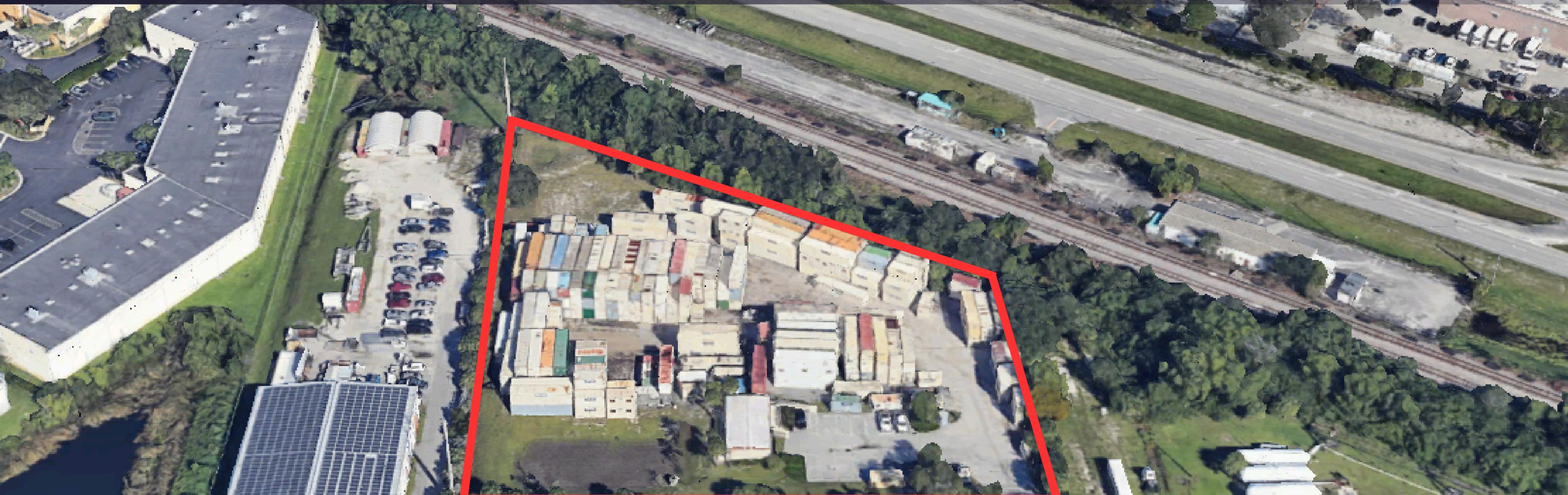


FOR LEASE – IOS FACILITY

7201 49TH TERRACE N, RIVIERA BEACH



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PRESENTED BY:

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SITE OVERVIEW

PROPERTY INFORMATION

Property Location: Riviera Beach, FL
Property Address: 7201 49th Terr N, Riviera Beach, FL
Zoning: LI (Light Industrial)
Lot Size: ±3.00 acres
Modular Office: 1,500 sf



PERMITTED USES

Equipment Laydown
Container Storage
Tractor Trailer Parking
Commercial Vehicle Parking
Automobile Parking



PROPERTY SUMMARY

Simi Capital Group is pleased to present a rare opportunity to lease a fully permitted Industrial Outdoor Storage (IOS) site located at 7201 49th Terrace N, Riviera Beach, FL in Palm Beach County—one of South Florida’s most supply-constrained and sought-after industrial markets experiencing tremendous growth.

Situated on approximately three (3) acres, the property is fully entitled offering a site that is paved, lit, fenced, and with a highly functional modular office. The site offers immediate functionality for new users such as equipment, fleet, or material storage users. Zoned IL (Light Industrial), the site supports a wide range of industrial and logistics uses, making it ideal for users seeking flexible outdoor operational space.

The property benefits from excellent connectivity via I-95 710, N Military Trail, and the Florida Turnpike. The property is situated approximately ten (10) miles from Palm Beach International Airport and less than five (5) miles from several major development projects.



High Demand Fundamentals:

- Paved, Fenced, Lit, and Secured
- Zoning: IL
- Approx. Three (3) Acres
- Continued user leasing & sale demand for small storage lots due to constrained supply in the market and in the Blue Heron Industrial Corridor.



