

PALM BEACH COUNTY

New Class 'A' Distribution Warehouse

For Lease

JAMES BUSINESS PARK

17035 Persimmon Blvd West
Westlake, Florida 33470



Up to **43,426 SF** Contiguous Space

NOW Available For Lease



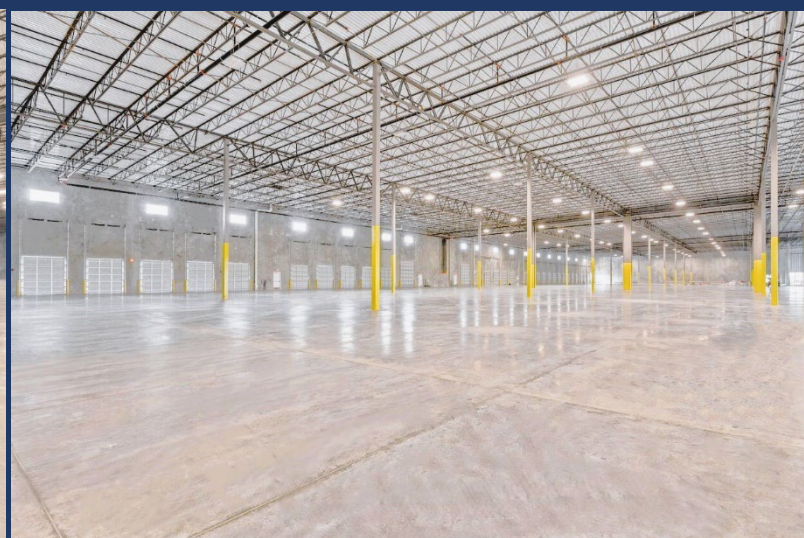
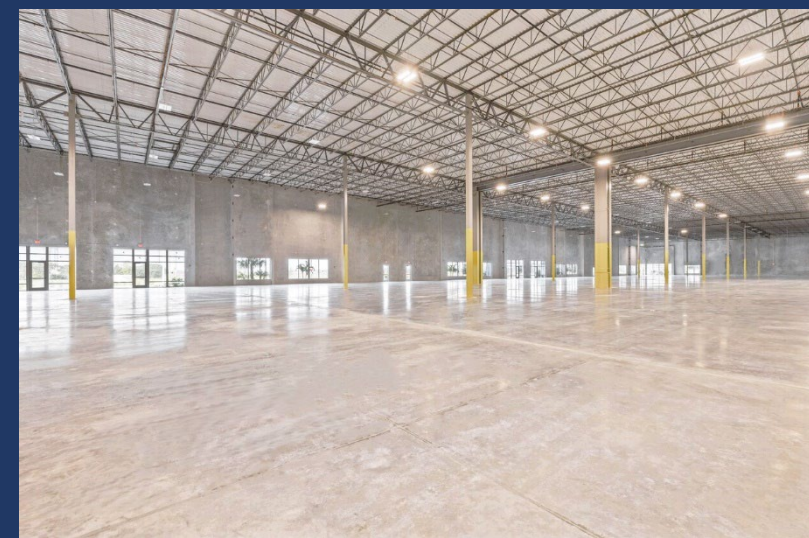
**NEW
BUILD**

