



## Prime Industrial Land for Sale \$10,000,000

305 N. Jog Road, West Palm Beach FL

- 4 parcels totalling +/- 175,111 SF (4.02 Acres) of Industrial Land
- 3 conceptual site plans attached, ranging from 60,893 SF of small bay to 76,985 SF mid size bay
- IL (Light Industrial) zoning
- Strategically located with exceptional access to major corridors, including I-95, Florida's Turnpike, and Southern Boulevard, providing seamless regional connectivity.
- 640 ft. frontage on Jog Road
- Growing industrial corridor, strong demand for IOS and warehouse product
- Development and redevelopment opportunity
- Suitable for warehouse, flex, contractor, service commercial, and light industrial uses



3 Concept Plans Attached Below



Exclusively Listed by Arron Thomas, Realtor®

Please text or call for details

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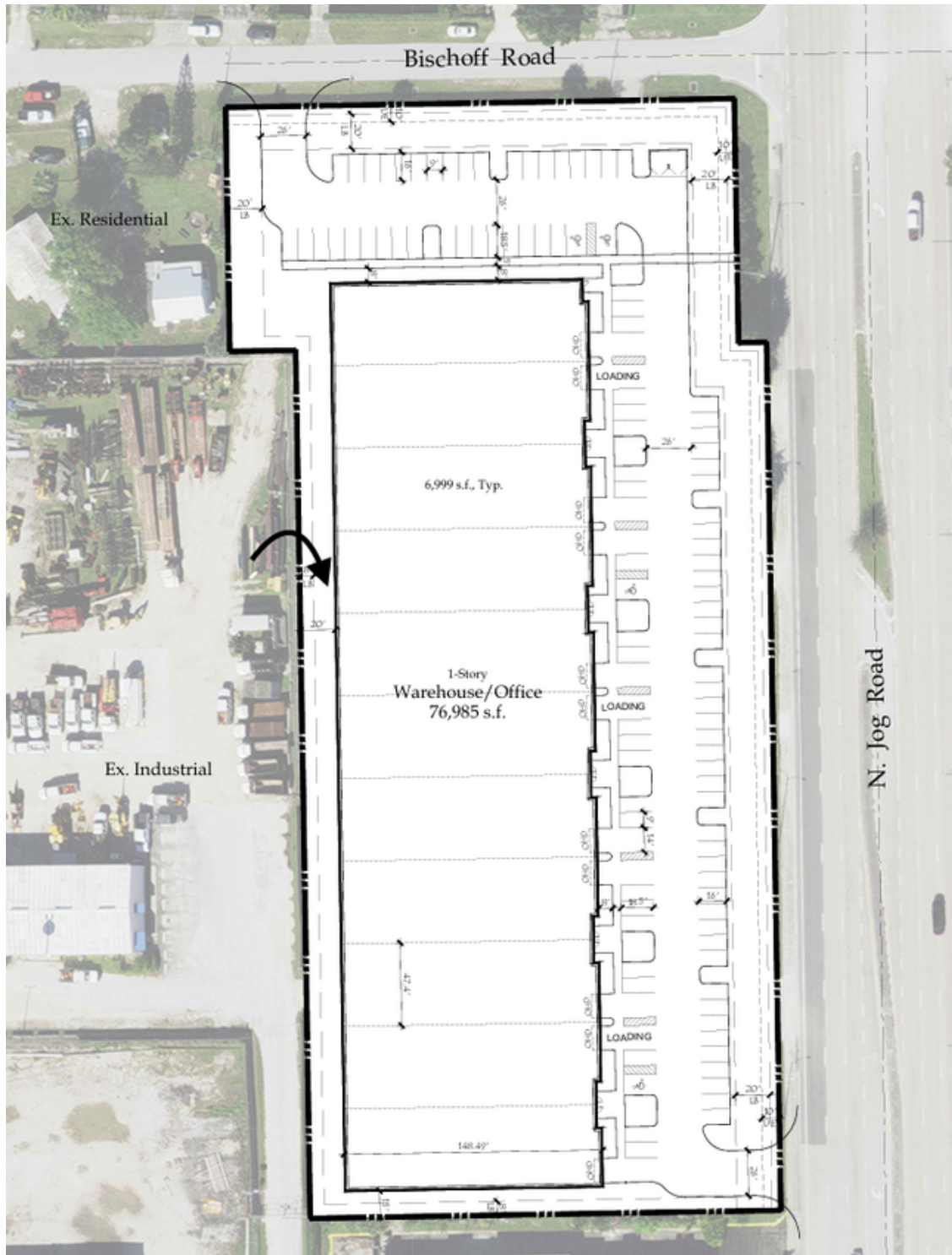


# Concept Plan #1

Total Building Area: 76,985 s.f., 43.9%

Warehouse Use: 59,485 s.f.

