



HUGE PRICE IMPROVEMENT

AVAILABLE IMMEDIATELY!

15,504 SF Industrial Building

Fully A/C With Office

High Visibility Location

18' Clear Height

Asking \$17.50/ SF NNN

ASKING: \$17.50/ SF NNN

**1125 53rd Ct North,
West Palm Beach, FL
33407**

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SECTION I

Property Summary





Property Summary

Industrial:	Fully A/C
Building SF:	15,504 +/- SF Corner
Floors:	One
Lots:	32 & 33
Lot Size:	22,272 +/- SF
Building:	CBS
Year Built:	1965
Ceiling Height:	18' Clear
Power:	220
Zoning:	I - Industrial by the Town of Magnolia Park
Land Use:	I - Industrial by the Town of Magnolia Park
Parcel:	44-43-43-05-22-0000-0320
Price:	\$17.50/ SF NNN

Property Overview

Transworld Commercial Real Estate & Transworld Business Advisors are pleased to represent ownership in offering for lease the 15,504 square foot one story air-conditioned Industrial Building located at 1125 53rd Court N, Lots # 32 & 33 in the Australian Business Park in the Town of Mangonia Park in Palm Beach County, Florida. Mangonia Park is mostly industrial and commercial with 2,200 +/- residents. The property has good visibility off Australian Avenue, the major north/south artery in the area and 53rd Street N; 45th Street is a short drive to the south and the major roadway east and west road that connects to I-95 for travel north and south. The property is comprised of a 15,504 square foot one story fully A/C building with 18' clear height built in 1965 on a 22,272 square foot corner lot. The property has Zoning & future land use of I Industrial District by the Town of Mangonia Park with multiple industrial and commercial uses. There is an office in front of approximately 1,000 square feet with a bathroom, hurricane impact windows, sprinklers and a safe. There are several large open areas with 18' clear height, 220 power, a second bathroom, an electric overhead door, six roll-up doors, a ramp and a covered raised loading area of 1,400 +/- SF. The site is level and street grade. Industrial buildings such as this are very tough to find in the market today. The owner would like to sign a long-term lease for the property at \$20/ square foot NNN monthly.

Location Overview

The Town of Mangonia Park is located within the West Palm Beach sub-market in Palm Beach County which is situated in the southeastern portion of the State of Florida and is the most northern County of what is commonly referred to as the South Florida Gold Coast which consists of Palm Beach County to the north, Broward County in the center and Miami-Dade County to the south. Formed in 1909, it is the largest County in the State with a total area of 2,386.33 +/- square miles. The County has 38 municipalities with an estimated population of over 1,500,000 residents and is the third most populous County in the State of Florida. West Palm Beach is the largest City and County Seat with an incorporated population of over 125,000 +/- residents and an unincorporated population of 250,000 +/- residents. Top private employers include Palm Beach County Schools, Palm Beach County Government, Tenet Healthcare, HCA Hospital Corporation of America, FPL, Florida Atlantic University, The Breakers Hotel, Office Depot, Columbia Hospital and St. Mary's Medical Center. Palm Beach County boasts many amenities including 67 parks and recreational facilities, many with fishing, water sports and beaches as well as 28 nature areas that encompass over 28,000 acres. With more than 150 public and private golf courses, Palm Beach County is often referred to as "The Golf Capital of the World™". Polo, the Sport of Kings, also calls Palm Beach County home. Polo tournaments such as the World Cup bring large crowds and celebrities from all over the world into Palm Beach County via Palm Beach County International Airport, Palm Beach County Park Airport, the Port of Palm Beach or Fort Lauderdale-Hollywood International Airport, approximately 40 miles to the south.



