

# 6500 PARK OF COMMERCE BOULEVARD WAREHOUSE BUILDING FOR LEASE



18,490 SF - 53,139 SF Available

BOCA RATON, FLORIDA

6500

# 6500 PARK OF COMMERCE BOULEVARD

## PROPERTY HIGHLIGHTS

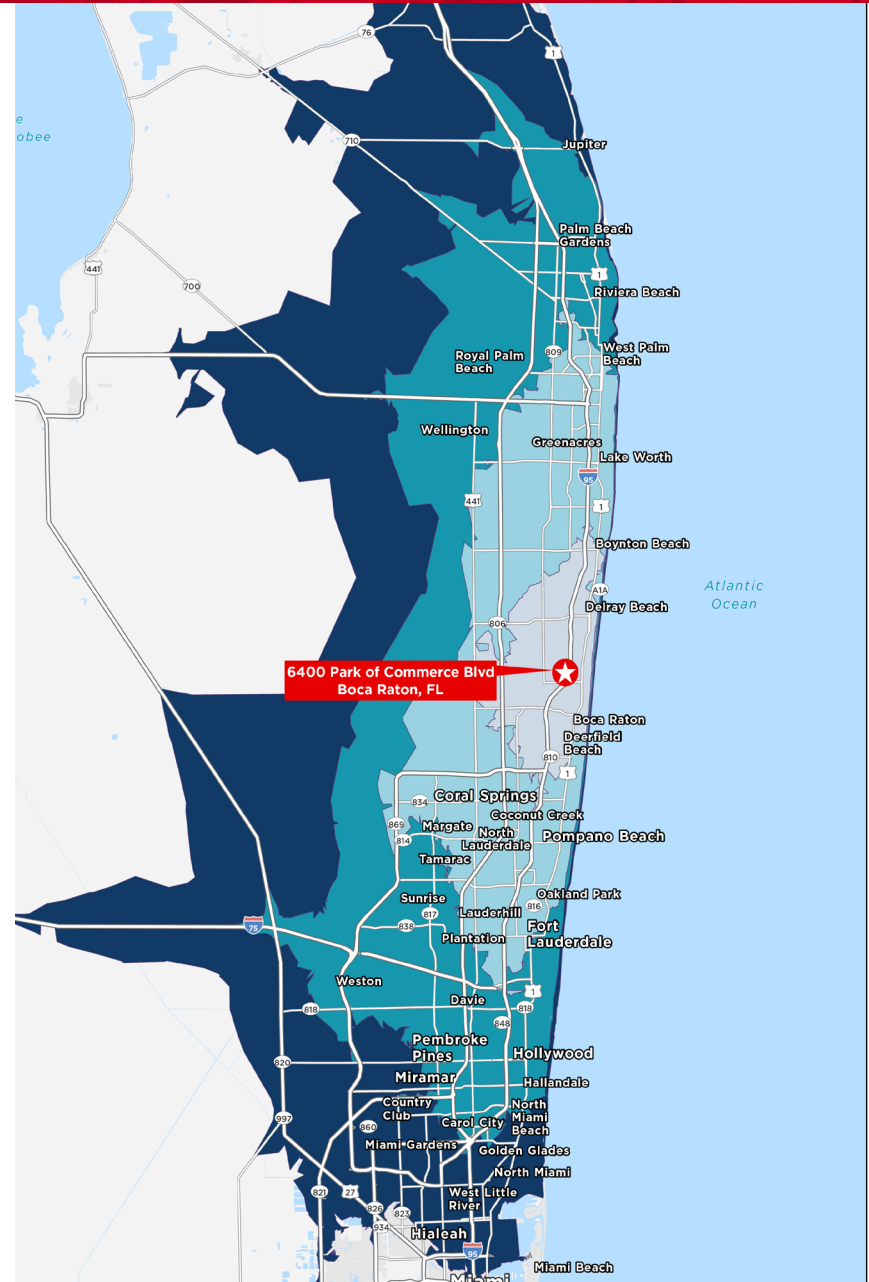
- Located in the prestigious Park of Commerce at Broken Sound, 6500 Park of Commerce Boulevard is located in the heart of Boca Raton. Located between Clint Moore Road and Yamato Road with immediate access to I-95 making this an ideal location for any user.

