

- Big Price Improvement
- Industrial Land For Lease
- 1.2582 Acres or 54,807 SF
- Well Located High Visibility
- Multiple Uses
- Owner Will Sign Long Term Lease
- Asking \$7,500 NNN Monthly

FOR LEASE: \$7,500 NNN

**53rd Court N, West
Palm Beach, FL 33407**

ALAN KAYE

Managing Director
(954) 558-8058
akaye@tworld.com
BK 641780, Florida

Randy J. Bring, P.A.
(561) 809-1500
randy@tworld.com



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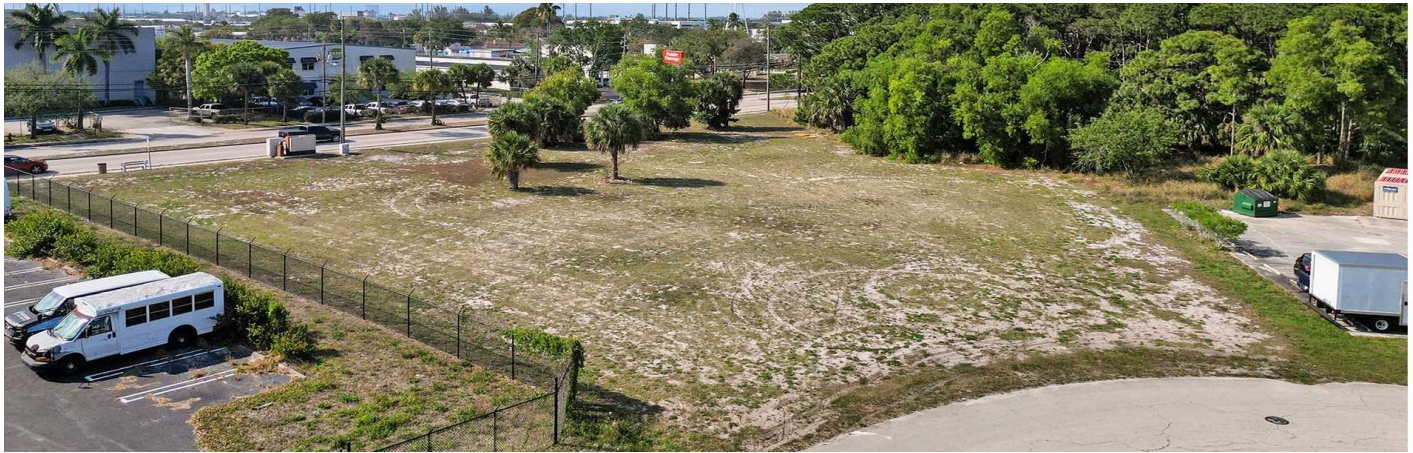
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ALAN KAYE
MANAGING DIRECTOR
O: (954) 558-8058
C: 954-558-8058
akaye@tworld.com
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SECTION I

Property Summary





Property Summary

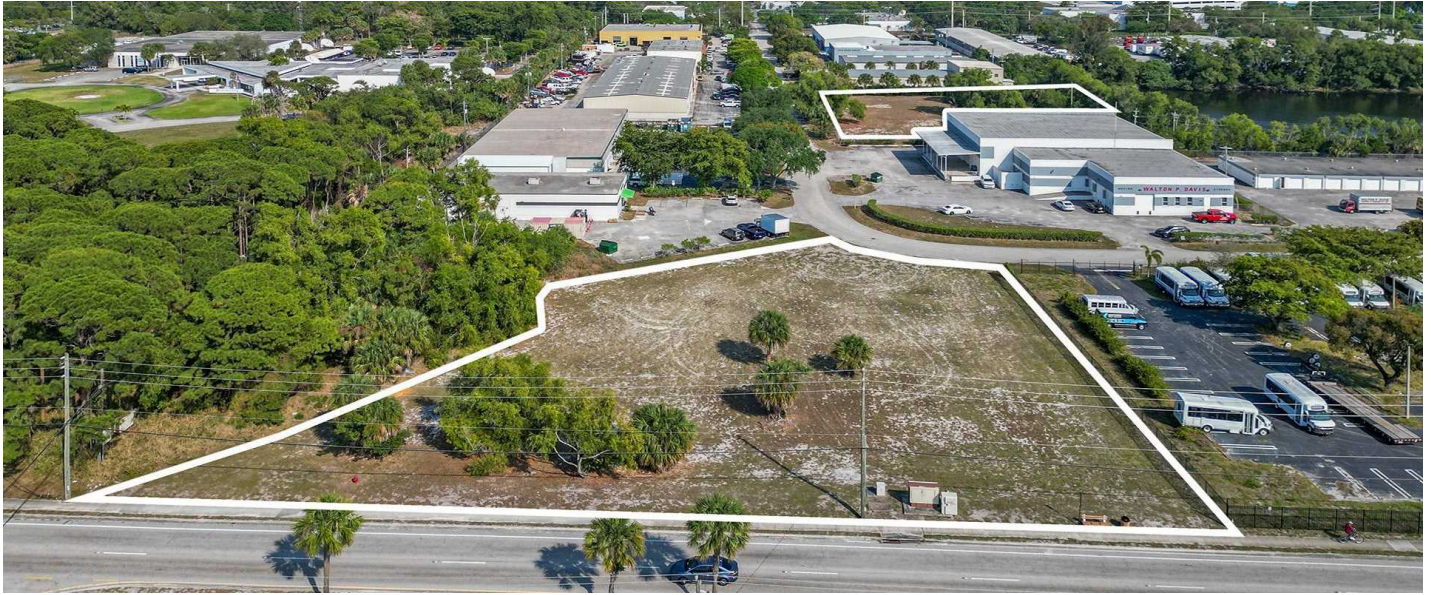
Land Acres:	1.2582
Lot Size:	54,807 SF
Subdivision:	Australian Business Park
Zoning:	I, Industrial Section
Future Use:	I, Industrial Section
Parcel Control Number:	44-43-43-05-22-000-0020
Lease Rate:	\$7,500 NNN Monthly
Fire Hydrant:	Yes

