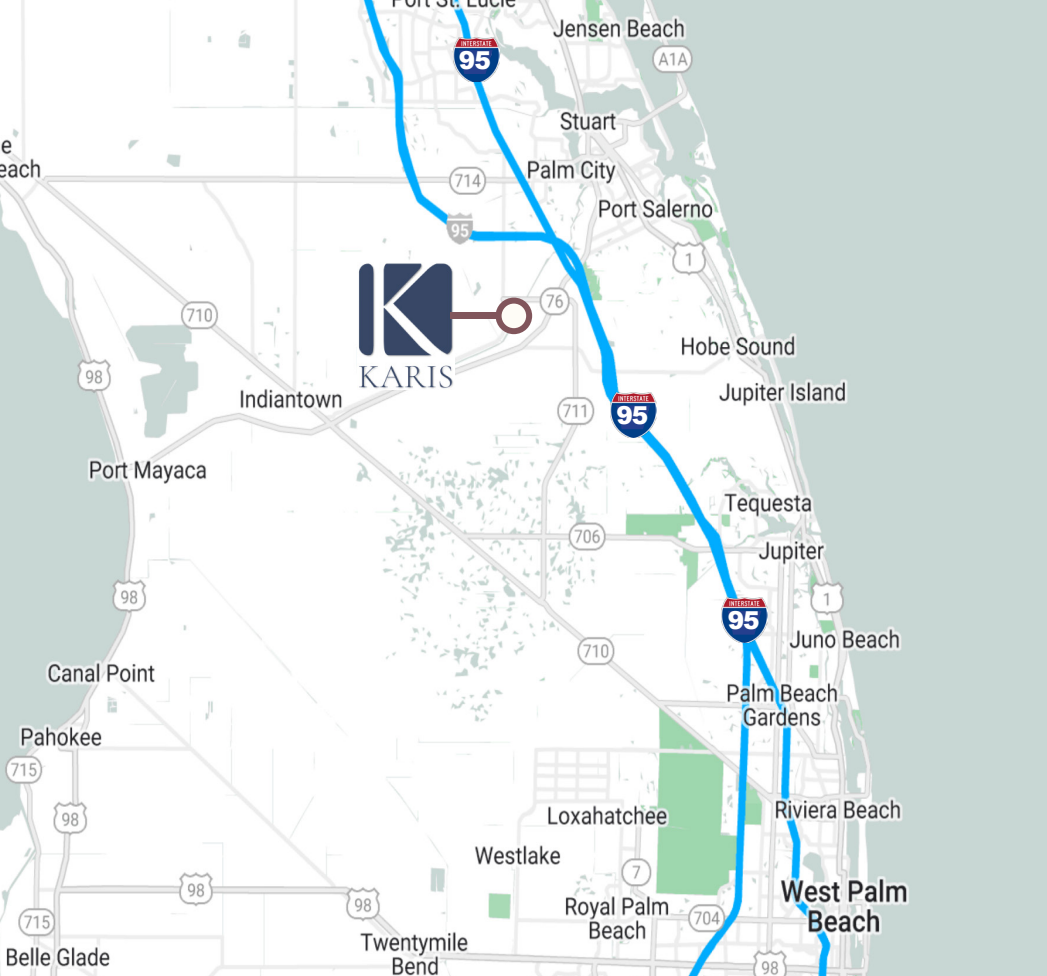
Site Plan



- + 4 MINUTES TO I-95
- + 7 MINUTES TO FLORIDA TURNPIKE



Progress Photos



Jupiter Cold is proximate to the region’s major transportation infrastructure, and strategically located between Orlando and Miami, providing access to Florida’s major population hubs!

Excellent Connectivity

Points of Interest	Time	Miles
I-95	5 min	<1.5
Florida Turnpike	10 min	5
West Palm Beach Airport	30 min	35
Fort Pierce Airport	45 min	35
Fort Lauderdale Airport	1 hr 15 min	75
Miami Airport	1 hr 40 min	100
Orlando Airport	2.0 hrs	130



CBRE

A Development by:

KARIS
COLD

ONPACE
COLD



Jupiter Cold

+ ROBERT SMITH

Robert.c.smith@cbre.com
561.707.5558

+ KIRK NELSON

Kirk.nelson@cbre.com
561.716.9936

+ TURNER WISEHART

Turner.Wisehart@onpacepartners.com
770.654.4334

+ STEPHEN BRIDGES

Stephen@onpacepartners.com
404.909.1560

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_February2024