

6500 PARK OF COMMERCE BOULEVARD

WAREHOUSE BUILDING FOR LEASE



34,649 SF Available

BOCA RATON, FLORIDA

6500

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PROPERTY HIGHLIGHTS

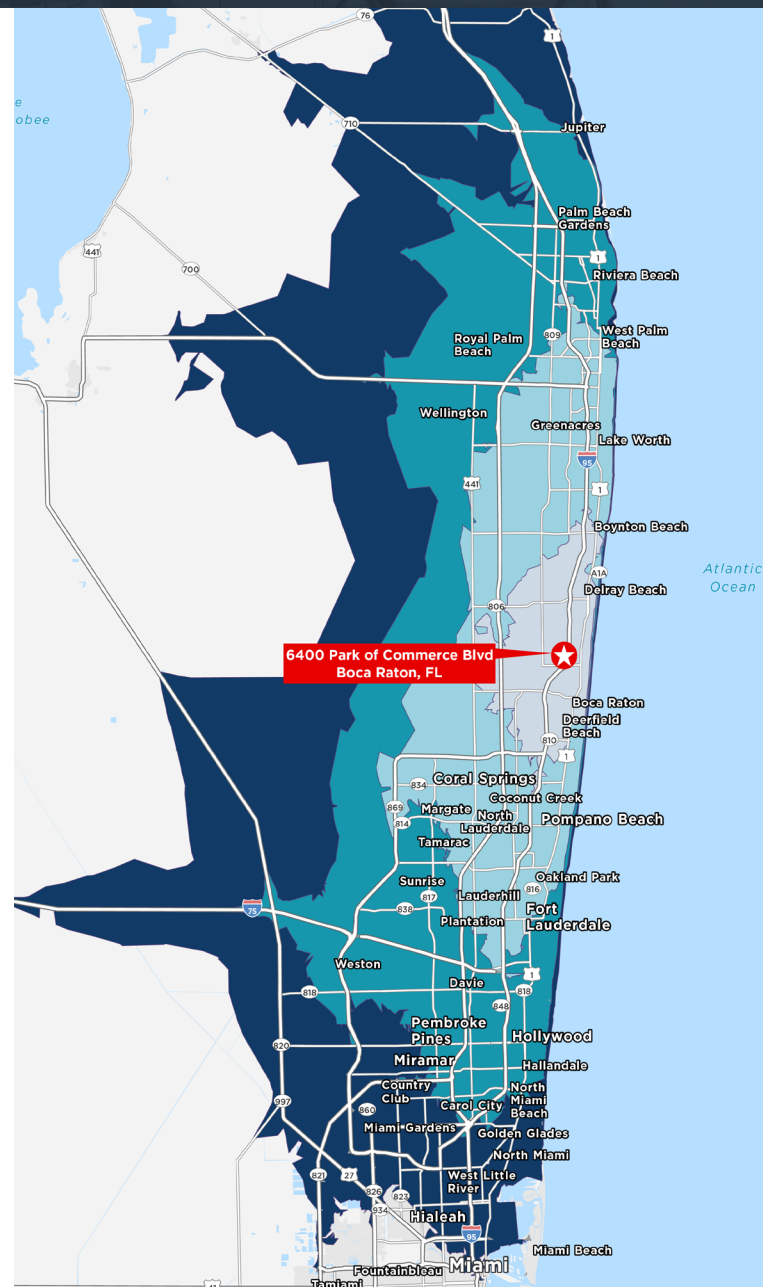
- Located in the prestigious Park of Commerce at Broken Sound, 6500 Park of Commerce Boulevard is located in the heart of Boca Raton. Located between Clint Moore Road and Yamato Road with immediate access to I-95 making this an ideal location for any user.