Property Overview

Transworld Commercial Real Estate & Transworld Business Advisors are pleased to represent ownership in offering for lease the land located at 53rd Court N, Lot # 2 in the Australian Business Park in the Town of Mangonia Park in Palm Beach County, Florida which is part of the greater West Palm Beach sub-market. The Town of Mangonia Park is mostly industrial and commercial with 2,200 +/- residents. The property has great visibility on Australian Avenue, the major north/south artery in the area. It is comprised of 1.2582 acres or 54,807 square feet in a pie-shaped lot with great frontage on the east side of Australian with 23,000 cars daily and with a fire hydrant. 45th Street is a major east/west artery that connects directly to I-95 for travel north and south. The property is Zoned I, Industrial District and the future land use is also I Industrial District by the Town of Mangonia Park with multiple industrial and commercial uses. The site is level and street grade. With Industrial zoned acreage at a premium today, this site presents a great opportunity for an owner/user or investor to build an industrial building with exterior storage while enjoying the benefits of a long-term land lease. Ownership would like to lease the site at \$12,000 NNN monthly.

Location Overview

The Town of Mangonia Park is located within the West Palm Beach sub-market in Palm Beach County which is situated in the southeastern portion of the State of Florida and is the most northern County of what is commonly referred to as the South Florida Gold Coast which consists of Palm Beach County to the north, Broward County in the center and Miami-Dade County to the south. Formed in 1909, it is the largest County in the State with a total area of 2,386.33 +/- square miles. The County has 38 municipalities with an estimated population of over 1,500,000 residents. It is the third most populous County in the State of Florida. West Palm Beach is the largest City and County Seat with an incorporated population of over 125,000 +/- residents and an unincorporated population of 250,000 +/- residents. Top private employers include Palm Beach County Schools, Palm Beach County Government, Tenet Healthcare, HCA Hospital Corporation of America, FPL, Florida Atlantic University, The Breakers Hotel, Office Depot, Columbia Hospital and St. Mary's Medical Center. Palm Beach County boasts many amenities including 67 parks and recreational facilities, many with fishing, water sports and beaches as well as 28 nature areas that encompass over 28,000 acres. With more than 150 public and private golf courses, Palm Beach County is often referred to as "The Golf Capital of the World™". Polo, the Sport of Kings, also calls Palm Beach County home. Polo tournaments such as the World Cup bring large crowds and celebrities from all over the world into Palm Beach County via Palm Beach County International Airport, Palm Beach County Park Airport, or Fort Lauderdale Hollywood International Airport, approximately 40 miles to the south.



Property Description

This 1.2582 acre or 54,807 square foot pie-shaped Industrial site has great exposure on Australian Avenue within the Australian Business Park. With over 23,000 cars passing by daily, the property is a short drive west to 45th Street for travel north and south on I-95. Ownership is willing to enter into a long-term land lease with the permitted uses as follows:

"I" – Industrial District Permitted Uses Mangonia Park

1. Garages—(Automobile/boat) painting and repair.
2. Contractors—Office and warehouse.
3. Distribution centers.
4. Electrical and fix-it shops.
5. Lumber yards.
6. Light manufacturing; processing, repairing, assembly plants, foundries, machine shops and factories.
7. Metal workers.
8. Print shops.
9. Television and radio stations.
10. Towing—Auto and truck with or without storage.
11. Transfer company—General hauling and freight.
12. Warehouses.
13. Retail stores in conjunction with manufacturing.
14. Adult entertainment facilities.
15. Technical, trade or vocational school.
16. Laundry and dry-cleaning drop-off facility.

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PLAT OF
AUSTRALIAN BUSINESS PARK
IN A PORTION OF GOVERNMENT LOTS 1 AND 4 LYING IN SECTION 5, TOWNSHIP 43 SOUTH,
RANGE 43 EAST, TOWN OF MANGONIA PARK, PALM BEACH COUNTY, FLORIDA.



- NOTES:
1. The plat is subject to all applicable zoning ordinances and other laws of the State of Florida.
 2. There shall be no building on this plat prior to the date of this plat.
 3. The plat is subject to all applicable zoning ordinances and other laws of the State of Florida.
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 5. The plat is subject to all applicable zoning ordinances and other laws of the State of Florida.