Office Use (22.7% max): 17,500 s.f.

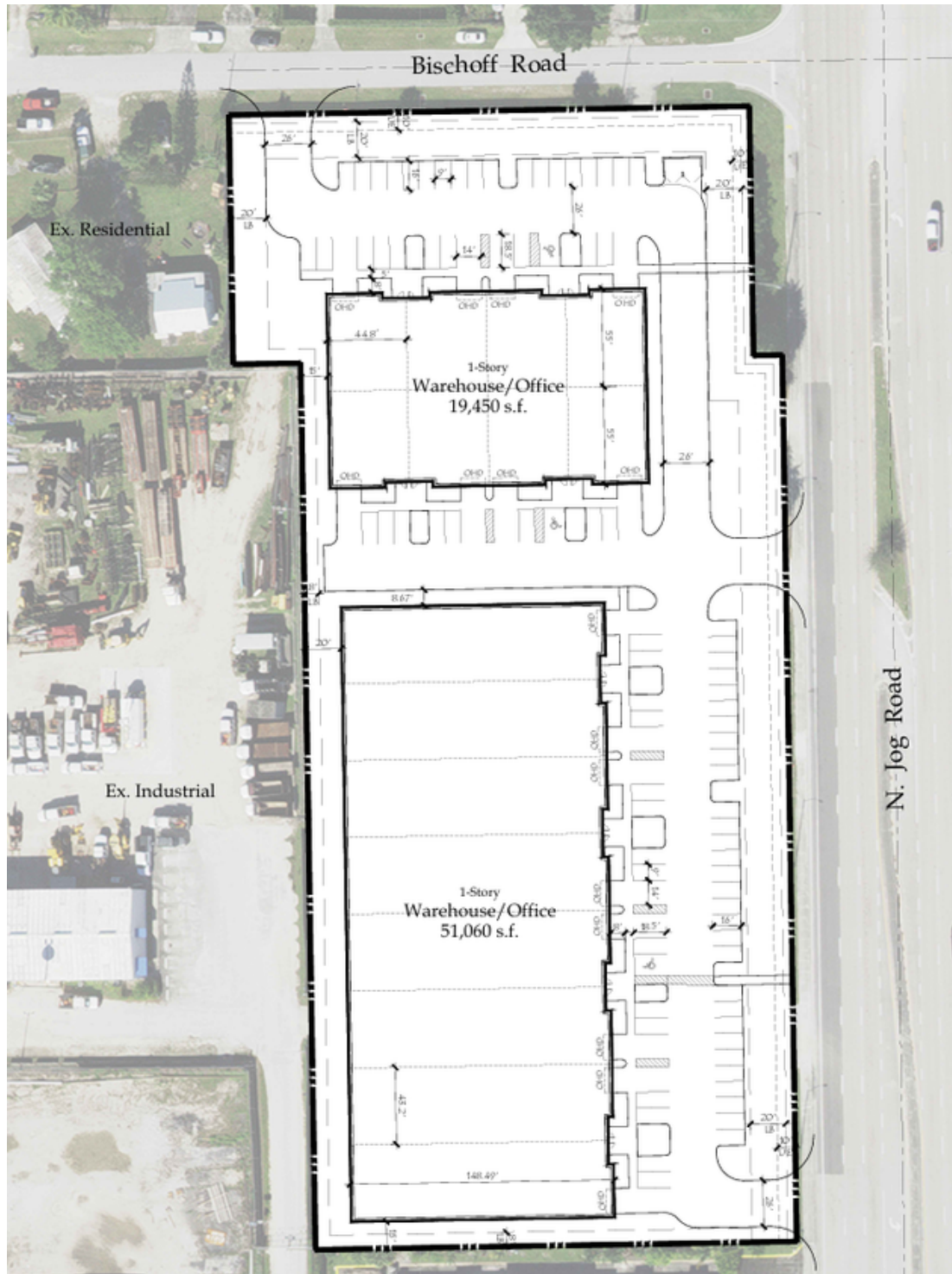


# Concept Plan #2

Total Building Area: 70,510 s.f., 40.2%

Warehouse Use: 56,510 s.f.

Office Use (19.9% max): 14,000 s.f.



# Concept Plan #3

Total Building Area: 60,893 s.f., 34.7%

Warehouse Use: 52,600 s.f.

Office Use (13.6% max): 8,293 s.f.

