

# FOR SALE/LEASE

388 S Military Trl | West Palm Beach, FL 33415

OFFERING MEMORANDUM



**MATTHEWS**  
REAL ESTATE INVESTMENT SERVICES



# EXCLUSIVELY LISTED BY:



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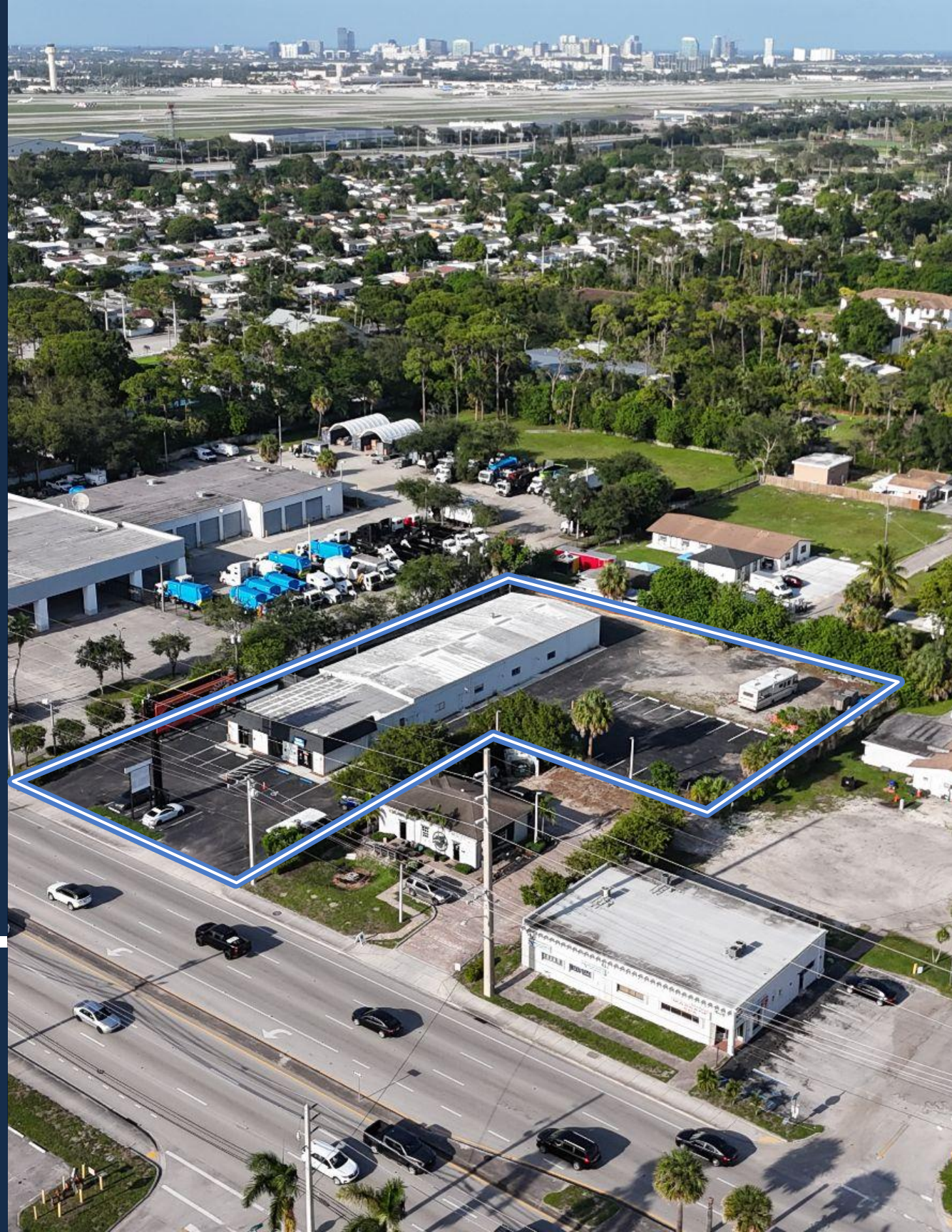
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# INVESTMENT OVERVIEW