This plat is subject to all applicable zoning ordinances and other laws of the State of Florida.

COORDINATES

Lot No.	North	West
1	12000000	12000000
2	12000000	12000000
3	12000000	12000000
4	12000000	12000000
5	12000000	12000000
6	12000000	12000000
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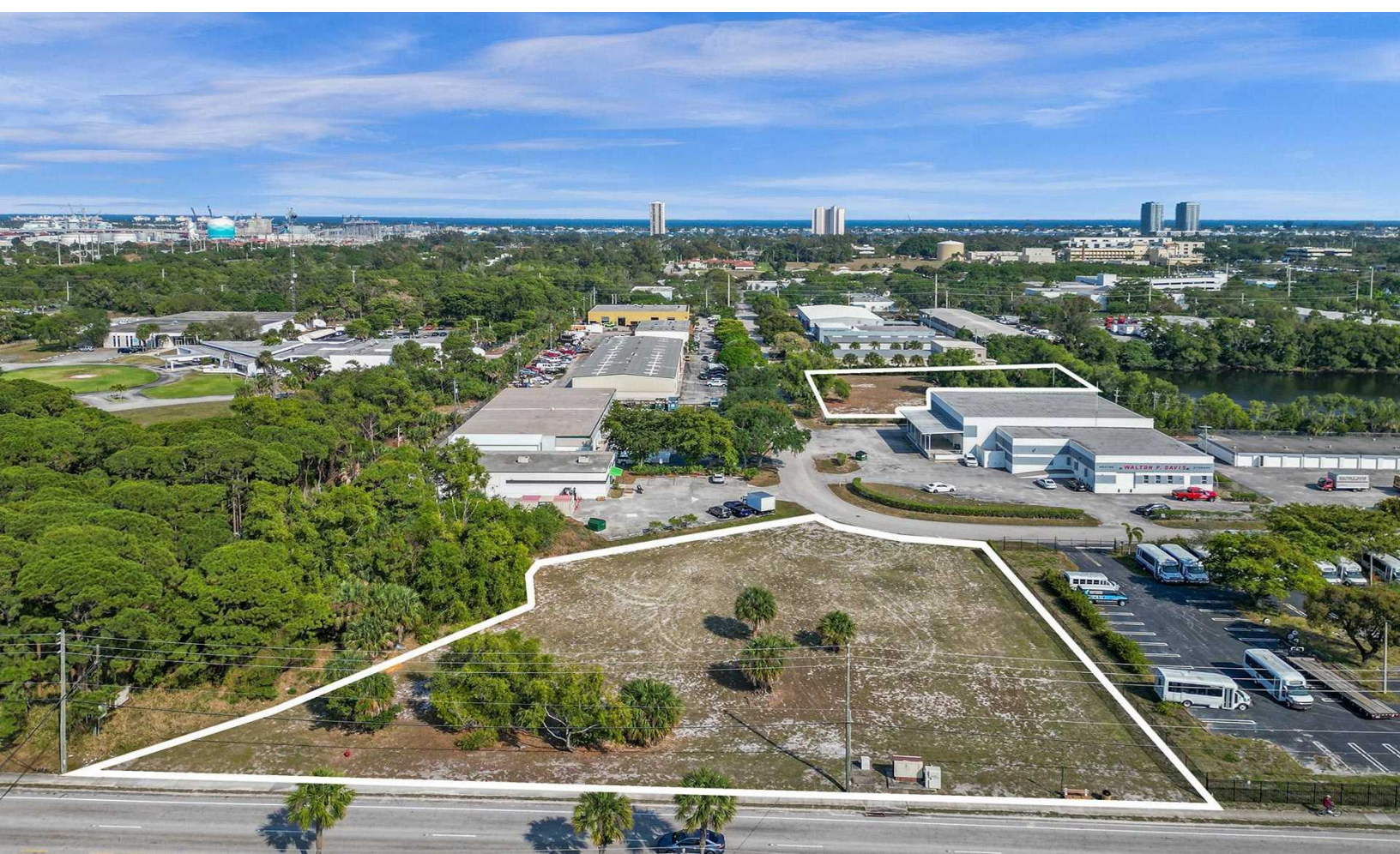
SECTION II

