

# 6500 PARK OF COMMERCE BOULEVARD WAREHOUSE BUILDING FOR LEASE



**34,649 SF Available**

**BOCA RATON, FLORIDA**

**6500**

# 6500 PARK OF COMMERCE BOULEVARD

## PROPERTY HIGHLIGHTS

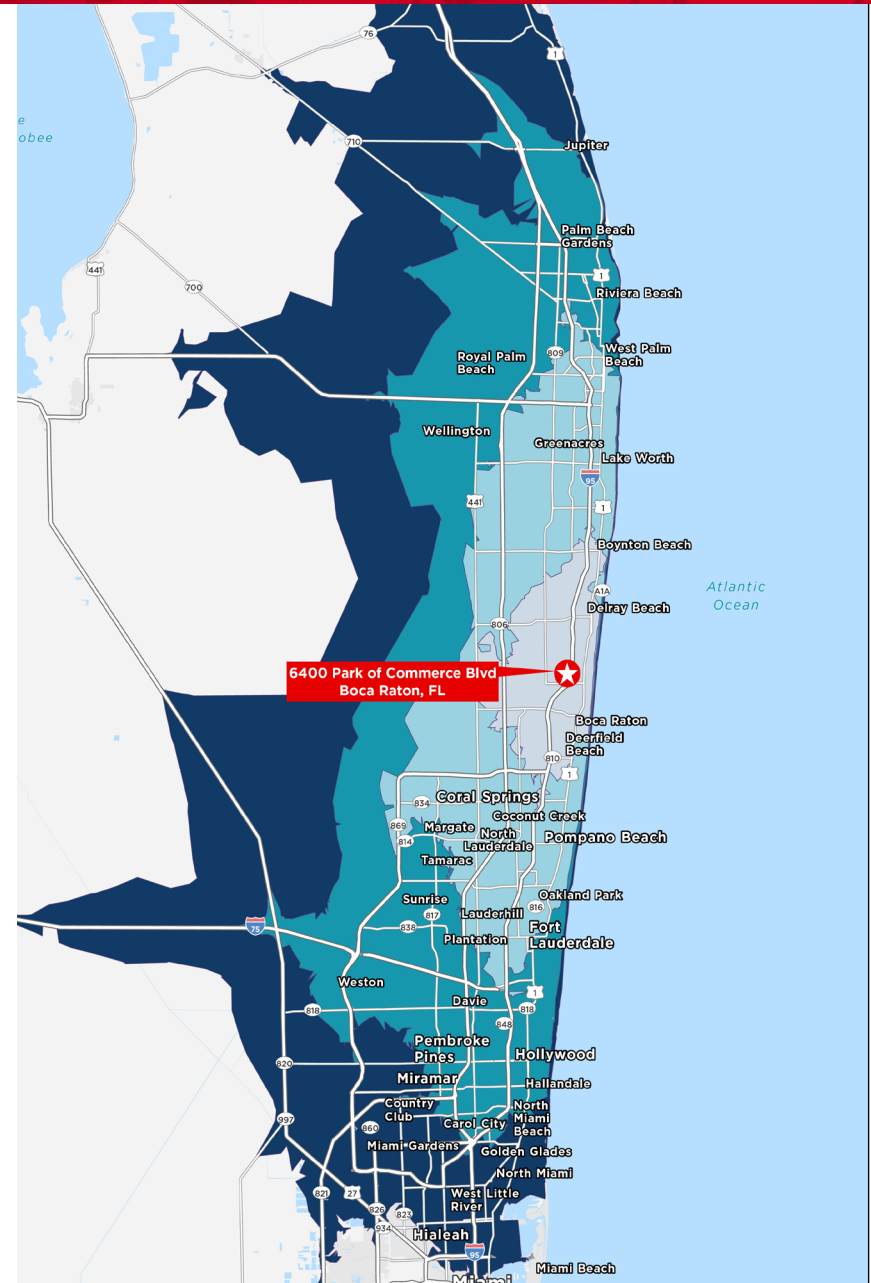
- Located in the prestigious Park of Commerce at Broken Sound, 6500 Park of Commerce Boulevard is located in the heart of Boca Raton. Located between Clint Moore Road and Yamato Road with immediate access to I-95 making this an ideal location for any user.

## LOCATION HIGHLIGHTS

- Located in one of the most active submarkets along a major East/West thoroughfare in Palm Beach County
- **DRIVE TIMES:**
  - **TriRail Station:** 4 Minute Drive
  - **POC Bus Loop:** 2 Minute Walk
  - **FL Turnpike:** 15 Minute Drive
  - **I-95:** 3 Minute Drive
  - **Palm Beach International Airport:** 20 Minute Drive
  - **Ft Lauderdale International Airport:** 30 Minute Drive