Property Description

This 15,504 square foot Industrial building has great exposure off of Australian Avenue within the Australian Business Park. With over 23,000 cars passing by daily, the property is a short drive west to 45th Street for travel north and south on I-95. Ownership is willing to sign a long-term lease with permitted uses as follows:

“I” – Industrial District Permitted Uses Mangonia Park

1. Garages—(Automobile/boat) painting and repair.
2. Contractors—Office and warehouse.
3. Distribution centers.
4. Electrical and fix-it shops.
5. Lumber yards.
6. Light manufacturing; processing, repairing, assembly plants, foundries, machine shops and factories.
7. Metal workers.
8. Print shops.
9. Television and radio stations.
10. Towing—Auto and truck with or without storage.
11. Transfer company—General hauling and freight.
12. Warehouses.
13. Retail stores in conjunction with manufacturing.
14. Adult entertainment facilities.
15. Technical, trade or vocational school.
16. Laundry and dry-cleaning drop-off facility.

SECTION II

Photos



PROPERTY PHOTOS

1125 53rd Ct N

1125 53rd Court North | West Palm Beach, FL 33407

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PROPERTY PHOTOS

1125 53rd Ct N
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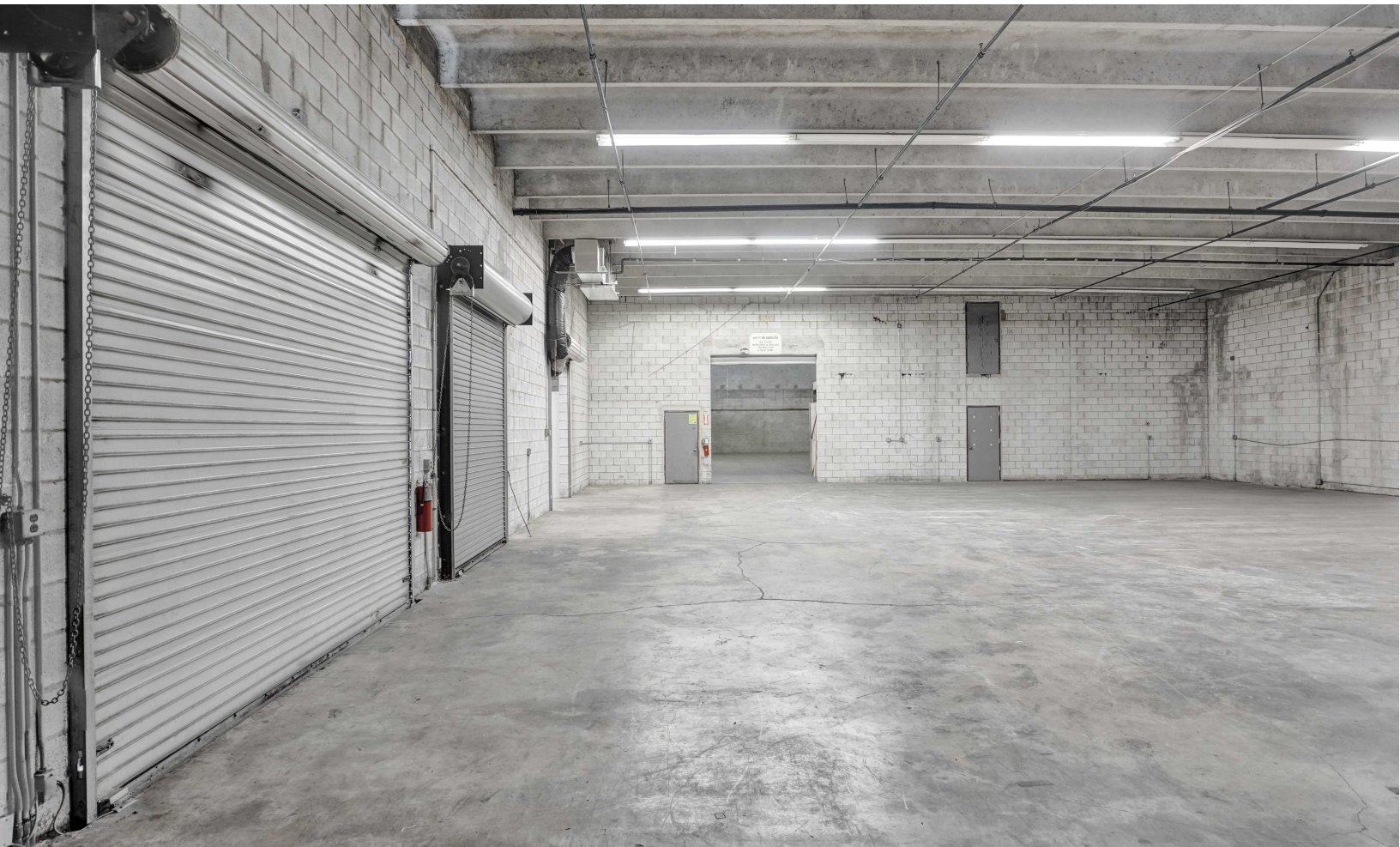


