

LOGISTICS CENTER AT — DELRAY —



FOR LEASE | 14130 S State Road 7, Delray Beach, Florida

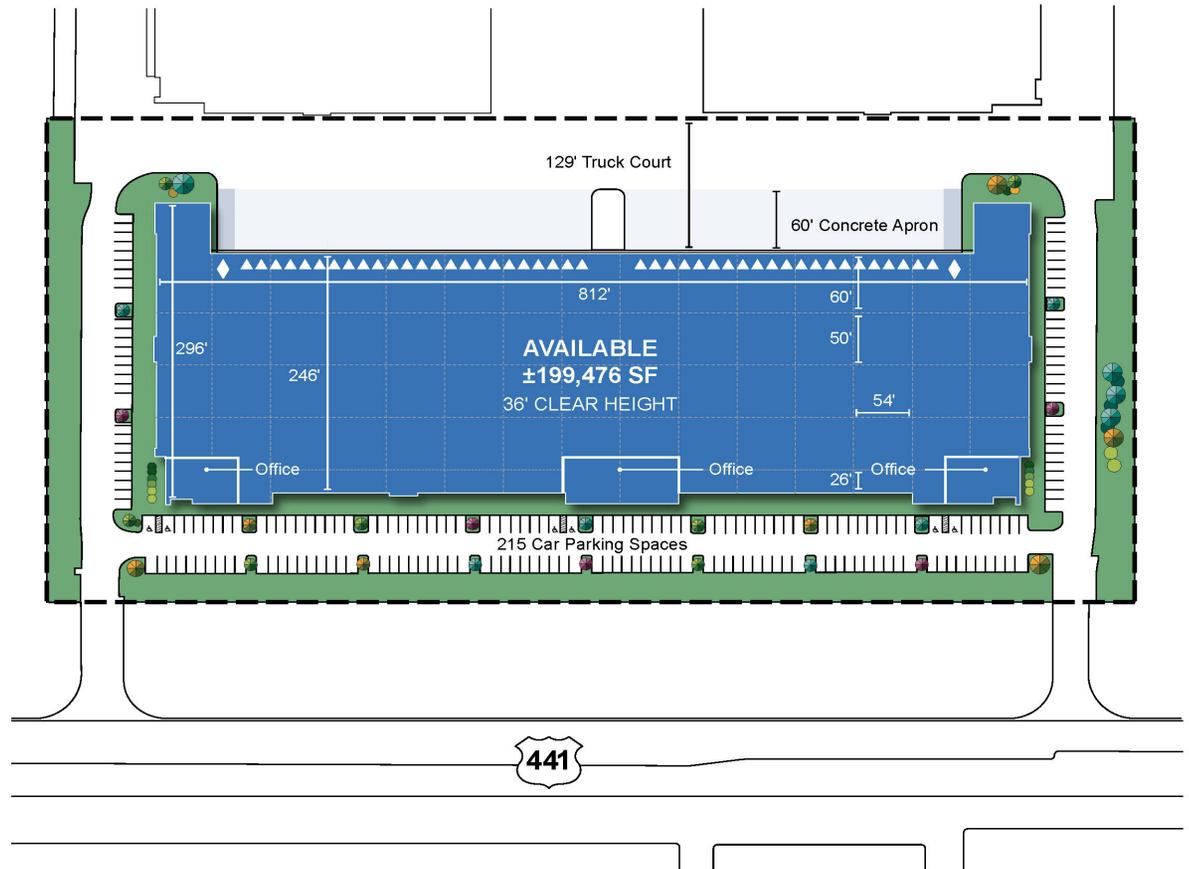
**CLASS A STATE-OF-THE-ART WAREHOUSE OPPORTUNITY
PHASE I: ~25,000 SF UP TO ~200,000 SF AVAILABLE**

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Property Highlights: Phase I

Logistics Center at Delray (Building I) offers ~25,000 SF to ~200,000 SF of Class A logistics space with the following features:

- Clear/Ceiling Height: 36'
- Parking Spaces: 215
- Dock Doors: 45 (9' x 10')
- Drive In Doors: 2 (12' x 14')
- Warehouse Floor Slab: 7"
- Column Spacing: 50' x 54', 60' Speed Bay
- Truck Court Depth: ~129' with 60' Apron
- Rear Load, Tilt-up Construction
- Building Depth: 246'
- R-19 60 MIL TPO Roofing System with a 20-Year Warranty
- ESFR Sprinkler System
- Electrical: 2,500 Amps and 480 Volts
- Approximately 1,300' of US 441 Frontage



- Available
- ▲ Dock Doors
- Land
- ◆ Drive-in Door
- Property Boundary

LOGISTICS CENTER AT — DELRAY —

CONNECT FASTER. MOVE QUICKER.