Photos



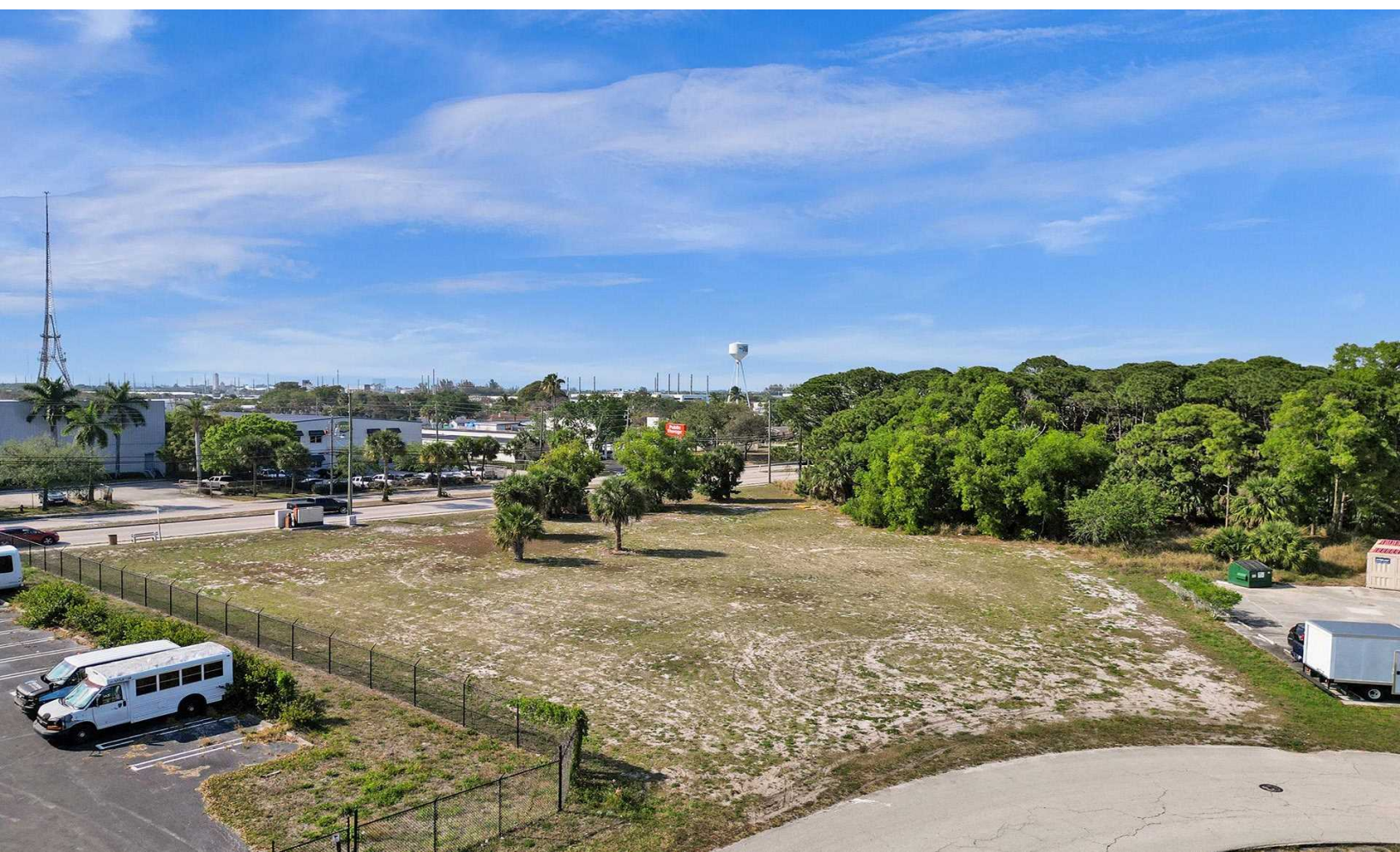