PROPERTY PHOTOS

1125 53rd Ct N

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09



PROPERTY PHOTOS

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SECTION III

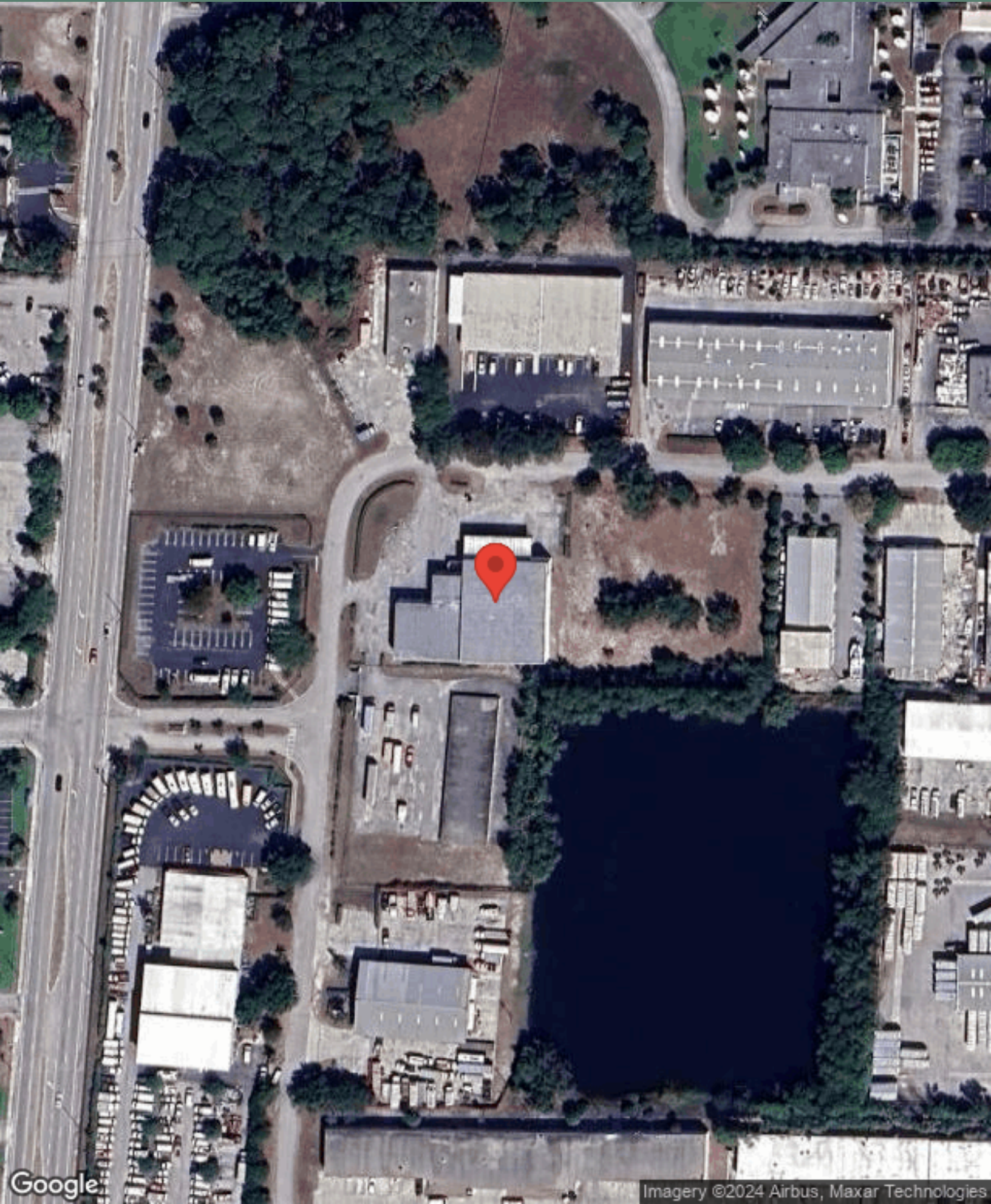
Maps / Demographics



