· APEX LOGISTICS PARK AT -----



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

Altman



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

FOR LEASE | PHASE I

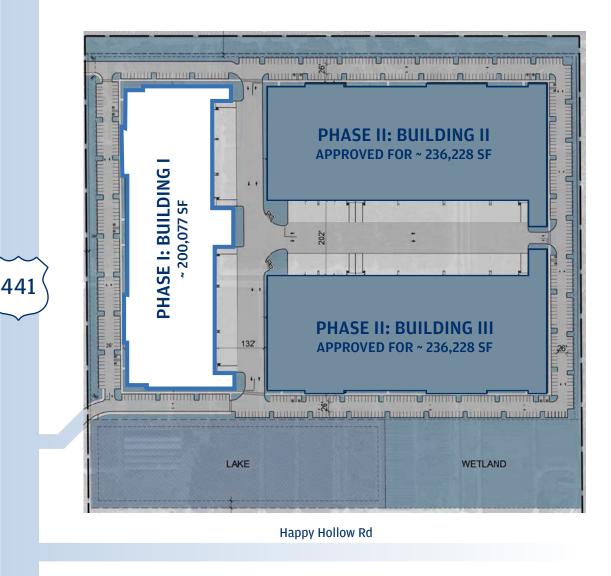


Property Highlights: Phase I

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



PHASE I: COMING 2025

PHASE II: COMING 2026



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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Highly-Amenitized Location





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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