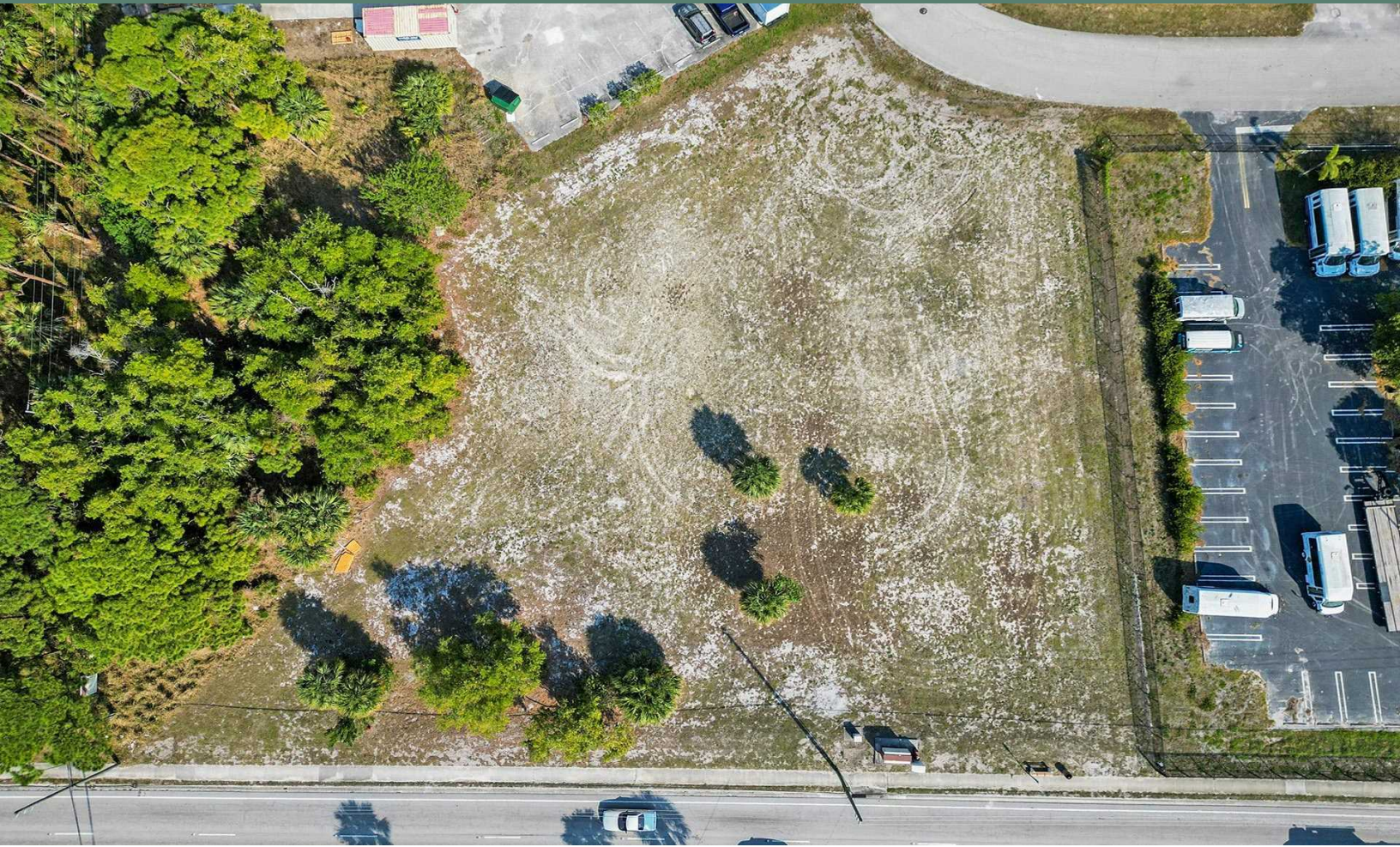
PROPERTY PHOTOS