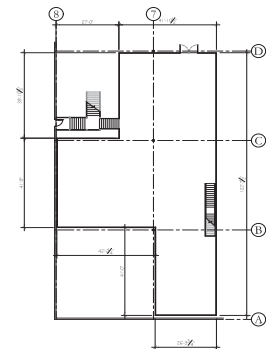
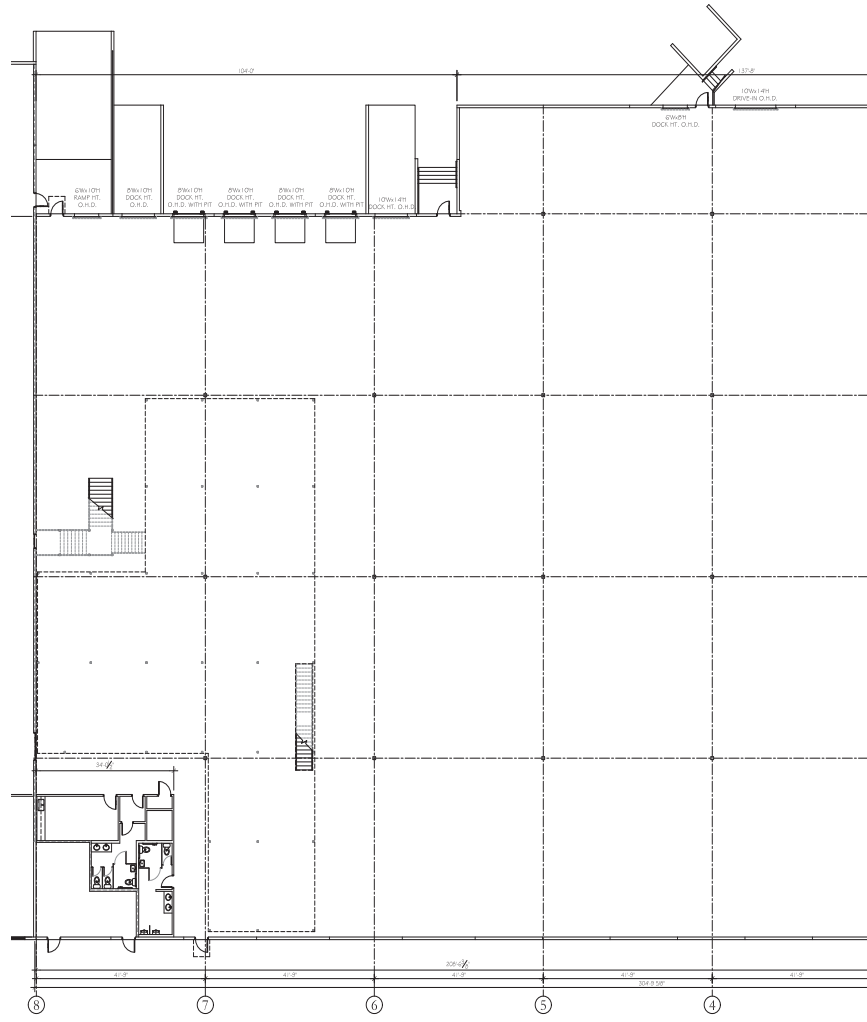
## DEMOGRAPHICS

	15 MIN.	30 MIN.	45 MIN.	60 MIN.
<b>TOTAL POPULATION</b>	344,885	1,694,834	3,121,975	4,471,486
<b>WORKFORCE POTENTIAL (+16)</b>	149,137	787,740	1,489,193	2,112,962
<b>HIGH SCHOOL EDUCATION (POP. 25+)</b>	56,903 (20.74%)	297,314 (23.85%)	522,773 (22.91%)	765,920 (23.66%)
<b>BLUE COLLAR/SERVICE WORKERS</b>	18,995	144,780	262,861	392,888

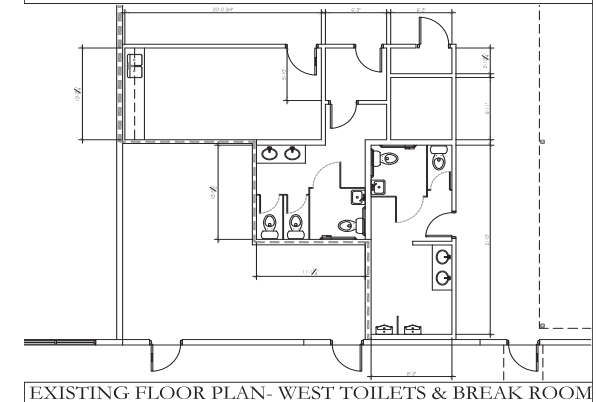


## BUILDING SPECIFICATIONS

- West Suite
- 34,649 SF Available
- 5,504 SF of structured mezzanine
- Built in 1991
- Zoned W1
- Class A Warehouse Building
- 24' clear ceiling height
- 2 drive-in ramps
- 2 van height doors
- 4 dock high doors
- 1 fork lift door
- Fire sprinkler
- Tilt wall construction
- Full NEW HVAC
- Available immediately
- \$4.31 OpEx



EXISTING FLOOR PLAN - WEST MEZZANINE



EXISTING FLOOR PLAN - WEST TOILETS & BREAK ROOM



# 6500 PARK OF COMMERCE BOULEVARD

## BOCA RATON, FLORIDA

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