

Flexible Cold Storage Options  
2500 SW Kanner Hwy, Stuart, FL

**CBRE**

A Development by:

**KARIS**  
COLD

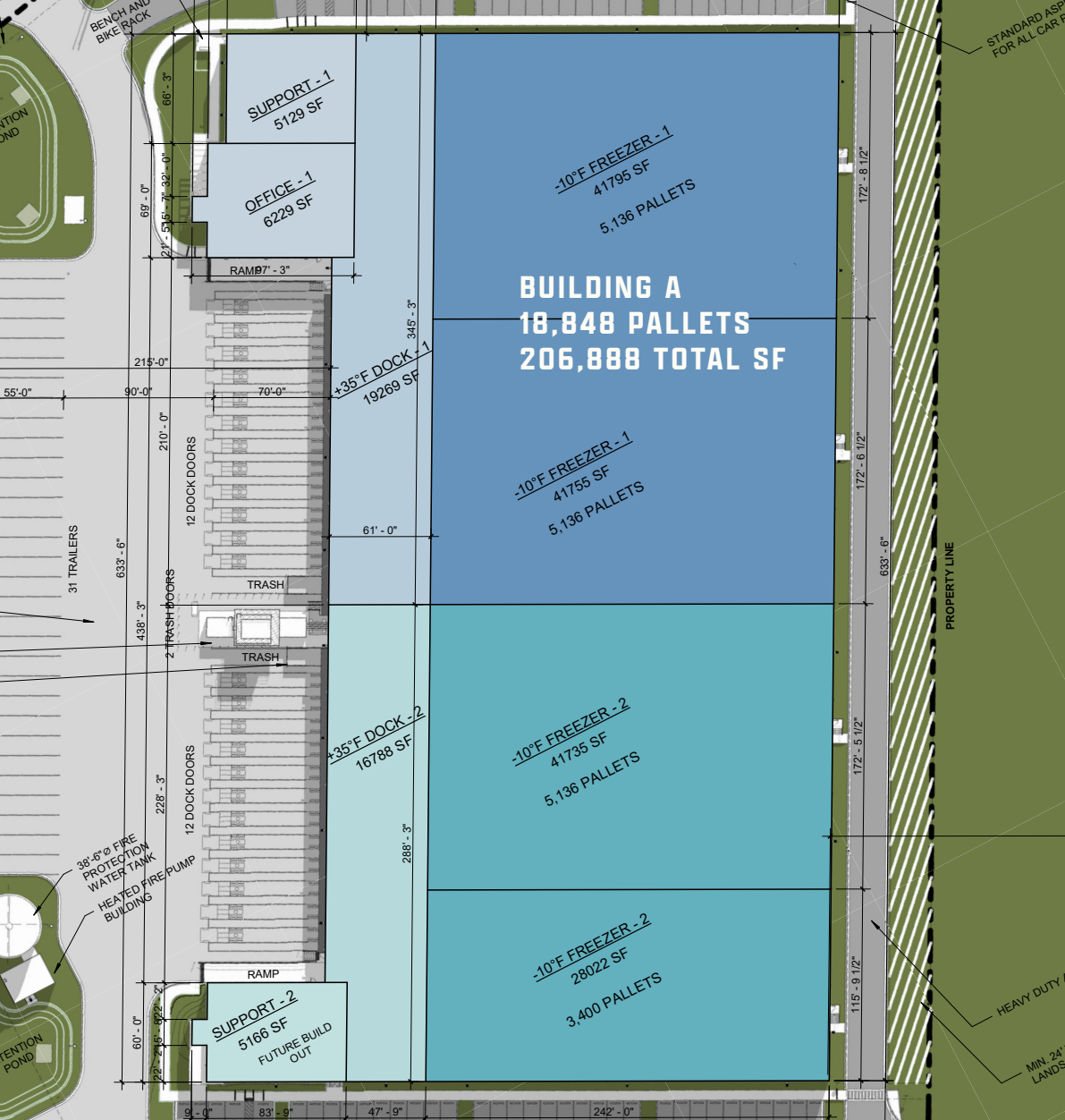
**ONPACE**  
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# Jupiter Cold

