

# TURNPIKE LOGISTICS CENTER

West Palm Beach, FL

EXCELLENT LOCATION | TREMENDOUS VISIBILITY



FOR LEASE

±55,694 SF  
Available

NEW CONSTRUCTION  
INDUSTRIAL BUILDING

## TURNPIKE LOGISTICS CENTER

### PROPERTY HIGHLIGHTS

- » Available for Immediate Occupancy
- » Space Available: ±55,694 Square Feet
- » Brand New Class A Industrial Development
- » Prime Location with ±2,000 ft of frontage on Florida's Turnpike
- » Direct on-ramp access to Florida's Turnpike as well as close proximity to multiple I-95 interchanges
- » ±317,499 SF on ±29.5 Acres

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**CBRE**

**Dalfen**  
INDUSTRIAL

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## BUILDING SPECIFICATIONS



Total Building SF:  
± 317,499 SF built to suit



Loading:  
Dock and ramp loading



Building Footprints:  
Building 1 - ±124,479 SF (**FULLY LEASED**)  
Building 2 - ±193,020 SF Total



Clear Height:  
32'



Building Safety:  
ESFR Fire Sprinklers  
Hurricane Impact Glass



Column Spacing:  
53'4" x 42'



Building Construction:  
Tilt-Wall Concrete Construction



Car Parking:  
Building 1 - 163 Spaces  
Building 2 - 252 Spaces

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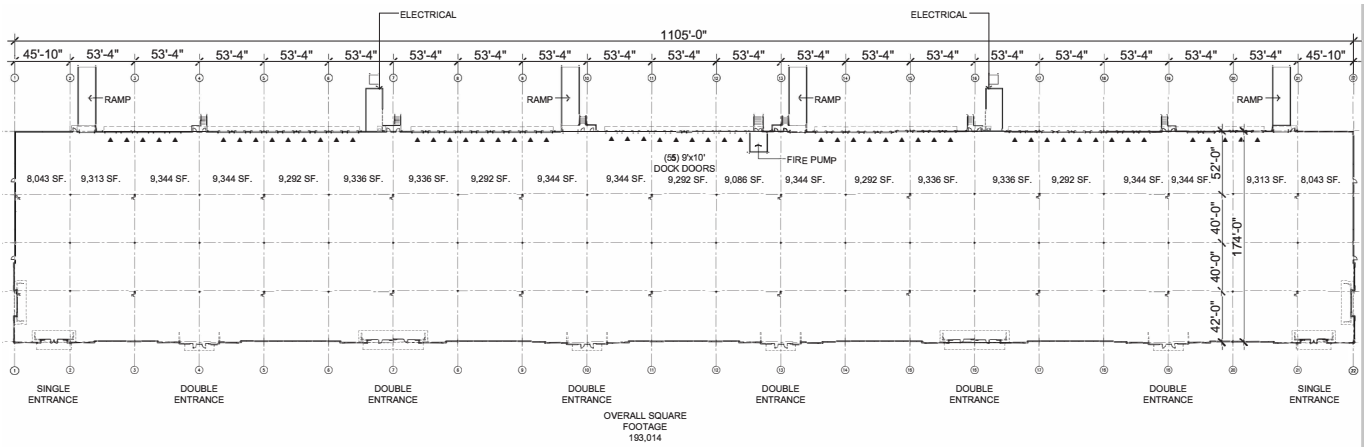
**Dalfen**  
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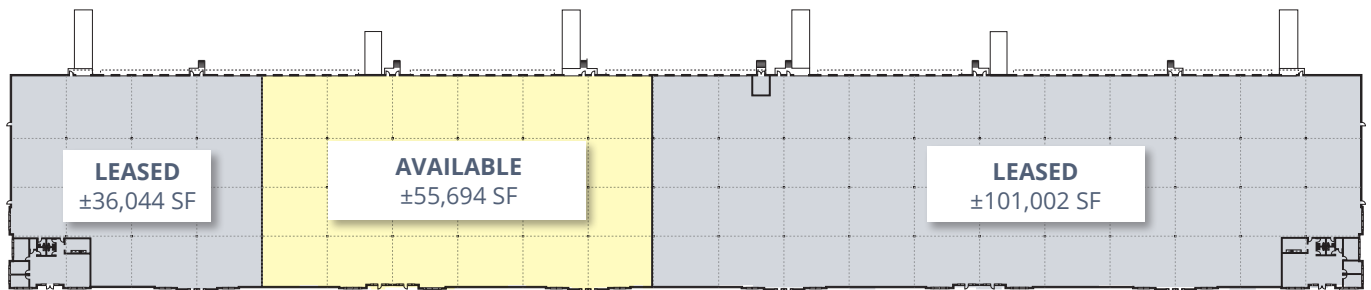
# OVERHEAD AERIAL



## BUILDING 2 FLOOR PLANS



## CURRENT LAYOUT



# LOCATIONAL AERIAL

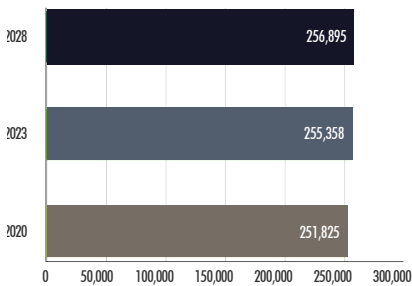


## DEMOGRAPHICS

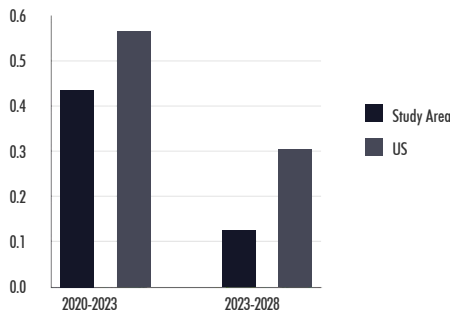
### 5-MILE RADIUS DEMOGRAPHICS

#### POPULATION

POPULATION BY YEAR



#### GROWTH

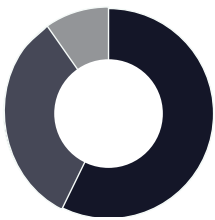


#### INCOME

**\$58,084**  
MEDIAN HOUSEHOLD INCOME

**\$32,494**  
PER CAPITA INCOME

#### EDUCATION



- Master's/Professional/Doctorate - 10.5%
- Bachelor's - 20.5%
- Other - 69.0%

#### EMPLOYMENT

**97,872** EMPLOYEES

**11,178** BUSINESSES

**5.5%** RESIDENTIAL UNEMPLOYMENT RATE

#### HOME OWNERSHIP

**57.1%**  
OWNER-OCCUPIED UNITS

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