LOCATION HIGHLIGHTS

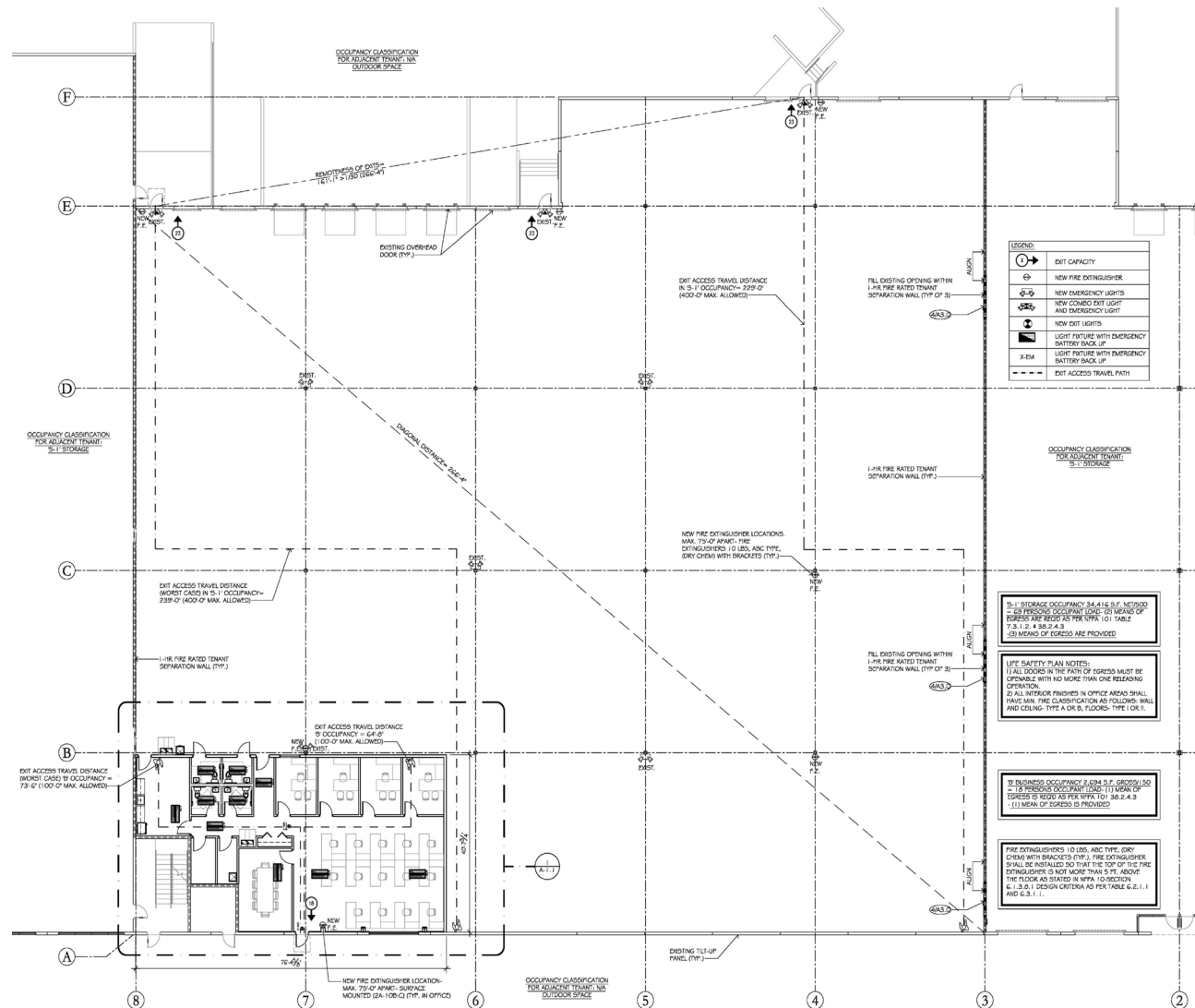
- Located in one of the most active submarkets along a major East/West thoroughfare in Palm Beach County
- **DRIVE TIMES:**
 - **TriRail Station:** 4 Minute Drive
 - **POC Bus Loop:** 2 Minute Walk
 - **FL Turnpike:** 15 Minute Drive
 - **I-95:** 3 Minute Drive
 - **Palm Beach International Airport:** 20 Minute Drive
 - **Ft Lauderdale International Airport:** 30 Minute Drive

DEMOGRAPHICS

	15 MIN.	30 MIN.	45 MIN.	60 MIN.
TOTAL POPULATION	344,885	1,694,834	3,121,975	4,471,486
WORKFORCE POTENTIAL (+16)	149,137	787,740	1,489,193	2,112,962
HIGH SCHOOL EDUCATION (POP. 25+)	56,903 (20.74%)	297,314 (23.85%)	522,773 (22.91%)	765,920 (23.66%)
BLUE COLLAR/SERVICE WORKERS	18,995	144,780	262,861	392,888



- West Suite
- 34,649 SF Available
- 5,504 SF of structured mezzanine
- Built in 1991
- Zoned W1
- Class A Warehouse Building
- 24' clear ceiling height
- 2 drive-in ramps
- 2 van height doors
- 4 dock high doors
- 1 fork lift door
- Fire sprinkler
- Tilt wall construction
- Full NEW HVAC
- Available immediately
- \$4.31 OpEx





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For More Information, Contact:

MATTHEW G. MCALLISTER, SIOR

Executive Director

+1 561 901 5216

matthew.mcallister@cushwake.com

CHRISTOPHER THOMSON, SIOR

Vice Chairman

+1 561 301 2390

christopher.thomson@cushwake.com

BOULDIN HEISTAND

Director

+1 407 766 3105

bouldin.heistand@faropoint.com

225 NE Mizner Boulevard, Suite 300

Boca Raton, FL 33432 | USA

cushmanwakefield.com