53rd Court N Lot 2
53rd Court North | West Palm Beach, FL 33407



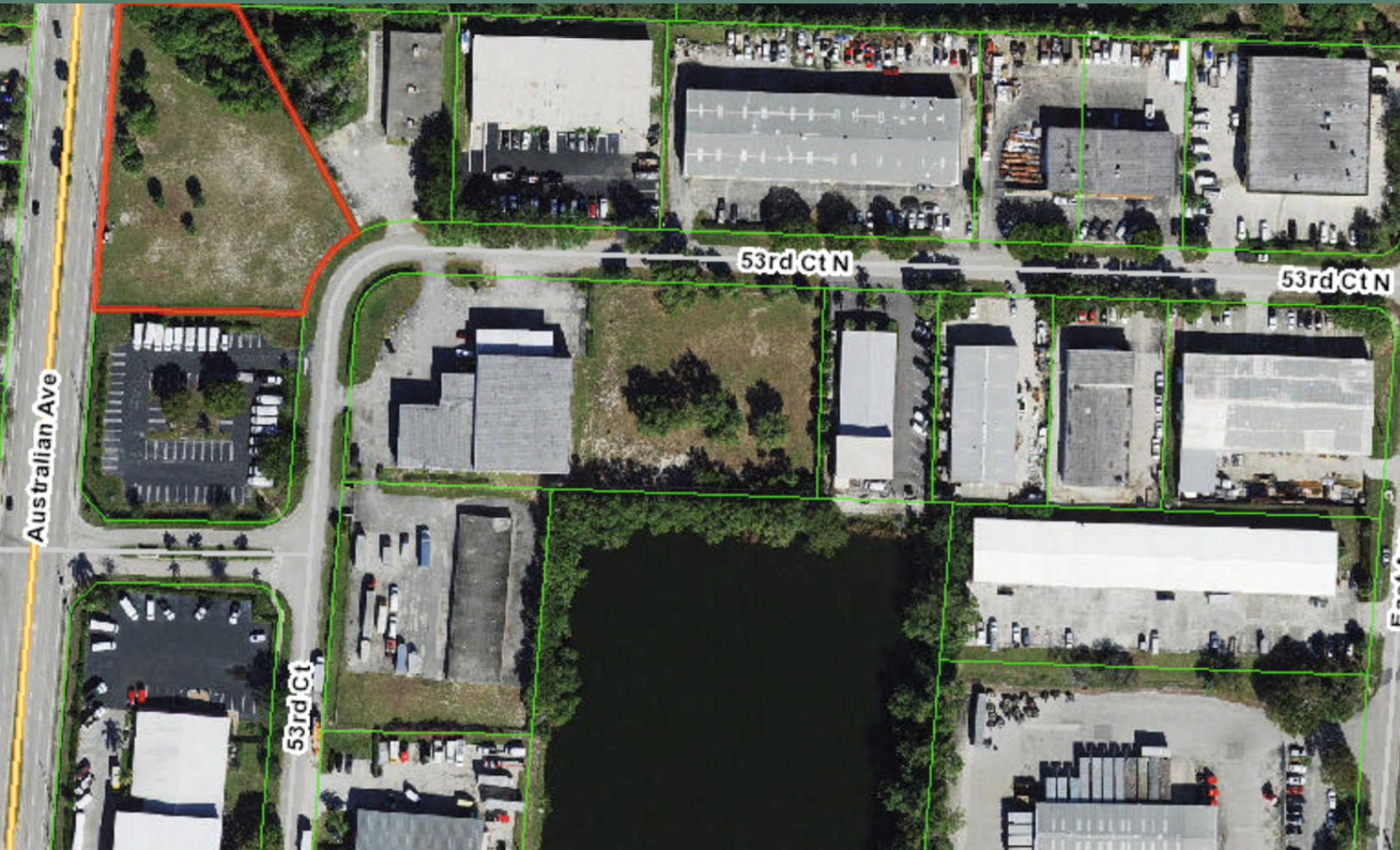
PROPERTY PHOTOS

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PROPERTY PHOTOS