AERIAL MAP

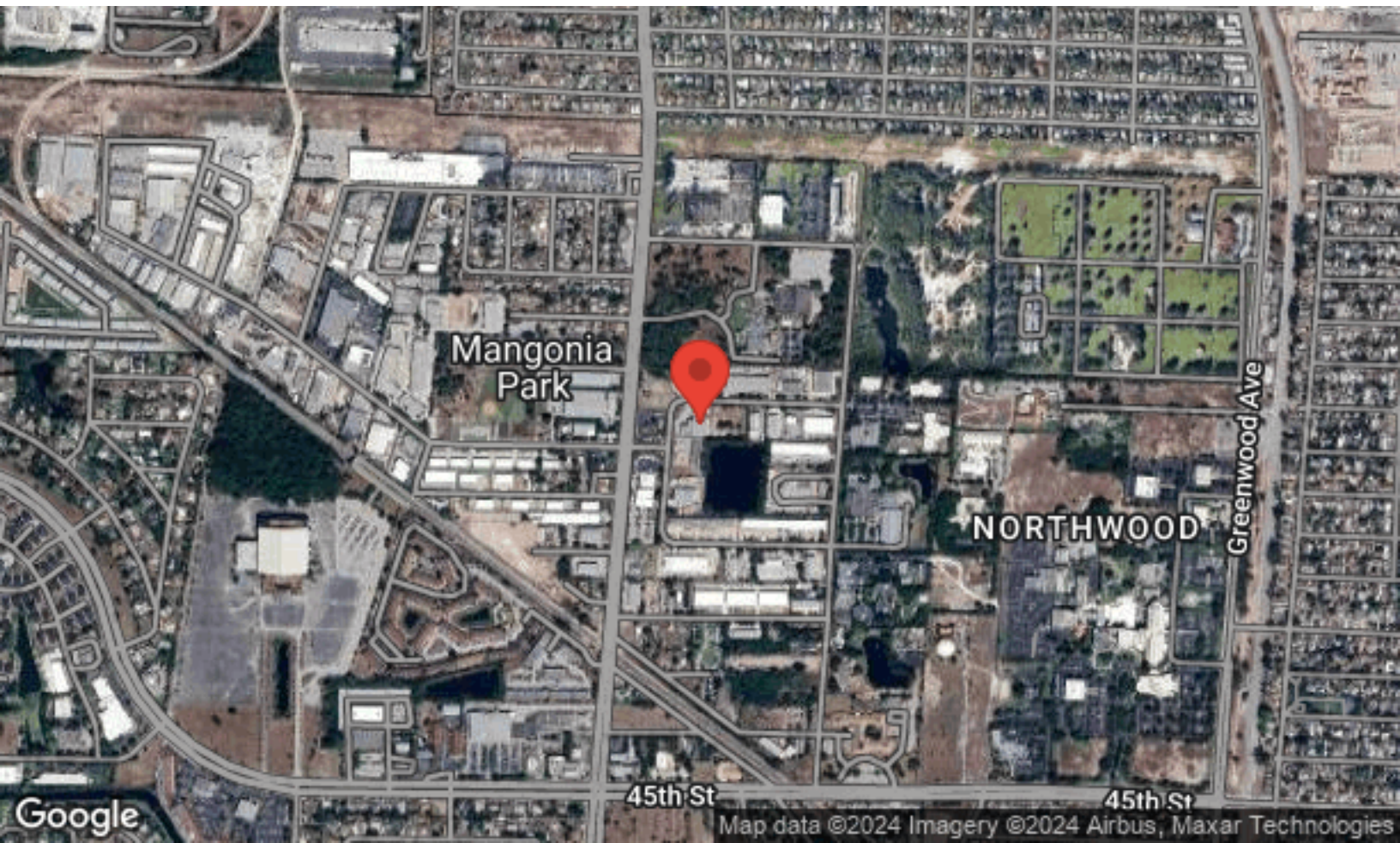
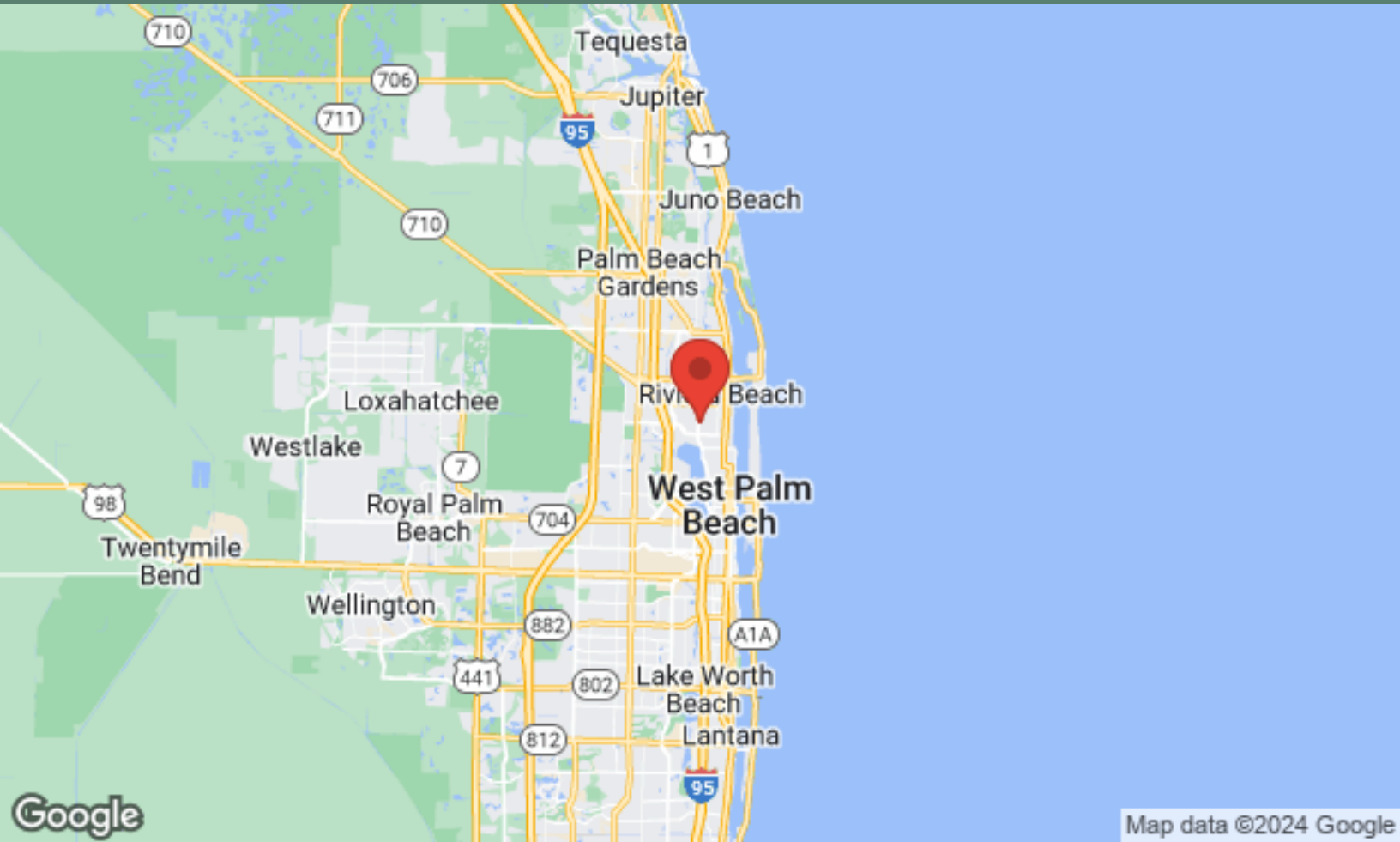
1125 53rd Ct N