Strong Site Access:

- 6-Miles to NORA district and downtown WPB
- 3-Miles to the Port of Palm Beach
- 10-Miles to Palm Beach International Airport
- Strategic access to I-95



Location:

- Strategically located in Riviera Beach, the property lies at the core of one of South Florida’s fastest growing corridors.
- Several major residential and commercial construction projects in the pipeline.

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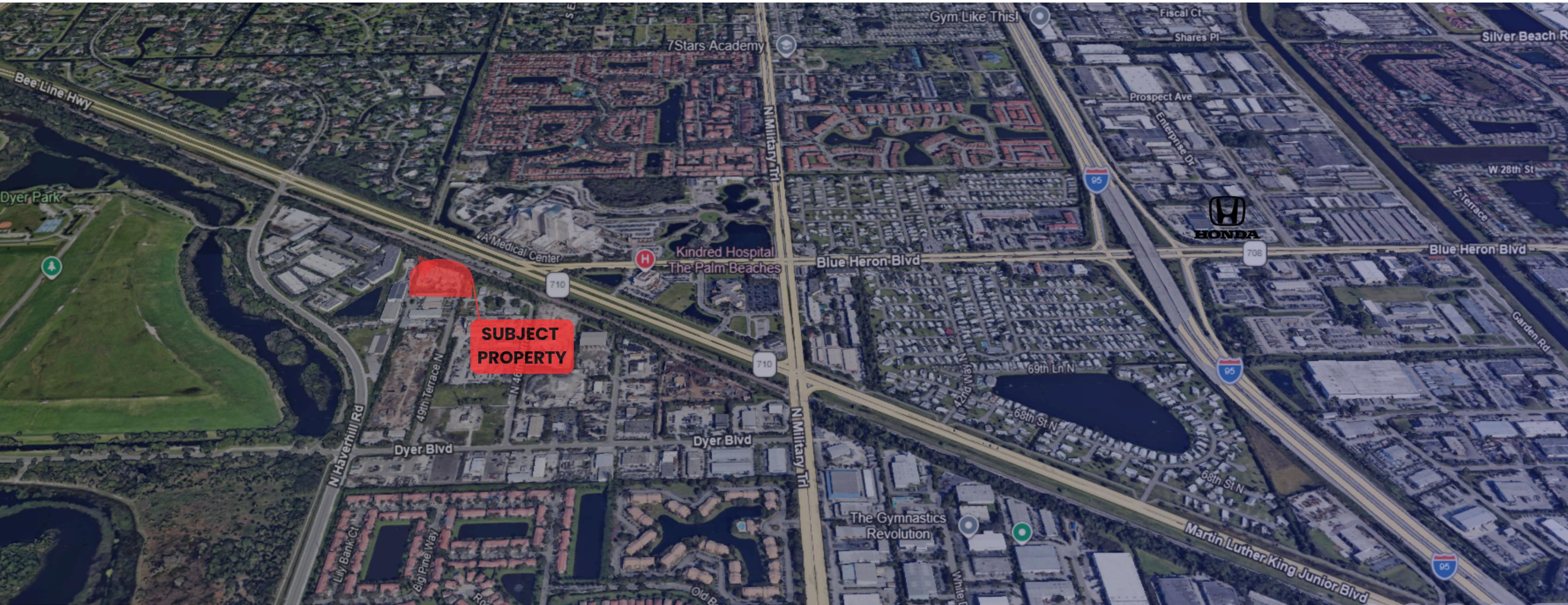
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SITE LOCATION