## 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

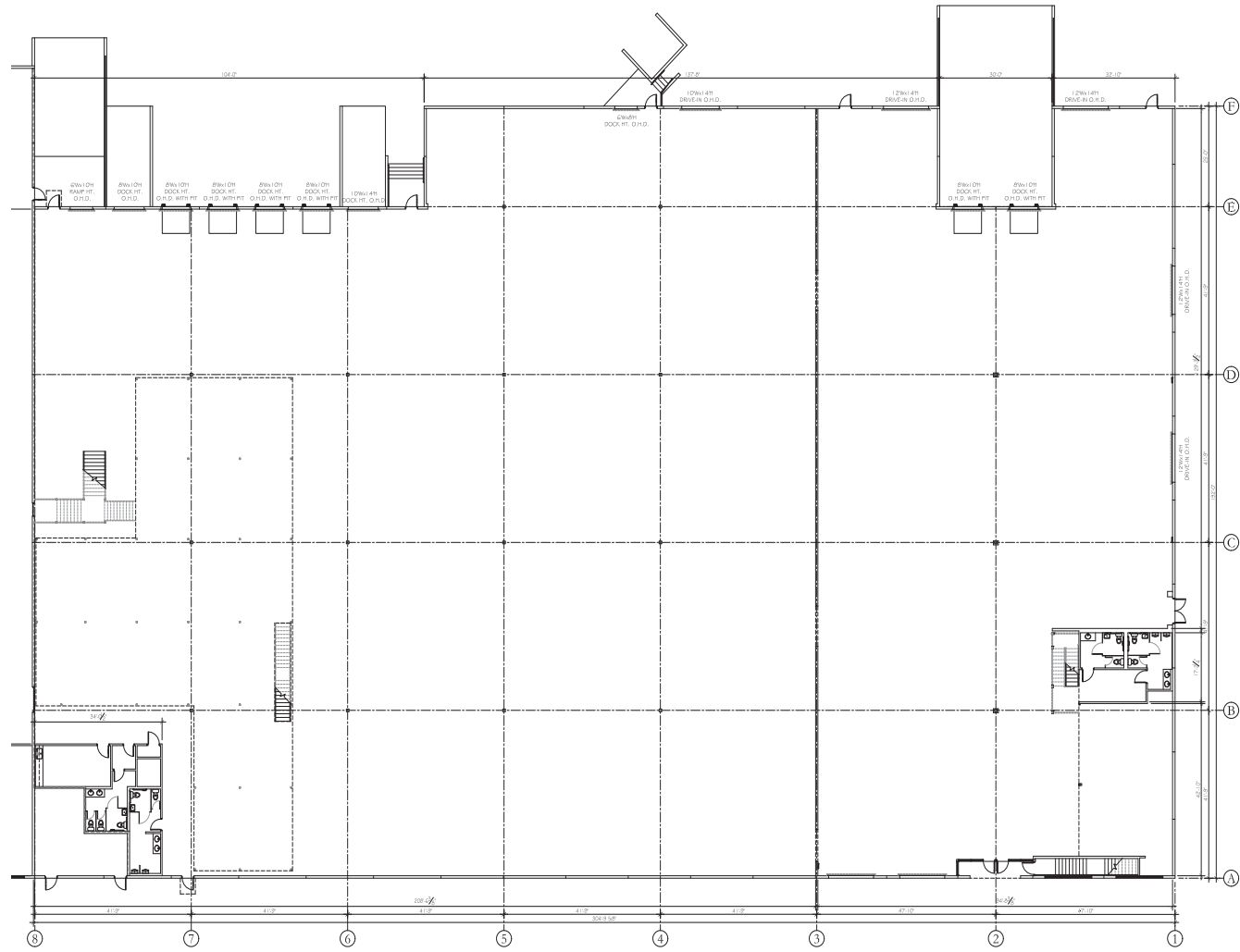
## DEMOGRAPHICS

	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

- 53,139 SF Available
- Divisible to 18,490 SF
- 5,504 SF West structured mezzanine
- 1,500 SF East structured mezzanine
- Built in 1991
- Zoned W1
- Class A Warehouse Building
- 24' clear ceiling height
- 6 dock high doors
- 8 drive-in doors
- 2 van height doors
- 1 forklift 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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