1125 53rd Court North | West Palm Beach, FL 33407



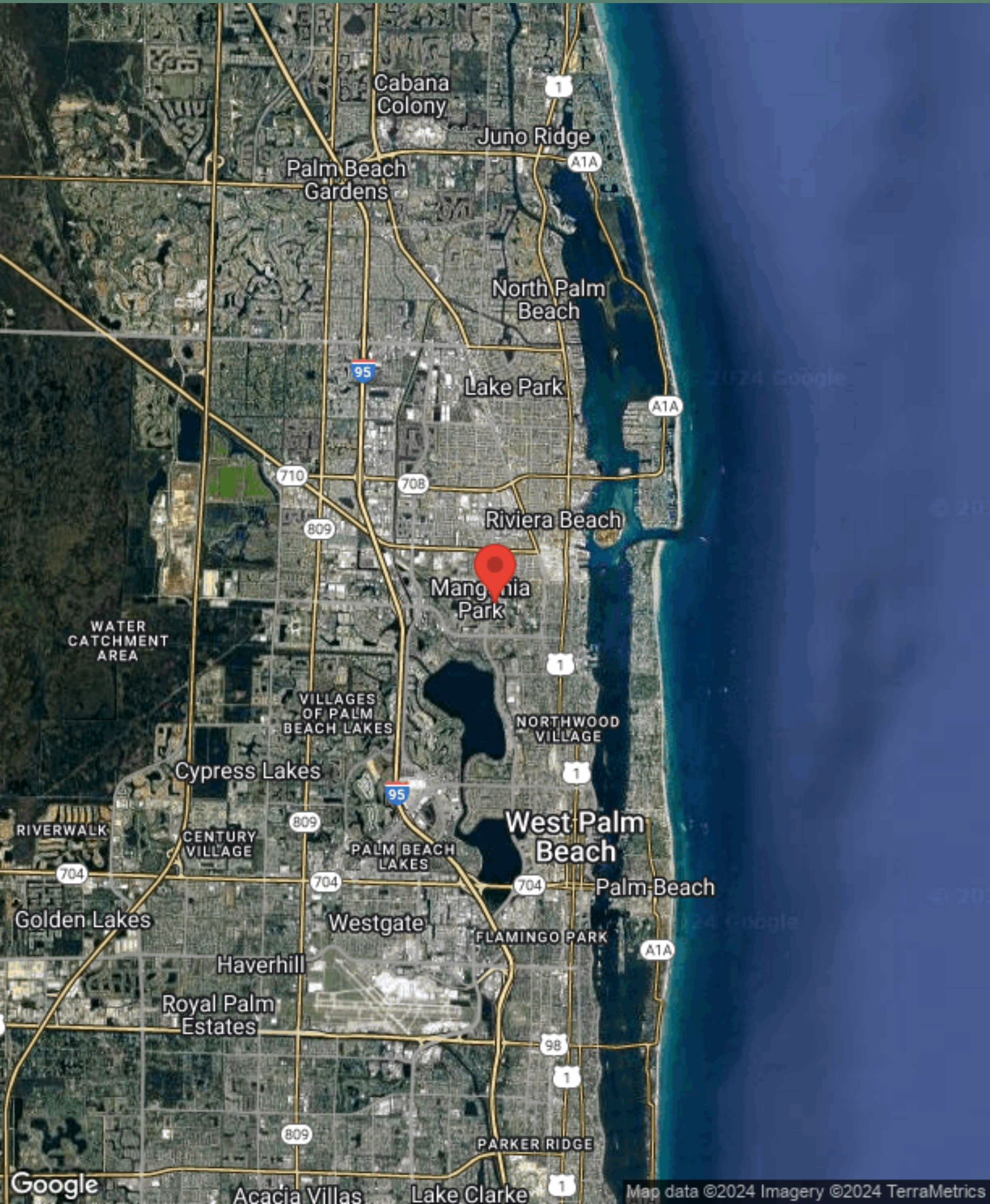
LOCATION MAPS

1125 53rd Ct N
1125 53rd Court North | West Palm Beach, FL 33407



REGIONAL MAP

1125 53rd Ct N
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Households

	2 mile	5 mile	10 mile
2010 Households	14,469	75,924	185,828
2022 Households	16,456	83,371	208,740
2027 Household Projection	17,298	87,196	219,043
Annual Growth 2010-2022	0.7%	0.2%	0.3%
Annual Growth 2022-2027	1.0%	0.9%	1.0%
Owner Occupied Households	9,112	46,626	134,676
Renter Occupied Households	8,186	40,570	84,368
Avg Household Size	2.6	2.3	2.4
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$395M	\$2.2B	\$6.2B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$63,344	\$78,592	\$87,991
Median Household Income	\$43,833	\$54,038	\$60,248
< \$25,000	4,683	17,878	39,389
