

INDUSTRIAL PROPERTY | PALM BEACH COUNTY

2900 - 2902 Tuxedo Ave, West Palm Beach, FL 33405

OFFERING MEMORANDUM



*Income-Producing Asset for Investor or Owner-User*

**32,752 SF**

BUILDING SIZE

**1.85 Acres**

LAND AREA

**1 Acre**

OUTDOOR STORAGE

**COMPASS COMMERCIAL**

**ZACHARIAH STATLANDER** | R.E. Advisor

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# Executive Summary

BUILDING SIZE

**32,752 SF**

Industrial Warehouse

CURRENT INCOME

**\$200,000**

NOI from 10,000 SF Leased

VACANCY

**~22,752 SF**

Value-Add Opportunity

LAND AREA

**1.85 Acres**

1 Acre Useable Outdoor Storage

UNIQUE COMPETITIVE ADVANTAGE

This property features the only public truck weighing scale in Palm Beach County, providing a unique ancillary income stream and drawing consistent logistics traffic to the site.

INVESTMENT HIGHLIGHTS

- **Stabilized Income with Upside:** Currently generating \$200K NOI from a fresh 5-year lease on approx. 30% of the building, offering immediate cash flow while allowing an owner-user or investor to lease up the remaining ~22,752 SF.
- **Strategic Infill Location:** Trophy positioning less than 2 miles from Palm Beach International Airport (PBI) with visibility from the airport ramp. Immediate connectivity to I-95 ensures rapid distribution capabilities.
- **Heavy Industrial Infrastructure:** Equipped with heavy-duty 3-phase power and secure gating. Neighbors the Florida National Guard, benefiting from a robust power grid and enhanced security presence.
- **High Growth Area:** Located in a corridor experiencing significant new development, driving up industrial demand and rental rates in the immediate vicinity.

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# Financials & Tenancy

## CURRENT INCOME

|                       |                  |
|-----------------------|------------------|
| NOI                   | LEASE RATE       |
| \$200,000             | \$20.00          |
| From 10,000 SF Leased | Per SF Base Rent |

| PROFORMA PROJECTION | Vacant Potential      |
|---------------------|-----------------------|
| PROJECTED NOI       | ASSUMPTION            |
| \$409,518           | \$18.00               |
| Additional Income   | Per SF NNN on Vacancy |

## LEASE ABSTRACT (IN-PLACE)

|                 |                                 |
|-----------------|---------------------------------|
| Tenant Status   | Fresh 5-Year Lease (2025 Start) |
| Leased Area     | 10,000 SF                       |
| Base Rent       | \$20.00 / SF                    |
| CAM Charges     | \$3.75 / SF                     |
| Renewal Options | Two (2) x 5-Year Options        |

## Value-Add Opportunities

- 01 Lease-Up Vacancy**

Immediate upside through leasing the remaining ~22,752 SF of warehouse space. The vacant unit features 20 ft clear heights, ideal for logistics or manufacturing users.
- 02 Ancillary Income: Truck Scale**

Property includes the only public truck weighing scale in Palm Beach County. This rare amenity generates extra fee-based income and can be further marketed to increase revenue.
- 03 Outdoor Storage Potential**

Over 1 acre of useable outdoor storage provides significant additional leasing value. Outdoor storage is in high demand near PBI and commands premium rents.
- 04 Market Rent Growth**

Located in a high-demand industrial corridor near PBI and I-95. Rising rents in the area provide strong future appreciation potential upon lease renewals.

TOTAL STABILIZED POTENTIAL NOI

\$609,518

Combined In-Place + Proforma





## Location & Access

STRATEGIC LOGISTICS HUB

PBI AIRPORT

**< 2 Miles**

Visible from Airport Ramp

INTERSTATE 95

**Immediate**

Direct Connectivity

PORT OF PALM BEACH

**7.3 Miles**

Major Export Gateway

STRATEGIC NEIGHBOR

Located adjacent to the Florida National Guard, benefiting from

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# Property Features



## 20' CLEAR HEIGHT

The vacant 22,752 SF warehouse portion features **20-foot clear ceiling heights**, optimizing vertical racking capacity and suitable for modern distribution needs.