Dock High & Grade Level Loading





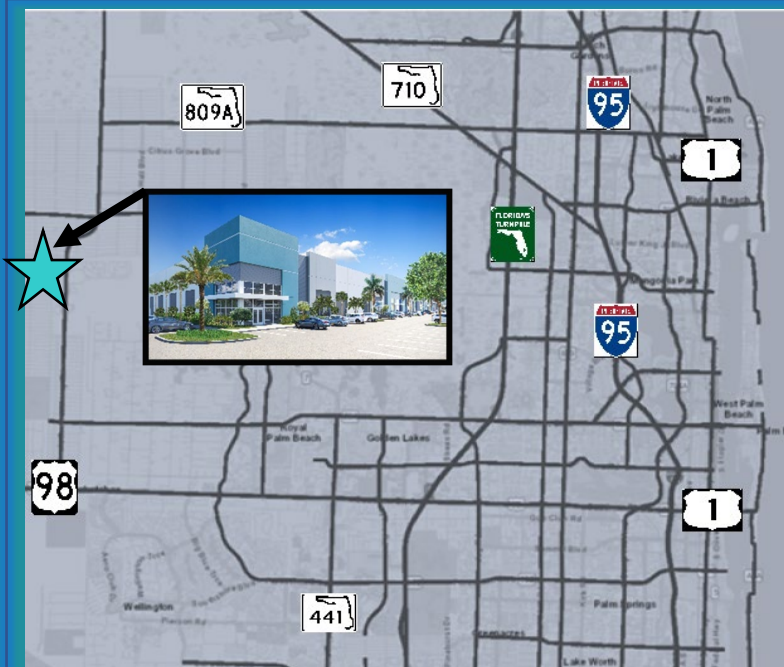
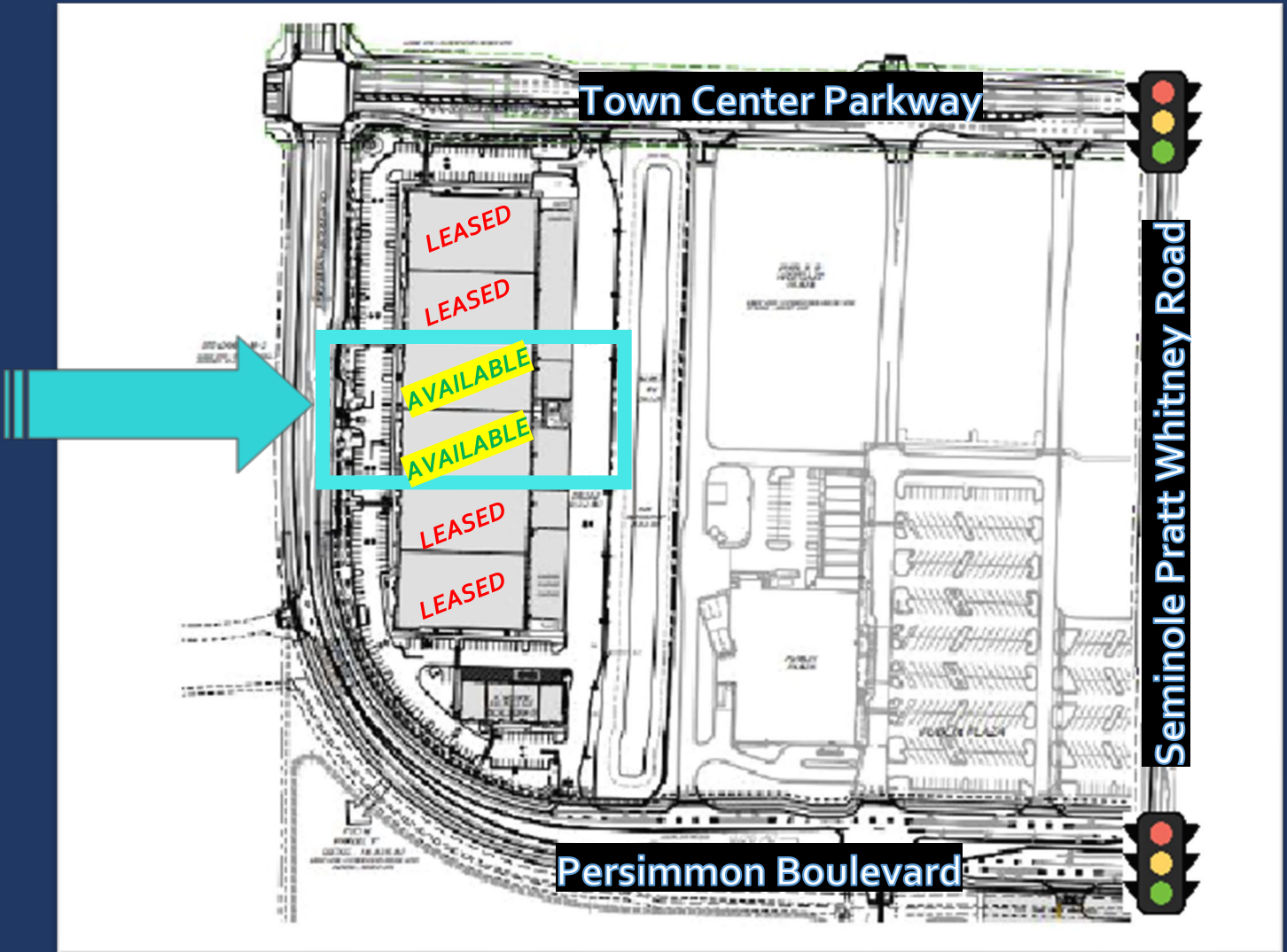
**Prime
Proximity to
Quality Labor
Force**



