

# 1200 W

15<sup>TH</sup> STREET

1200 W 15<sup>th</sup> Street, Riviera Beach, FL 33404



## FOR SALE

INDUSTRIAL WAREHOUSE

Property Highlights:



20,400 Total SF



3 Loading Docks & 1 Ramp



1,500 SF Office Space



1.37/1,000 SF Parking Ratio



Built in 1980



22' Clear Height

**NEWMARK**

**NMRK.COM**

CONTACT: **ALAN H. LONG** | T 561-693-9994 | Alan.Long@nmrk.com

# 1200 W 15<sup>TH</sup> STREET

## Building Specifications:

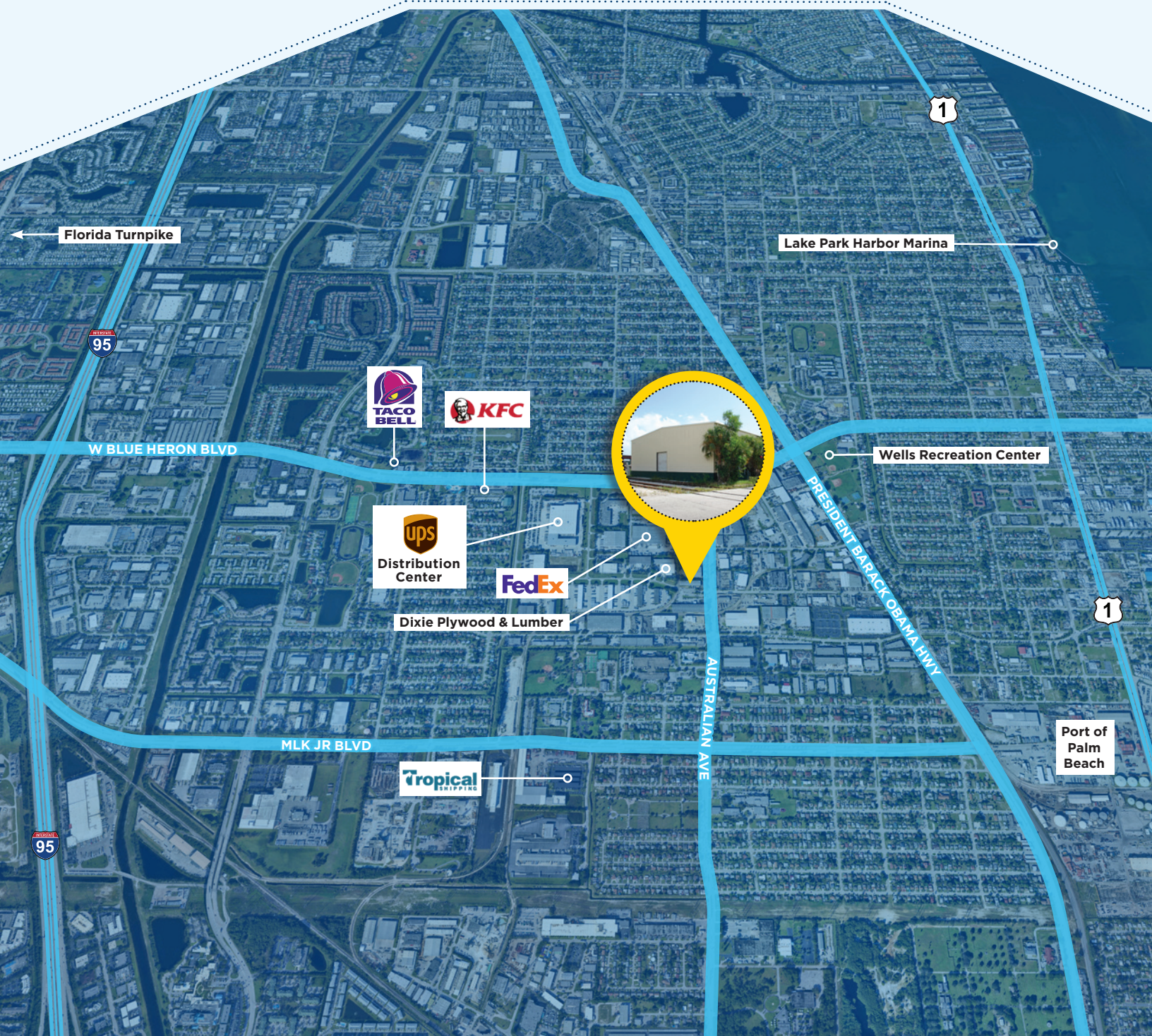
- 1,500 SF Office
- Lobby/Retail Counter
- Multiple Offices, Newly Renovated
- Conference Room
- Kitchen Area
- Two (2) Bathrooms
- Three (3) Loading Docks with Oversized Doors
- One (1) Ramp
- 22' Clear Height
- Rail Access
- Storage Area



# 1200 W 15<sup>TH</sup> STREET

## Location & Driving Times:

- **To Port of Palm Beach:**  
± 7 minutes
- **To Beach:**  
± 10 minutes
- **To I-95:**  
± 10 minutes
- **To Palm Beach Int'l Airport:**  
± 17 minutes
- **To Downtown West Palm Beach:**  
± 15 minutes
- **To Florida Turnpike:**  
± 21 minutes



# 1200 W 15<sup>TH</sup> STREET

## About Palm Beach County:

### Palm Beach County

Palm Beach County is the third most populous county in the state of Florida consisting of 38 cities and towns. A distinctive balance of calm suburban communities and fast-pace metropolitan districts, offers unique business opportunities. Palm Beach County provides an array of different activities that are sure to please both business owners and employees.

### Downtown West Palm Beach

Opened in 2004, the Palm Beach County Convention Center offers state-of-the-art amenities for conventions, trade shows, meetings and social events. This 350,000 square foot, modern convention center is a popular event venue with its 100,000 square foot exhibit hall, 22,000 square foot ballroom and 23,000 square feet of flexible breakout space. Adjacent to the Convention Center is the Kravis Center for the Performing Arts, which is a premier multi-purpose facility in the Southeast. It includes the 2,195-seat Dreyfoos Hall, 305-seat Rinker Playhouse, 1,400-seat Grossman Theater, and the Cohen Pavilion with a total of 25,000 square feet of meeting and event space.

### Shopping

Adjacent to the Convention Center is CityPlace, a European-style town center featuring more than 100 shops, restaurants and entertainment venues. If you are looking for a good deal, the newly opened Palm Beach Premium Outlet Center offers an outdoor shopping experience with a range of shops from Saks Fifth Avenue to the Gap. If a traditional mall is more suited to your tastes, The Gardens Mall, is just a short drive away. Located in Palm Beach Gardens, the mall offers 160 retail shops and restaurants. For those looking for a bit of luxury, just over the bridge to Palm Beach lays one of the most beautiful shopping venues in the country, Worth Avenue. The avenue's romantic views and celebrated boutiques offers the best of fashion, art, antiques and fine dining in an atmosphere rich with charm and historic glamour.

### Travel

Palm Beach International Airport serves over six million passengers each year through 14 domestic and international airlines. Port of Palm Beach is the fourth busiest port in Florida, visitors can sail away for weekend getaways to the Bahamas on a Celebration Cruise, or just have a night of fun on the Island Breeze Casino which leaves port twice daily for lunch and dinner cruises.

## Demographics:



2023 Population  
(10-mile radius):  
**476,432**



Annual Growth  
2023-2028:  
**0.2%**



Bachelor's  
Degree or Higher:  
**32%**



2023  
Households:  
**197,429**



Median  
Household Income:  
**\$65,104**