**CLASS A, TWO BUILDING DEVELOPMENT  
READY FOR OCCUPANCY**

**± 206,888 SF Freezer Building &  
± 148,417 SF Cooler Building Available for Lease!**

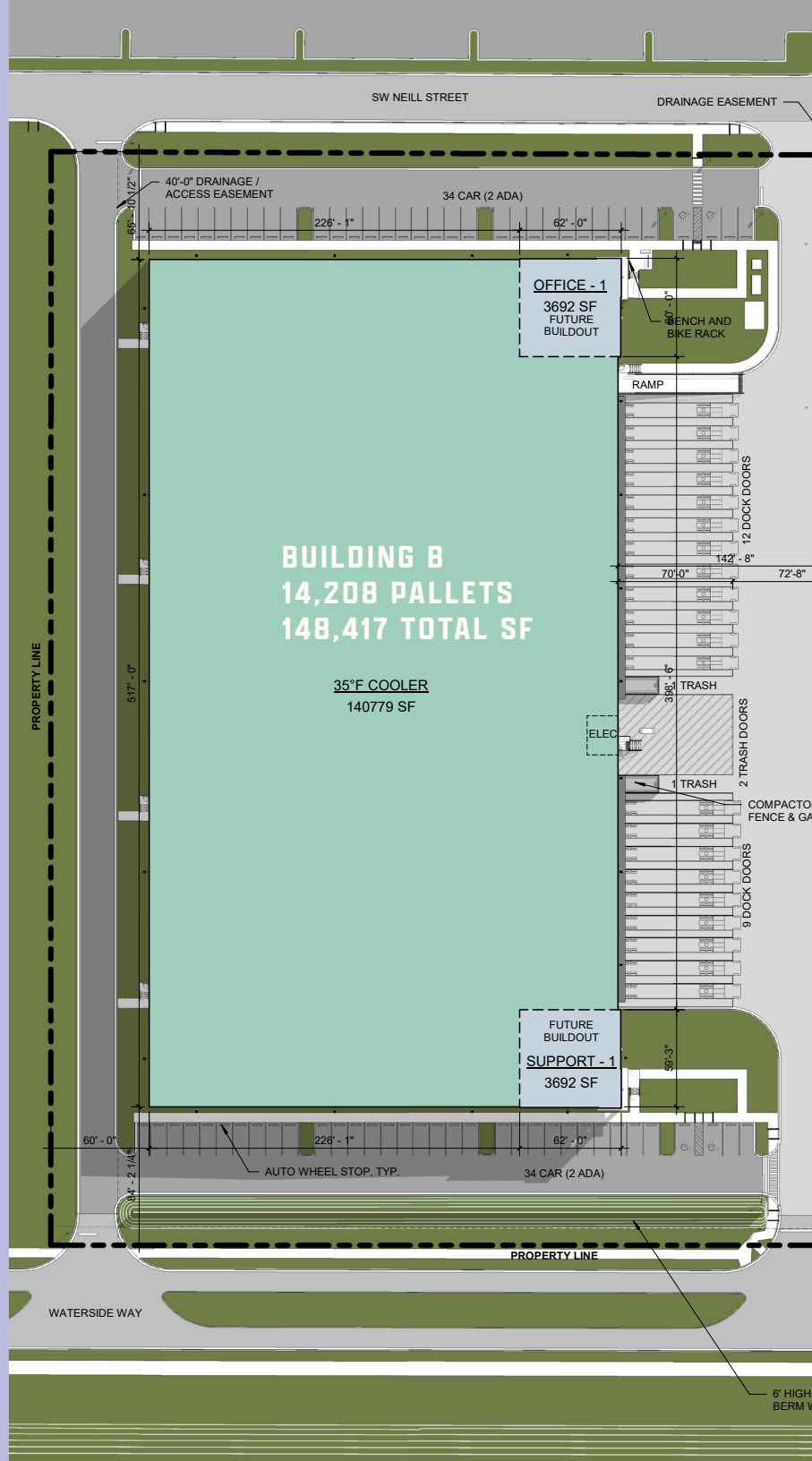


# Freezer Property Details

Total SF Available:	+/- 206,888
Divisible:	Yes
Pallet Capability:	+/- 18,848 @ 4H; +/- 23,344 @ 5H
Frozen Storage SF:	153,307 (-10° F)
Cold Dock SF:	36,057 (+/-35° F)
Office SF:	6,229 SF & 5,166 SF
Clear Height:	35' in cold storage; 22'6" in cold dock
No of Dock Doors:	24 DH (10' x 10'); plus two trash doors (8' x 8')
Dock Equipment:	24 vertical levelers, dok-loks and shelters
No of Drive in Doors:	2 DI (10' x 16')
Freezer Doors:	8 bi-part doors (8' 6" x 16'), plus 2 high speed roll up doors (6' x 16')
Car Parking:	103
Trailer Parking:	31
Warehouse Lighting:	LED on motion sensors
Slab on Grade:	5" - 8" concrete slab; glycol under floor heating in freezers extended minimum 5' into dock
Roof:	60 mil, white TPO. Freezer insulation R-50, Cold Dock insulation R-34.8.
Refrigeration:	Packaged low charge ammonia with mini penthouse units located on dock roof. Designed for less than 8,000 lbs ammonia. Complete control system w/ remote monitoring
Electrical:	two 2,000 amp services
Sprinkler:	Quell system in freezer; dry pipe in cold dock, wet system in office