- **BUILDING FEATURES** – The ±8,500 SF building is situated on a ±1.14-acre parcel in the core of West Palm Beach. The property features metal construction with 16' clear ceiling heights, six grade-level overhead doors, and efficient warehouse layout ideal for a wide range of light industrial and commercial uses.
- **UNIQUE ZONING** – Zoned UI – Urban Infill, the site permits a broad variety of light industrial and commercial uses, further enhancing its versatility and long-term value. The property has full perimeter fencing, multiple access points, and strong frontage along heavily trafficked South Military Trail, providing both visibility and operational convenience.
- **OWNER/USER OPPORTUNITY** – This freestanding industrial/flex building presents a rare opportunity for an owner-user to fully occupy the property. All current tenants are on short-term leases, giving a new owner the flexibility to take over 100% of the space for their operations or selectively retain income-producing units.
- **LOW COVERAGE RATIO** – Situated on a ±1.14-acre lot, the property has a building coverage ratio of 17%, offering significant upside through site optimization. Whether through parking-intensive users/tenants, future building expansion, or certain types of outdoor storage, the underutilized land presents multiple paths for value creation—an increasingly rare feature in the tight Palm Beach industrial market.
- **EXCEPTIONAL LOCATION** – Fronting S Military Trail, one of Palm Beach County's busiest commercial corridors with ±46,000 vehicles per day, the property offers unmatched visibility and signage potential. Located just minutes from Palm Beach International Airport (PBI) and major arterial roadways like Southern Boulevard, this site provides strategic access to regional logistics, labor, and consumer hubs—ideal for distribution, service, and flex-industrial users.
- **AFFLUENT AREA** – Average household income is around \$101,239 in a ±5-mile radius with population estimates of over 356,585 people. These extremely positive demographics are strongly influenced by location, increased rental growth, and declining vacancy rates.





# PROPERTY SUMMARY



**CONTACT BROKER**  
LIST PRICE



**CONTACT BROKER**  
LEASE RATE



Address	388 S Military Trl, West Palm Beach, FL
Parcel	00-42-44-01-00-000-1120
MSA	South Florida
County	Palm Beach County
Total Building Size	±8,500 SF
Lot Size	±1.14 AC
Lot Square Feet	±49,724 SF
Building/Lot Coverage	17.09%
Year Built	1972
Warehouse Size	±6,100 SF
Construction	Metal
Zoning	Urban Infill (UI)
Grade Level Doors	6 (12'h x 10'w)
Clear Heights	16'