## PUBLIC TRUCK SCALE

Property features the **only public truck weighing scale** in Palm Beach County. A unique asset that generates ancillary fee income and drives logistics traffic.



## HEAVY 3-PHASE POWER

Equipped with heavy-duty **3-phase power** infrastructure. Adjacent to the Florida National Guard, ensuring a robust and reliable power grid connection.



## GATED & SECURE

Fully gated facility ensuring asset protection. The site benefits from **added security presence** due to its immediate neighbor, the Florida National Guard.



## 1+ ACRE OUTDOOR STORAGE

Includes over **1 acre of usable outdoor storage/yard**. This is a scarce and highly coveted amenity in the PBI submarket, commanding premium rental rates.



## AIRPORT VISIBILITY

Exceptional positioning with **visibility from the PBI airport ramp**. Offers potential signage opportunities and immediate recognition for logistics operators.

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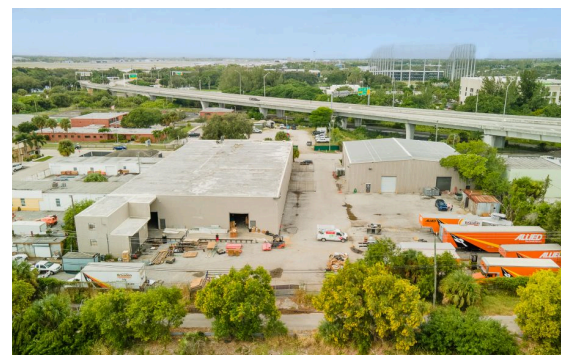
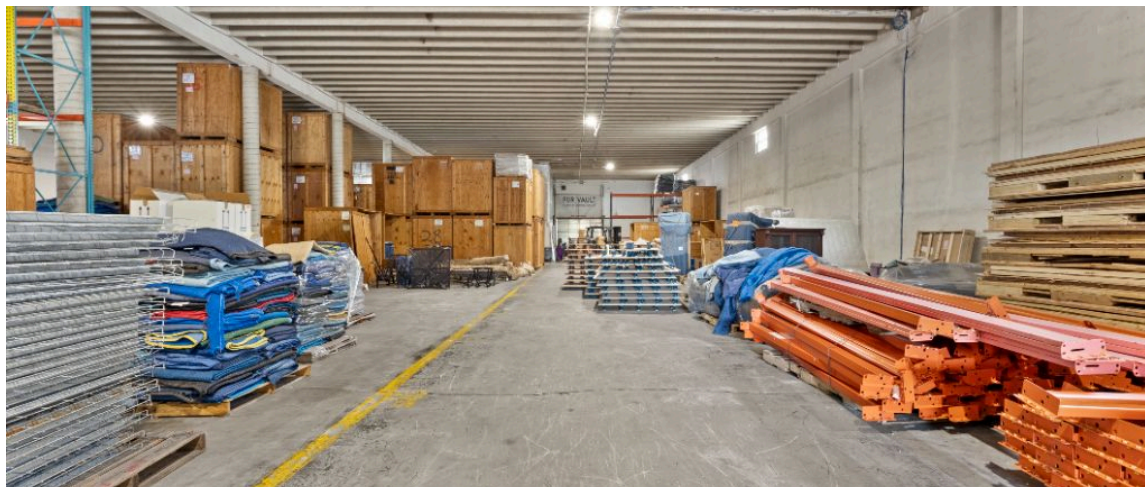


# INDUSTRIAL PROPERTY | PALM BEACH COUNTY

PROPERTY PHOTOS

2900 - 2902 TUXEDO AVE, WEST PALM BEACH, FL 33405

## Visual Overview



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