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SECTION III

Maps / Demographics



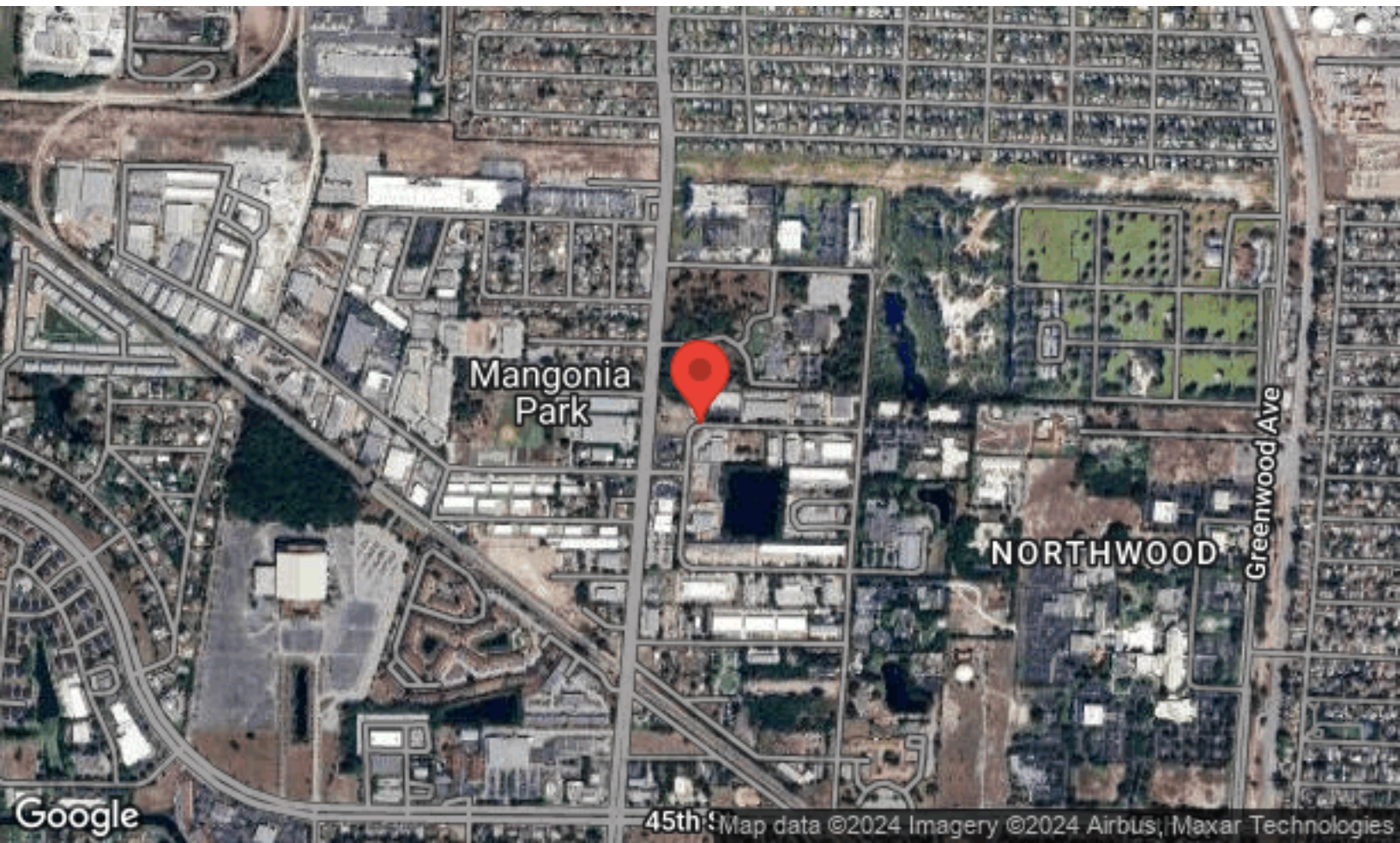
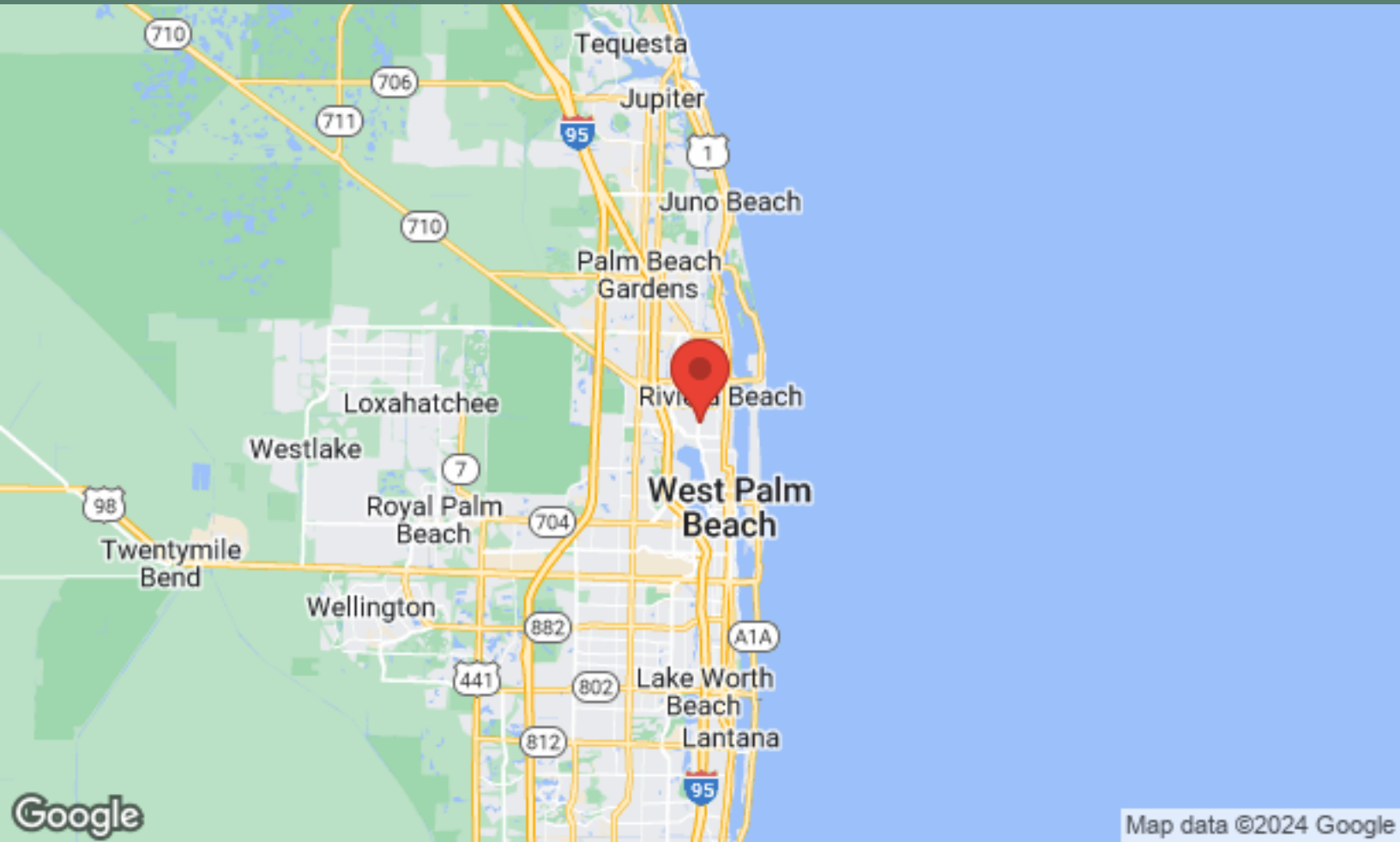
AERIAL MAP