# Cooler Property Details

<b>Total SF Available:</b>	148,417
<b>Divisible:</b>	Yes
<b>Pallet Capability:</b>	+/- 14,208 @ 4H; +/- 17,568 @ 5H
<b>Cooler Storage SF:</b>	140,779 (+/-40°F)
<b>Office SF:</b>	3,692
<b>Clear Height:</b>	35'
<b>No. Of Dock Doors</b>	21 DH (10' x 10'); plus two trash doors (8' x 8')
<b>Dock Equipment</b>	21 Kelley vertical levelers, dok-loks and shelters
<b>No. Of Drive-In Doors</b>	1 DI (10' x 16')
<b>Car Parking</b>	68
<b>Warehouse Lighting</b>	LED on motion sensors
<b>Slab on Grade</b>	5"-8"; 4,000 PSI
<b>Roof</b>	60 mil, white TPO. Convertible cooler area R-50 insulation
<b>Refrigeration</b>	Four (4) ALTA convertible Expert units (accommodating future divisions). Complete control system w/ remote monitoring
<b>Electrical</b>	3,500 amp service
<b>Sprinkler</b>	Quell system in cooler; dry pipe in other areas





# Site Plan



+ 4 MINUTES TO I-95

+ 7 MINUTES TO  
FLORIDA TURNPIKE





# Interior Photos





+ FREEZER WAREHOUSE



+ COOLER WAREHOUSE

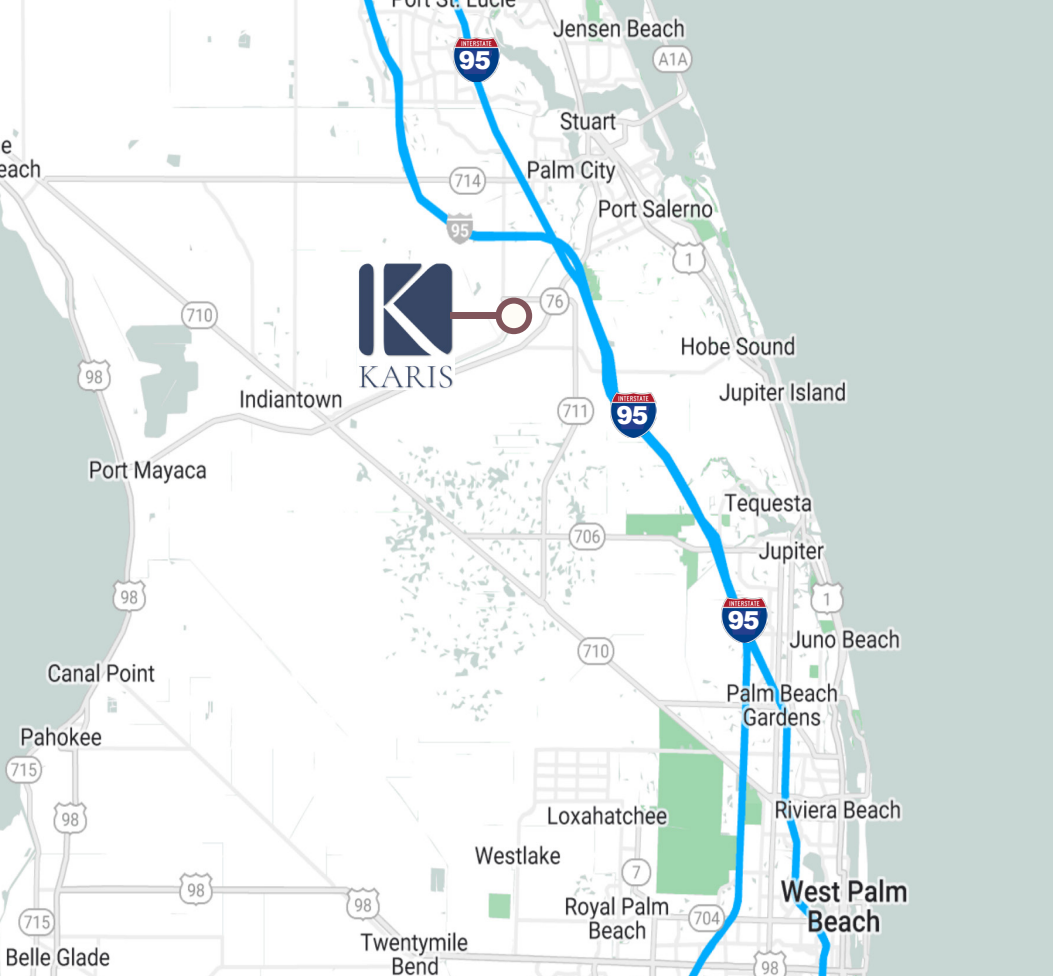


FEBRUARY 2025



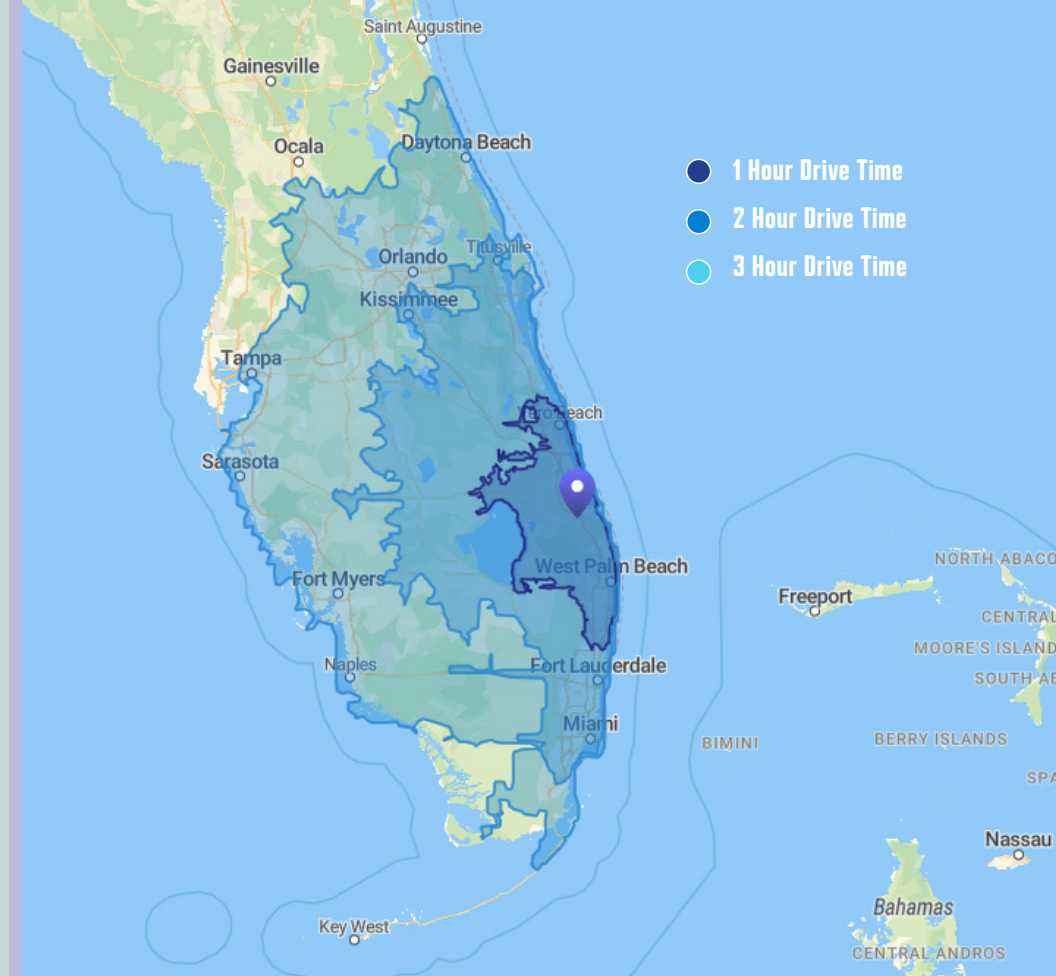
# Progress Photos





Jupiter Cold is proximate to the region’s major transportation infrastructure, and strategically located between Orlando and Miami, providing access to Florida’s major population hubs!

# Excellent Connectivity



Points of Interest	Time	Miles
I-95	5 min	<1.5
Florida Turnpike	10 min	5
West Palm Beach Airport	30 min	35
Fort Pierce Airport	45 min	35
Fort Lauderdale Airport	1 hr 15 min	75
Miami Airport	1 hr 40 min	100
Orlando Airport	2.0 hrs	130





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