Location Highlights

As one of the first logistics facility located on US 441, Logistics Center at Delray offers unmatched connectivity in the South Florida market. With quick access to major interstates and distribution ports, businesses can gain a competitive advantage in today's fast-paced market.

Drive Times

INTERSTATES:

TURNPIKE - **3 MIN**

I-95 - **9 MIN**

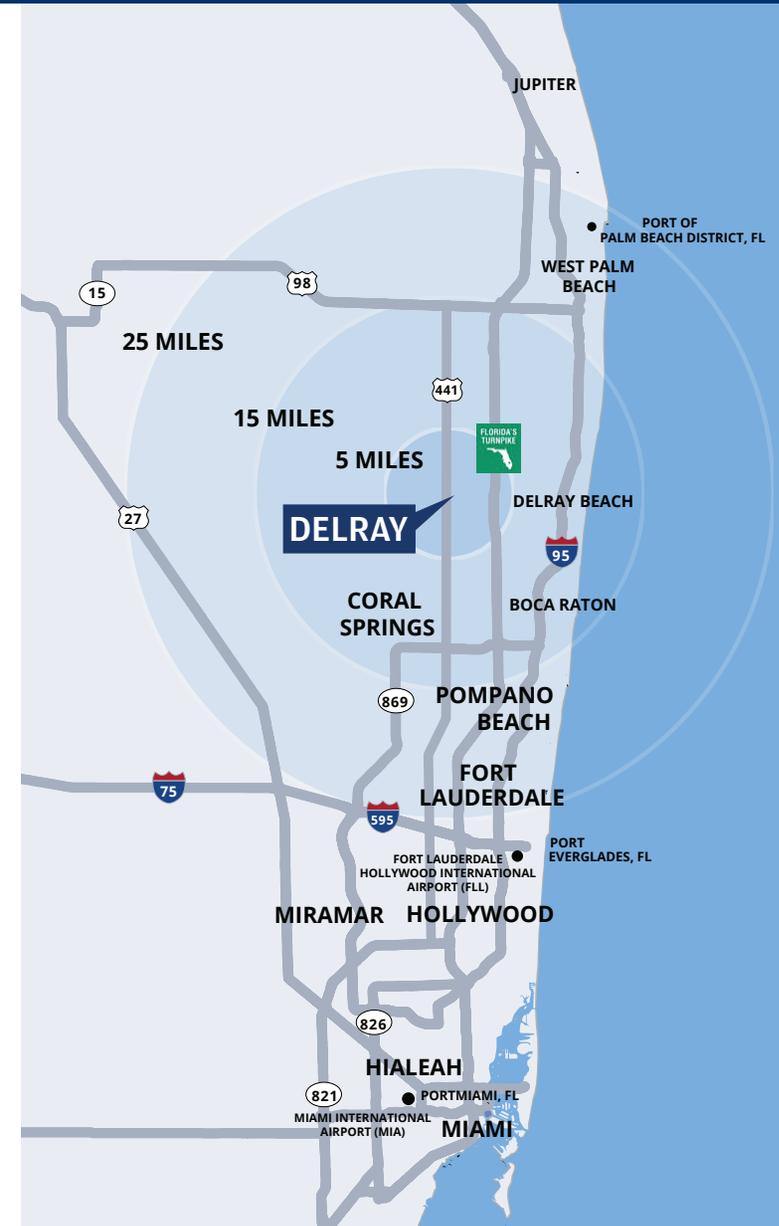
I-75 - **20 MIN**

I-595 - **24 MIN**

AIRPORTS:

FORT LAUDERDALE HOLLYWOOD INTERNATIONAL AIRPORT (FLL) - **21 MIN**

MIAMI INTERNATIONAL AIRPORT (MIA) - **42 MIN**



LOGISTICS CENTER AT — DELRAY —



Highly-Amenitized Location



HAPPY HOLLOW RD

SMITH SUNDY RD

LYONS RD

FLORIDA'S TURNPIKE



W ATLANTIC AVE



LOGISTICS CENTER AT — DELRAY —

Demographics

	15 MIN.	30 MIN.	45 MIN.	60 MIN.
Total Population	34,458	196,515	566,624	1,103,698
Workforce Potential (+16)	30,605	172,381	483,033	930,149
High School Education	6,743 (23.9%)	40,198 (26%)	112,892 (26.4%)	200,780 (24.4%)
Blue Collar/Service Workers	2,559 (17.6%)	17,852 (20.3%)	54,928 (21.4%)	103,063 (19.7%)
Average Income	\$87,440	\$79,611	\$80,398	\$89,708
Number of Households	16,373	89,863	239,782	456,041

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For More Information, Contact:

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