

# WESTLAKE COMMERCE CENTER

Westlake, Florida 33470

WESTLAKE'S NEWEST **CLASS A** OFFICE/WAREHOUSE DEVELOPMENT IN PALM BEACH COUNTY'S NEWEST, NICEST, AND FASTEST GROWING AFFORDABLE WESTERN COMMUNITY



WESTLAKE COMMERCE CENTER  
4851 Seminole Pratt Whitney Road

## PROPERTY HIGHLIGHTS

- » Proposed Brand New Class A Industrial Development
- » Excellent Access to Palm Beach County's Only East/West Expressway.
- » Westlake is the #1 Top Selling Community in South Florida in its Price Range
- » Seminole Pratt & Whitney Road Traffic has Surged with Projections over 70,000 Vehicle Drive By Per Day
- » Excellent Proximity to Quality Labor Force
- » Proximity to Every Necessary Amenity

±17.4 Acres of  
Light Industrial  
Land

Available for Build to  
Suit For Sale or Lease  
From +/-80,000 sf to  
+/ -275,000 sf

**SALE PRICE - CALL FOR DETAILS**  
**LEASE RATE - CALL FOR DETAILS**

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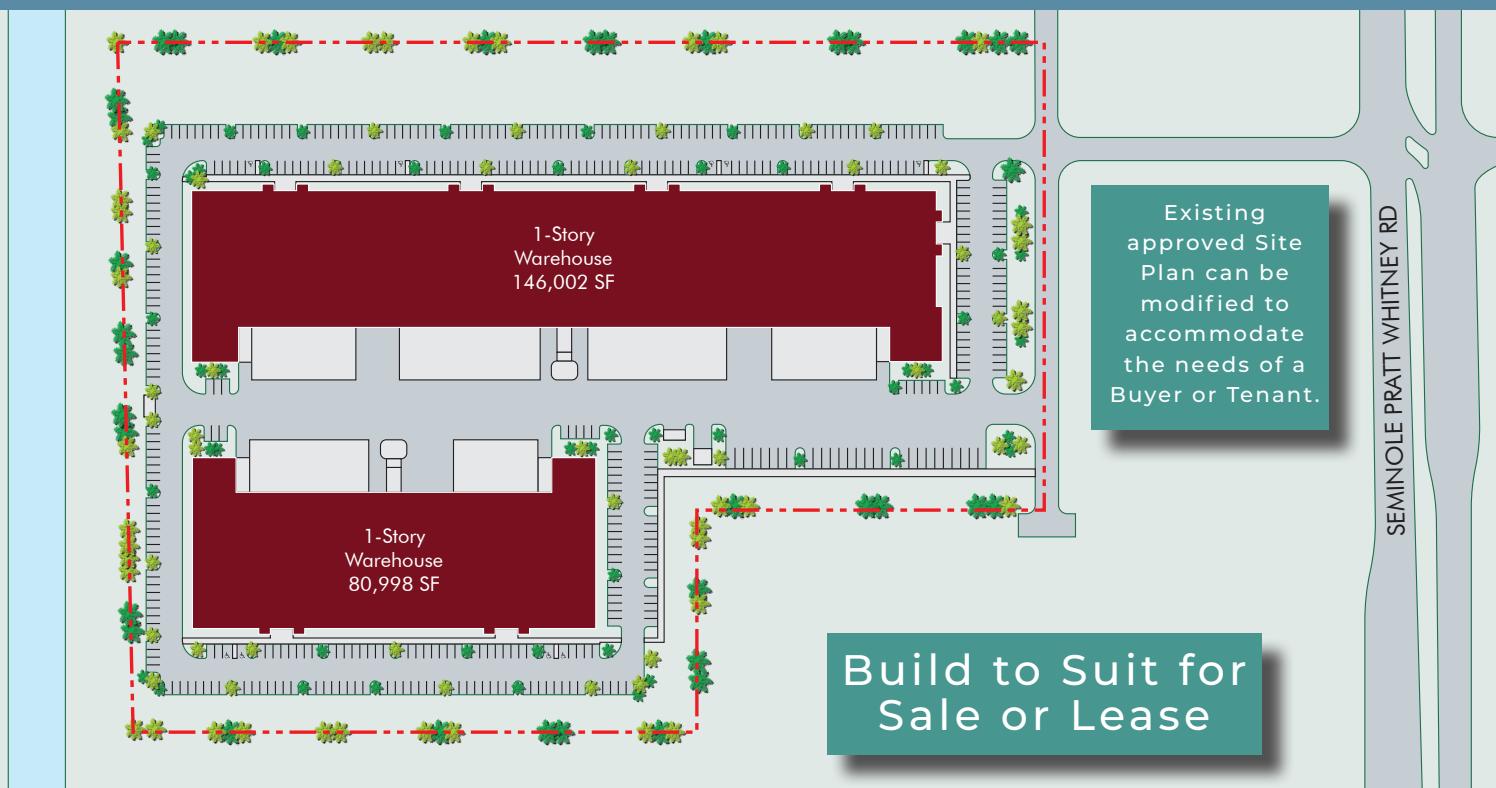
**CBRE**