**Safe & Secure
Location in the
Center of
Palm Beach County's
Newest City!**



Site Plan



4.7 Miles to ----- 

4.9 Miles to ----- 

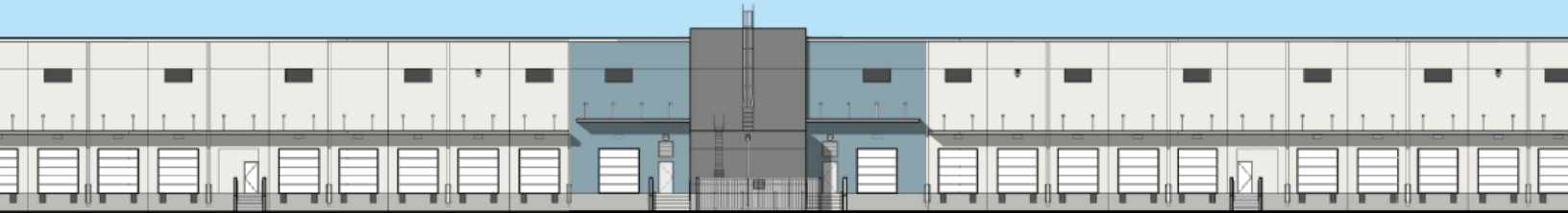
11.5 Miles to ----- 

13.6 Miles to ----- 

14.1 Miles to ----- 

18.2 Miles to ----- 

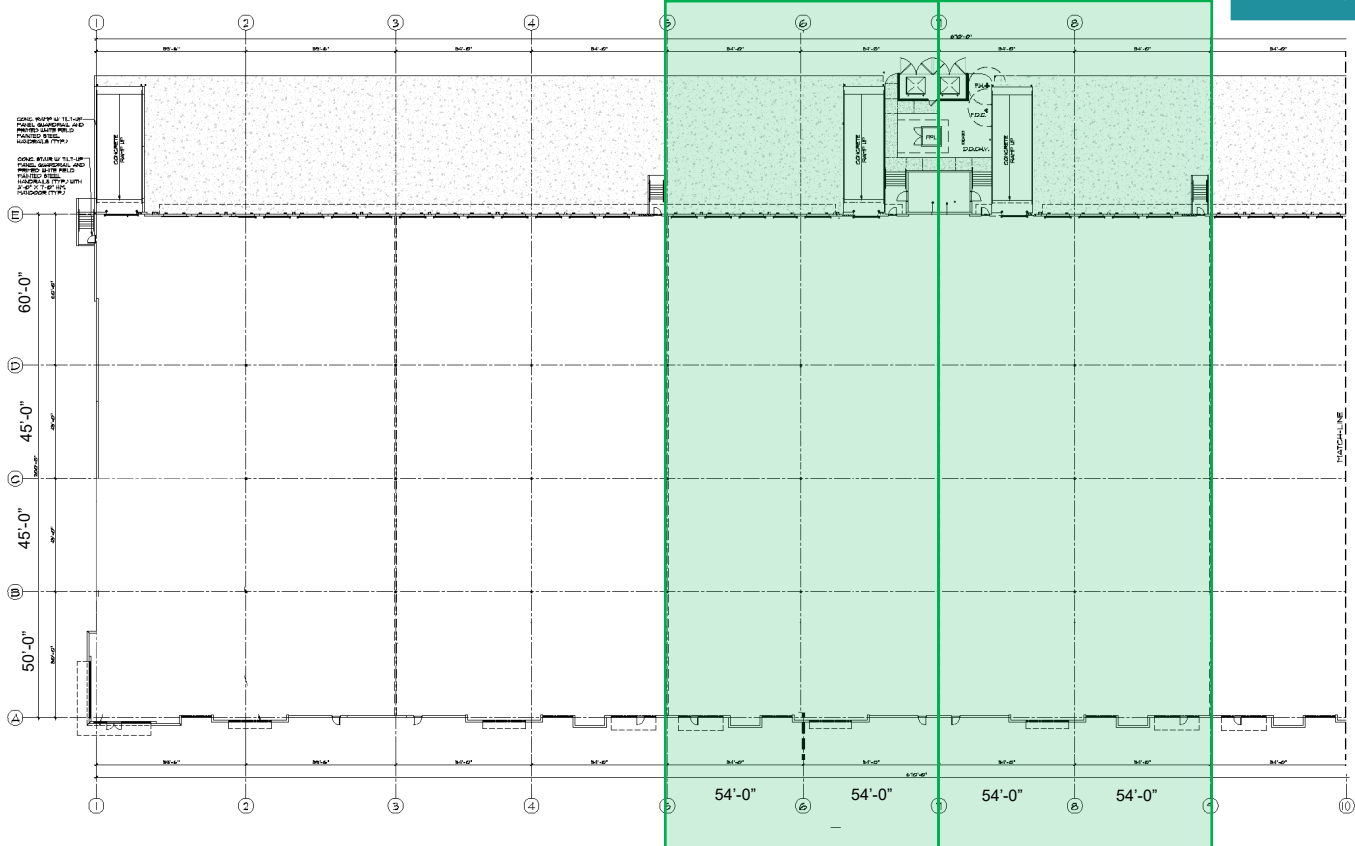
N/N/N \$14.95 PSF
Est. \$4.00 PSF Expenses



