· 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

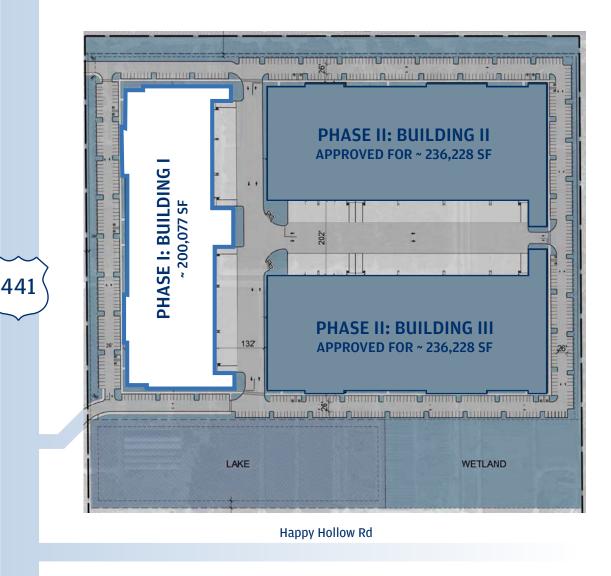


#### **Property Highlights: Phase I**

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** 



— APEX LOGISTICS PARK AT —



Altman -

## **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

# — APEX LOGISTICS PARK AT — DELRAY — ØAltman —

#### For More Information, Contact:

CHRISTOPHER THOMSON, SIOR Vice Chairman +1 561 227 2019 christopher.thomson@cushwake.com MATTHEW G. MCALLISTER, SIOR Managing Director +1 561 901 5216 matthew.mcallister@cushwake.com

225 NE Mizner Boulevard, Suite 300, Boca Raton, FL 33432 | +1 561 227 2020

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is Strictly confidential. This information has been obtained from sources believed to be reliable but has Not been verified. No warranty or representation, express or implied, is made as to the condition of the Property (or properties) referenced herein or as to the accuracy or completeness of the information Contained herein, and same is submitted subject to errors, omissions, change of price, rental or other Conditions, withdrawal without notice, and to any special listing conditions imposed by the property Owner(s). Any projections, opinions, or estimates are subject to uncertainty and do not signify current Or future property performance.