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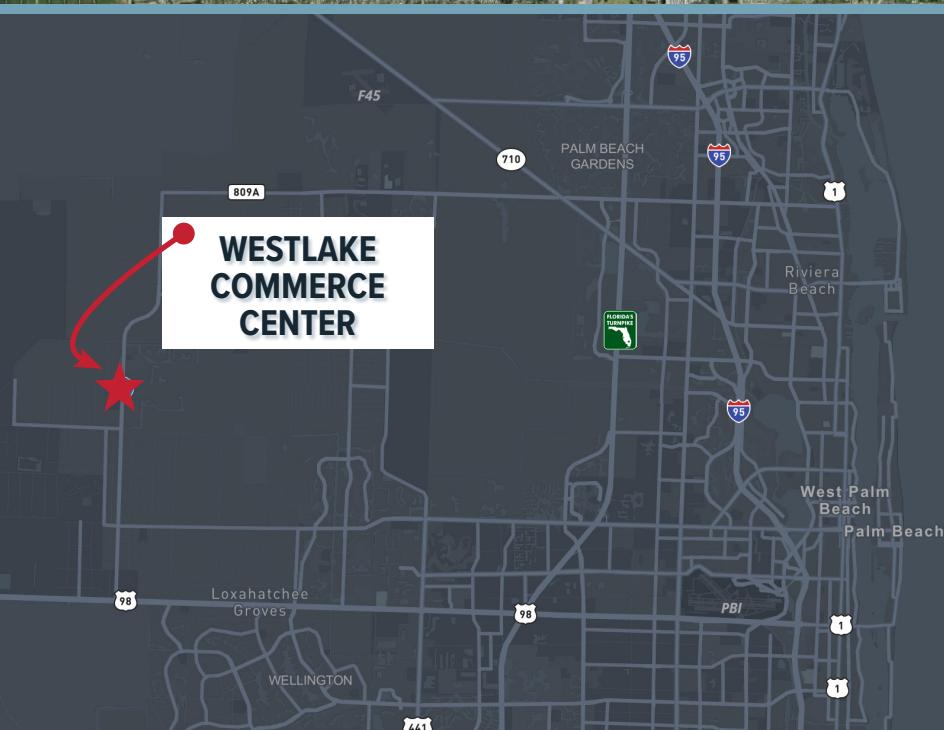
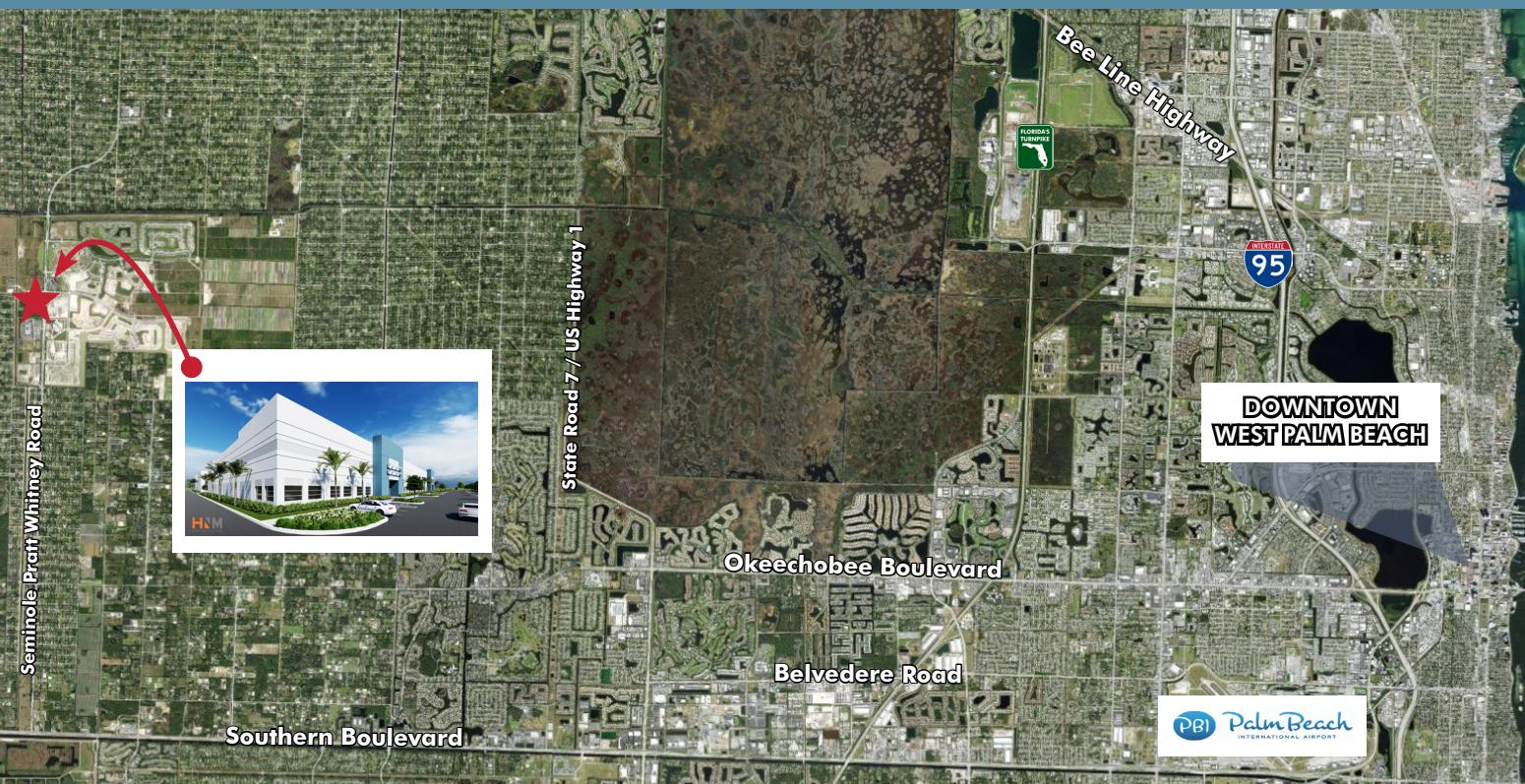
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## SITE PLAN PERMIT APPROVED



# LOCATIONAL AERIAL



## DRIVE DISTANCES

14.4 Miles to	
19.6 Miles to	
19.8 Miles to	
21.9 Miles to	
24.6 Miles to	Downtown Palm Beach
59.7 Miles to	Downtown Fort Lauderdale
64.5 Miles to	

## LEASING BY:

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## DEVELOPED BY:

Mitchell Property Realty, Inc.

RIDGELINE  
PROPERTY GROUP  
Integrity | Experience | Performance