# 6500 PARK OF COMMERCE BOULEVARD WAREHOUSE BUILDING FOR LEASE





34,649 SF Available

BOCA RATON, FLORIDA

# 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:

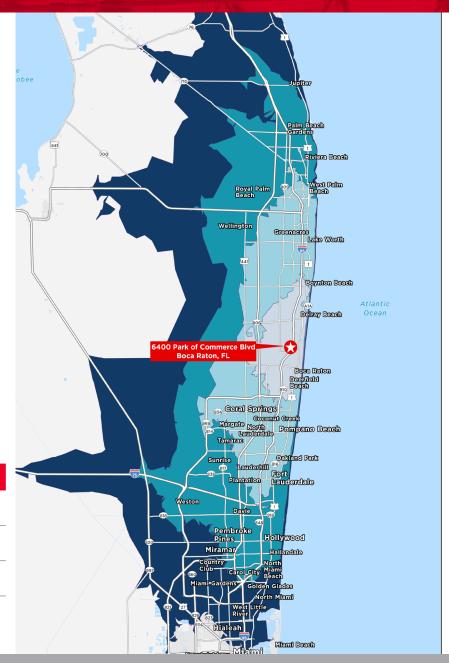
TriRail Station: 4 Minute Drive
POC Bus Loop: 2 Minute Walk
FL Turnpike: 15 Minute Drive

• I-95: 3 Minute Drive

Palm Beach International Airport: 20 Minute Drive
 Ft Lauderdale International Airport: 30 Minute Drive

### **DEMOGRAPHICS**

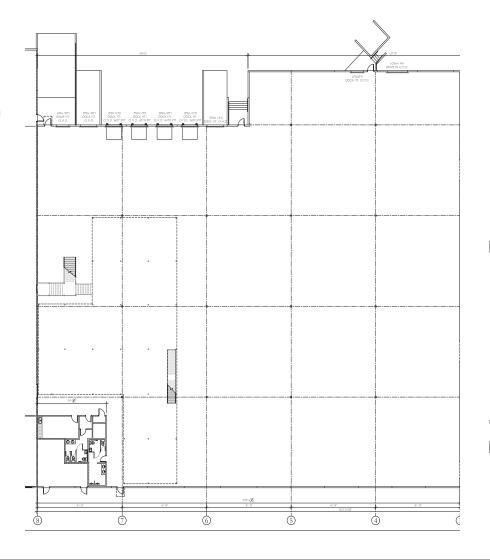
	15 MIN.	30 MIN.	45 MIN.	60 MIN.
TOTAL POPULATION	344,885	1,694,834	3,121,975	4,471,486
WORKFORCE POTENTIAL (+16)	149,137	787,740	1,489,193	2,112,962
HIGH SCHOOL EDUCATION (POP. 25+)	56,903 (20.74%)	297,314 (23.85%)	522,773 (22.91%)	765,920 (23.66%)
BLUE COLLAR/SERVICE WORKERS	18,995	144,780	262,861	392,888

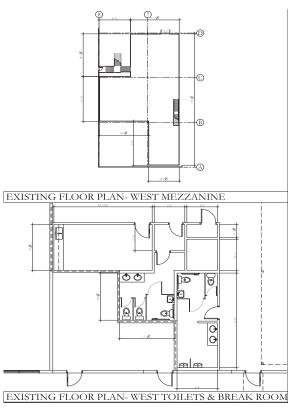




### **BUILDING SPECIFICATIONS**

- 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







# 6500 PARK OF COMMERCE BOULEVARD

## **BOCA RATON, FLORIDA**

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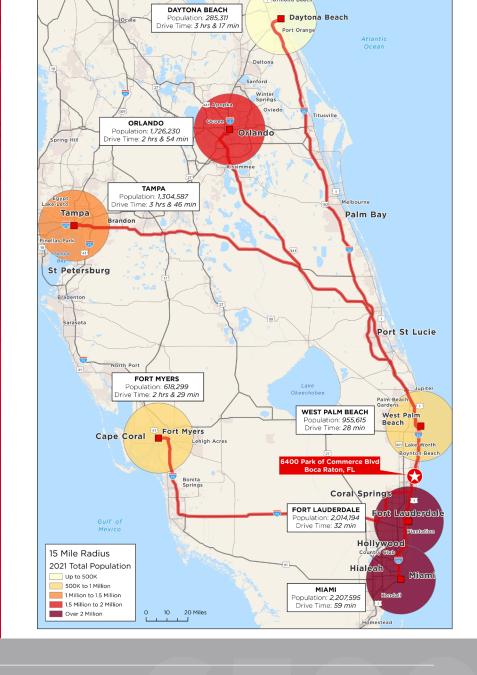
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