

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

Executive Summary

BUILDING SIZE	CURRENT INCOME
32,752 SF	\$200,000
Industrial Warehouse	NOI from 10,000 SF Leased
VACANCY	LAND AREA
~22,752 SF	1.85 Acres
Value-Add Opportunity	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

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

Stabilized Portion

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.



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.



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.



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.



GATED & SECURE

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



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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