

±50,022 SF INDUSTRIAL WAREHOUSE IN A CORPORATE PARK SETTING

FOR LEASE



Gardens Innovation Center

358 HIATT DRIVE
PALM BEACH GARDENS, FL





358 Hiatt Drive

- › New 'Class A' warehouse building in sought-after Palm Beach Gardens
- › Q4 2024 occupancy
- › Availability to accommodate smaller bay tenants starting at $\pm 11,299$ SF up to $\pm 50,022$ SF
- › Situated adjacent to the highly acclaimed and world-renowned PGA National Community
- › Direct access and frontage to Florida's Turnpike (5 min), with accessibility to I-95 and the Beeline Highway
- › Join the roster of prestigious tenants: Merchant Lynx Services, RSVP Commercial, Concept Group, Cooper Construction, Accelus Corporation, StickX Golf, Superior Design Services and Northrop Grumman

HIGHLIGHTS



Turnpike
frontage and
proximity



32'
clear height



Spec office: $\pm 1,200$ SF
each bay



Corporate park
setting

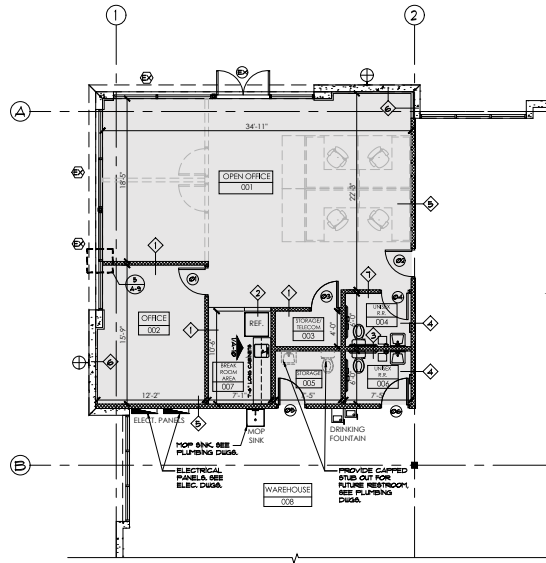


2 drive-in ramps and
20 dock high doors

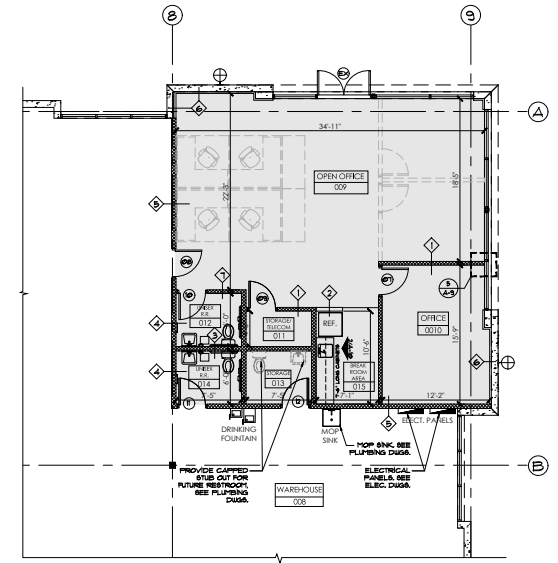


Connectivity nexus:
airports, ports, and cities

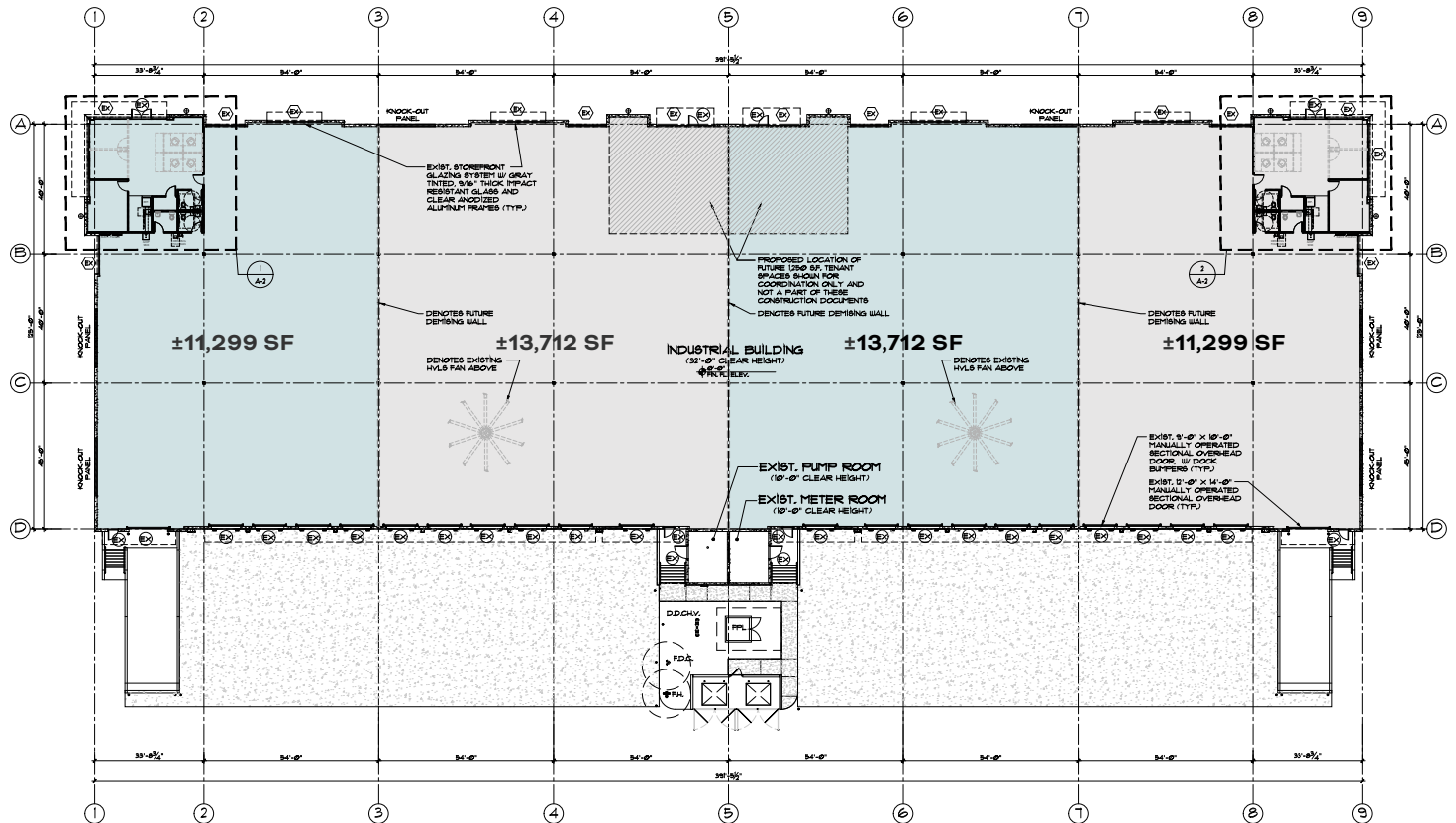
FLOOR PLAN



Conceptual Office - NW Corner



Conceptual Office - NE Corner





358 Hiatt Drive

Palm Beach Gardens

(3 hr 9 min) Tampa

Orlando (2 hr 21 min)

(39 min) Witham Field

(40 min) Port St. Lucie

(12 min) North County Airport

(18 min) PBI Airport

Port of Palm Beach (20 min)

Boca Raton (39 min)

(59 min) Port Everglades

FLL Airport (59 min)

(1 hr 19 min) Miami

PortMiami (1 hr 17 min)

(1 hr 19 min) Miami International Airport

125 miles

75 miles

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