PALM BEACH  
INTERNATIONAL AIRPORT



±69,500 VPD



Boise Cascade



SIMILITARY TRL ±46,000 VPD

SUBJECT  
PROPERTY



±237,000 VPD





# PROPERTY PHOTOS



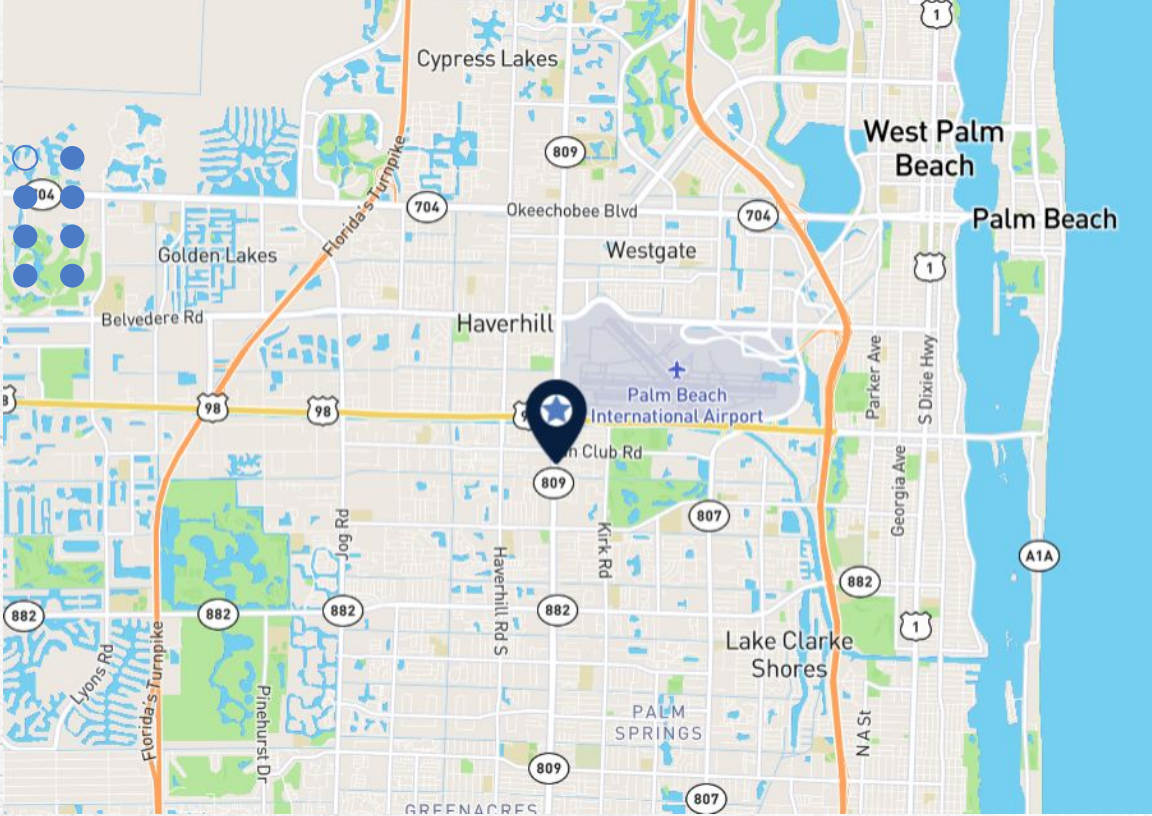


# MARKET OVERVIEW

## West Palm Beach, FL

West Palm Beach, located on Florida’s southeastern coast, is the county seat of Palm Beach County and part of the Miami metropolitan area, which is home to more than 6.1 million residents. The city has a population of over 140,220 and a steadily growing economy, drawing both established companies and new businesses. It is a well-connected urban center: the Port of Palm Beach lies just ±6 miles away, Palm Beach International Airport is about ±3.5 miles southwest of downtown, and the Brightline high-speed rail connects the city directly to Miami, Fort Lauderdale, and Orlando. Additional transport options include Amtrak and Tri-Rail commuter services, as well as access to Interstate 95 and Florida’s Turnpike, making it highly accessible for freight, travel, and commuting.

West Palm Beach is also a tourism-driven city offering a variety of attractions. It features 20 golf courses—more than any other city in Florida—and key destinations like Clematis Street, Rosemary Square, and FITTEAM Ballpark of The Palm Beaches. Cultural highlights include museums, theaters, and the annual SunFest waterfront music and art festival, which draws over 275,000 attendees. The city is home to Palm Beach Atlantic University, a private institution that contributes to the area’s educational and professional landscape. With accessible infrastructure, economic momentum, and a broad range of entertainment and lifestyle offerings, West Palm Beach continues to attract both residents and visitors.



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	12,955	140,220	356,585
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	4,403	48,833	139,724
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$76,735	\$86,765	\$101,239



# ECONOMY

West Palm Beach is a thriving business center. The local economy of the city is supported by several industries including marine services, investment, financial services, healthcare, biotech, and professional services. Companies headquartered in West Palm Beach include Affiliated Managers Group Inc., Ion Media, Ocwen, Florida Crystals Corporation, and Shoes for Crews. Businesses in the city have easy access to air, port, rail, and highway transportation. In addition, local universities, including the Palm Beach Atlantic University, provide talented workers into the local workforce.



# DEVELOPMENTS

At least seven companies in the technology, life sciences, biotechnology, and financial sectors are planning to relocate to West Palm Beach, highlighting the city's growing business appeal. Project Wire, a French tech firm, aims to open offices and create 20 jobs with an average salary of \$75,000. Exuma Biotech is expanding on Flagler Drive with plans to hire around 100 employees. Elliott Management, a \$41 billion hedge fund, is relocating its headquarters to the city, joining other relocation efforts including Point72, Project Washington, Project Lake, and Project Kraft.

Alongside this business growth, West Palm Beach is seeing a wave of new multifamily developments. In July, Hyperion Group and Winter Properties will break ground on a 17-story, 425-unit project at 350 South Australia Avenue. The development will include 278,000 square feet of residential space—ranging from studios to three-bedroom units—along with a 20,000-square-foot pool deck and 7,000 square feet of retail.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **388 S Military Trl, West Palm Beach, FL 33415** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services.™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



# INDUSTRIAL BUILDING FOR SALE/LEASE

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