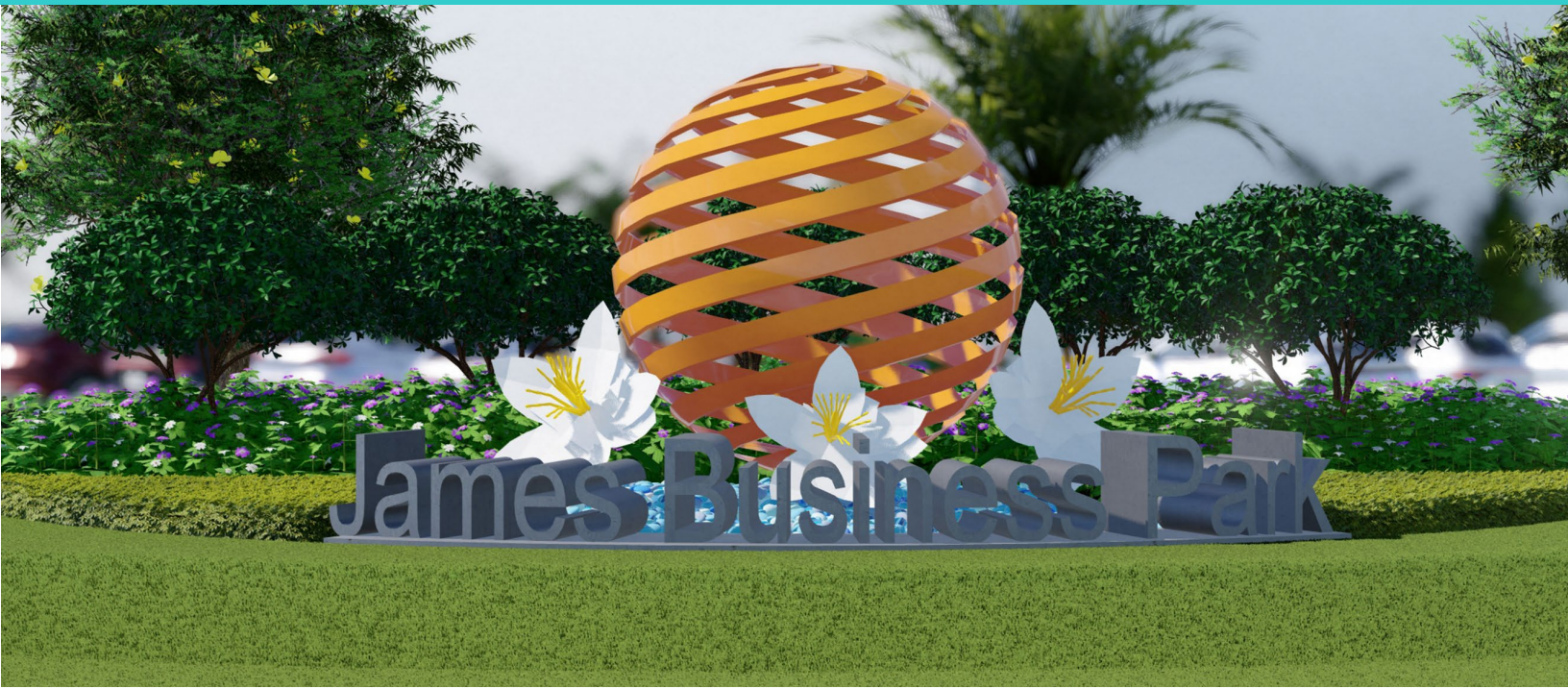
Center of Building

Available Units

Floor Plan



BUILDING SPECIFICATIONS



Industrial Space Available

- Class A Industrial Dock-High Space
- Spaces Available From \pm 10,800 SF to \pm 43,426 SF
- Office Space To Suit

Campus & Loading

- \pm 145,643 SF on \pm 9.22 Acres
- Dock & Ramp Loading
- Ample Parking
- 120'+ Non-Shared Truck Court
- 60' Concrete Apron
- Prime Location

Building Construction

- Year Built: 2024
- Clear Ceiling Height: 32'
- Building Depth 200'
- 7" Slab on Grade
- Tilt-Wall Construction
- Rear Clerestory Windows

Building Safety

- E.S.F.R. Fire Sprinklers
- Hurricane Impact Glass



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