\$25,000 - 50,000	4,473	20,850	47,578
\$50,000 - 75,000	2,579	14,420	35,923
\$75,000 - 100,000	2,023	9,545	24,842
\$100,000 - 125,000	1,015	7,397	18,920
\$125,000 - 150,000	402	3,871	11,607
\$150,000 - 200,000	665	3,521	11,248
\$200,000+	617	5,889	19,232

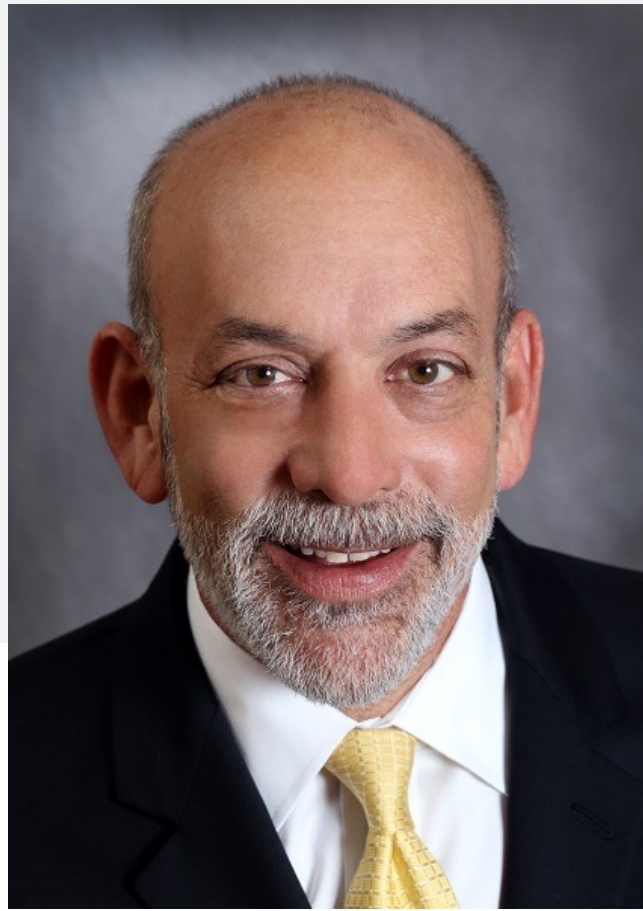
SECTION IV

Broker Profile



CONTACT INFORMATION

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For More Information Contact:

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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 1125 53rd Court North, West Palm Beach, FL 33407, (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a Florida limited liability Company broker. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information, which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR RANDY BRING & PLEASE DO NOT DISTURB THE TENANTS.