LOCATION OVERVIEW

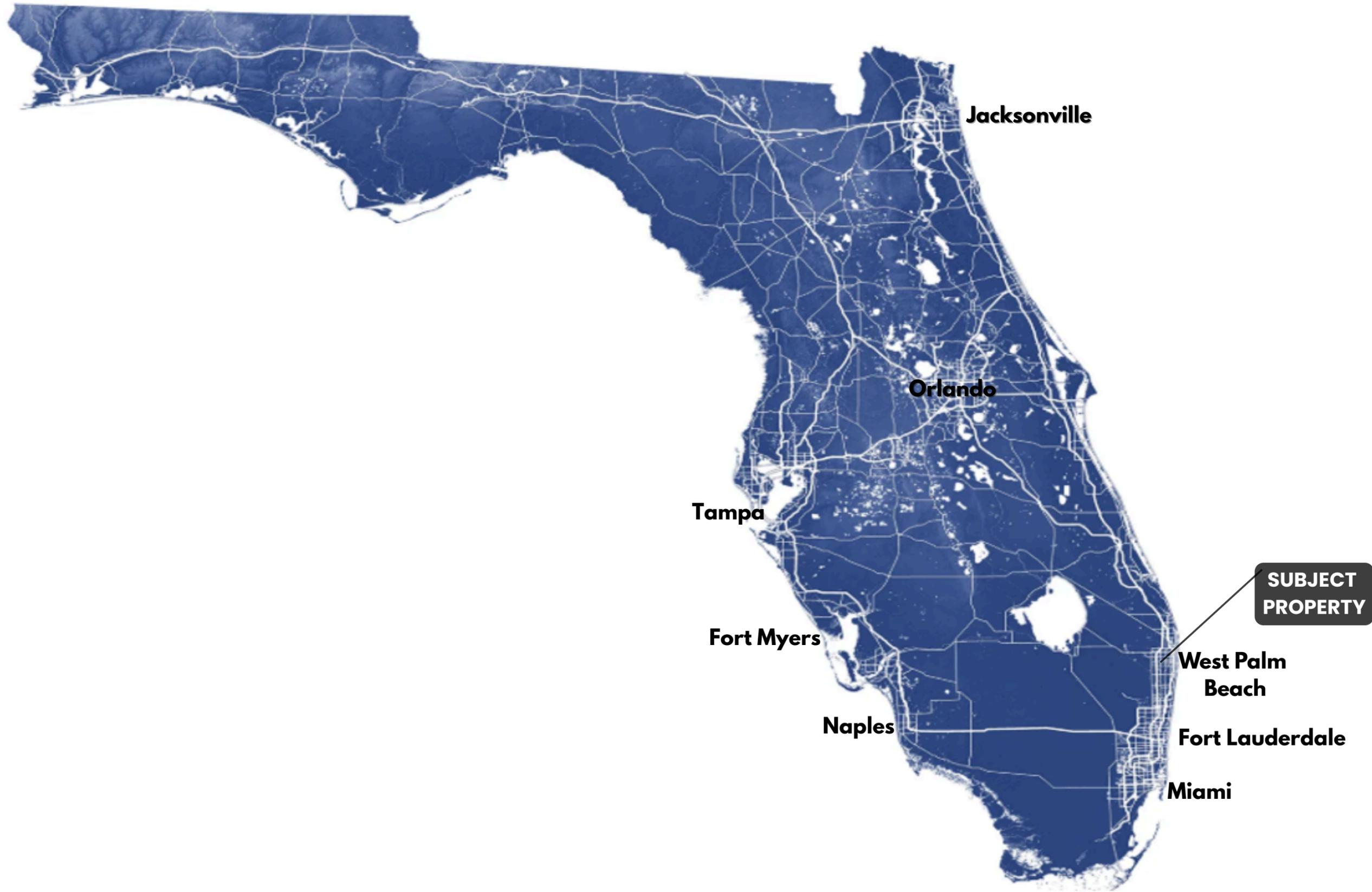


LOCATION OVERVIEW

Efficiently located in one of Palm Beach's premier industrial corridors, this property offers exceptional connectivity within South Florida's logistics network. It sits just 10.0 miles from Palm Beach International Airport, 7.5 miles to downtown West Palm Beach, and 3 miles from the Port of Palm Beach, providing convenient access to major regional highways and transportation routes.

The site's generous yard area presents a strong opportunity potential operators – ideal for outdoor storage, container storage, fleet parking, equipment laydown, and more. This strategic location combines accessibility, flexibility, and long-term growth potential within one of Florida's most sought-after industrial markets.





Jacksonville

Orlando

Tampa

Fort Myers

Naples

**SUBJECT
PROPERTY**

**West Palm
Beach**

Fort Lauderdale

Miami

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