53rd Court N Lot 2
53rd Court North | West Palm Beach, FL 33407



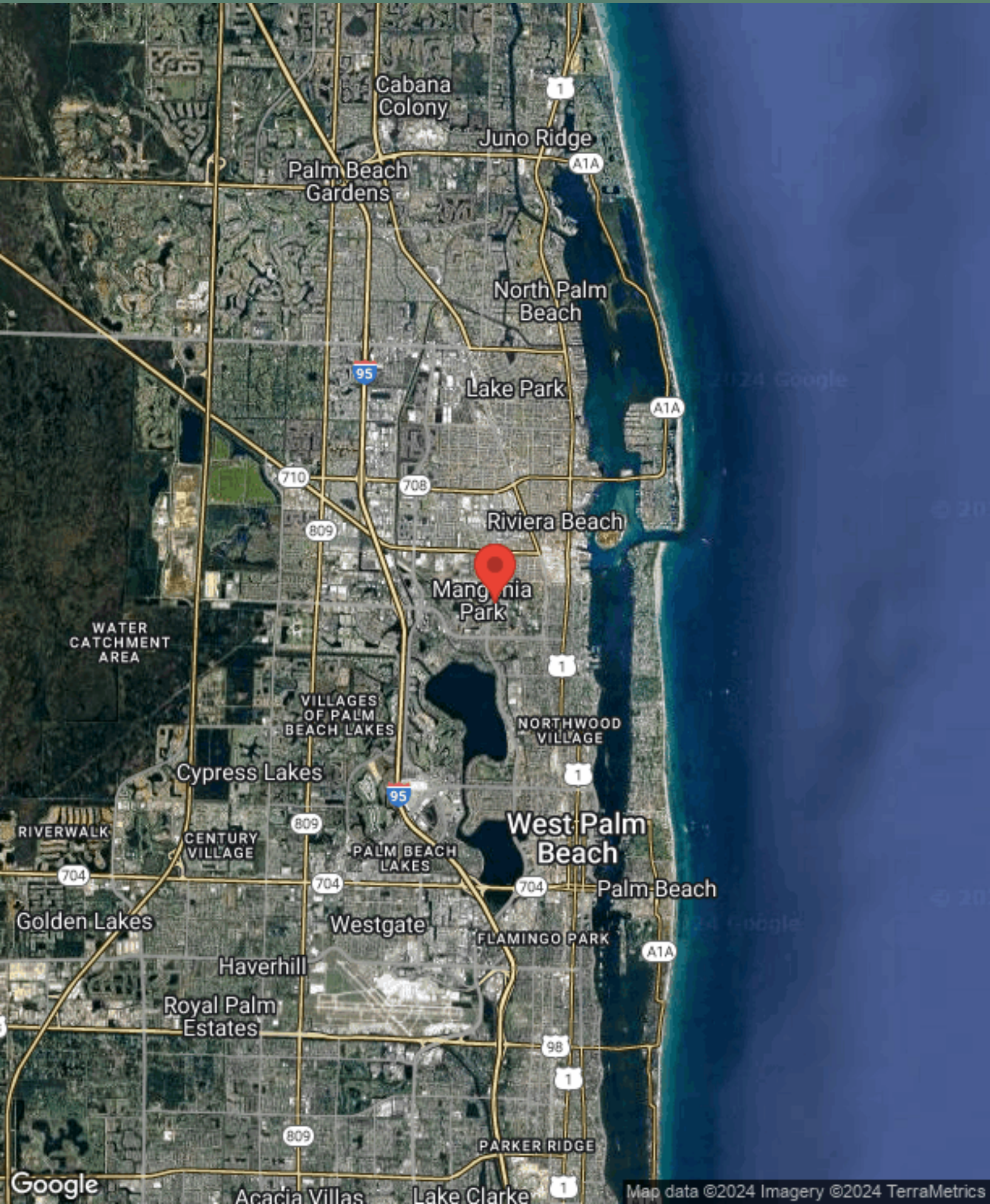
LOCATION MAPS

53rd Court N Lot 2
53rd Court North | West Palm Beach, FL 33407



REGIONAL MAP

53rd Court N Lot 2
53rd Court North | West Palm Beach, FL 33407



Households

	2 mile	5 mile	10 mile
2010 Households	14,469	75,924	185,828
2022 Households	16,456	83,371	208,740
2027 Household Projection	17,298	87,196	219,043
Annual Growth 2010-2022	0.7%	0.2%	0.3%
Annual Growth 2022-2027	1.0%	0.9%	1.0%
Owner Occupied Households	9,112	46,626	134,676
Renter Occupied Households	8,186	40,570	84,368
Avg Household Size	2.6	2.3	2.4
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$395M	\$2.2B	\$6.2B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$63,344	\$78,592	\$87,991
Median Household Income	\$43,833	\$54,038	\$60,248
< \$25,000	4,683	17,878	39,389
\$25,000 - 50,000	4,473	20,850	47,578
\$50,000 - 75,000	2,579	14,420	35,923
\$75,000 - 100,000	2,023	9,545	24,842
\$100,000 - 125,000	1,015	7,397	18,920
\$125,000 - 150,000	402	3,871	11,607
\$150,000 - 200,000	665	3,521	11,248
\$200,000+	617	5,889	19,232

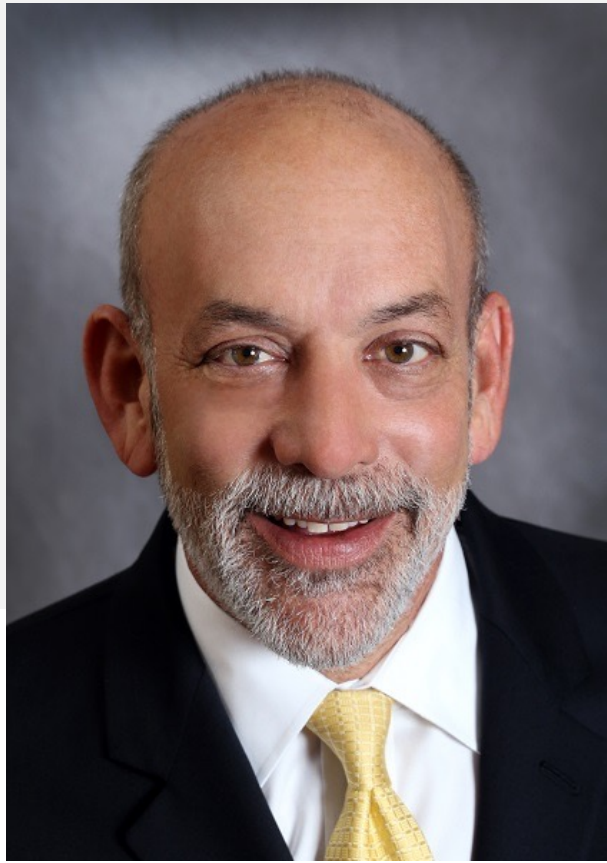
SECTION IV

Broker Profile



CONTACT INFORMATION

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53rd Court North | West Palm Beach, FL 33407



For More Information Contact:

ALAN KAYE
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Akaye@tworld.com

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