

6500 PARK OF COMMERCE BOULEVARD WAREHOUSE BUILDING FOR LEASE



18,490 SF Available

BOCA RATON, FLORIDA

6500

6500 PARK OF COMMERCE BOULEVARD

PROPERTY HIGHLIGHTS

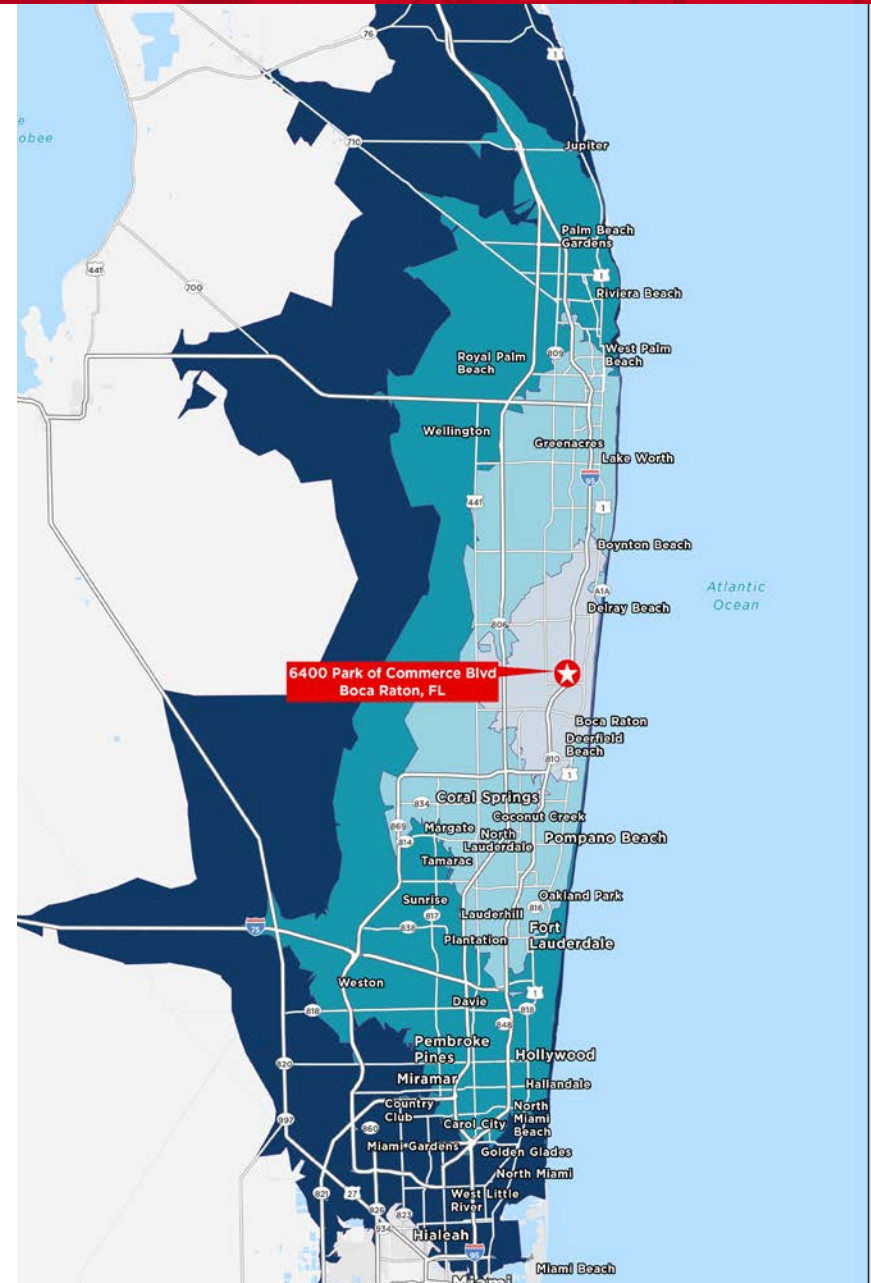
- Located in the prestigious Park of Commerce at Broken Sound, 6500 Park of Commerce Boulevard is located in the heart of Boca Raton. Located between Clint Moore Road and Yamato Road with immediate access to I-95 making this an ideal location for any user.

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

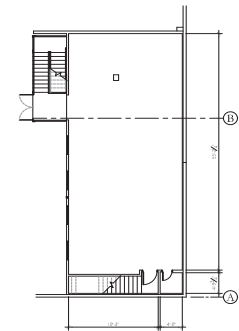
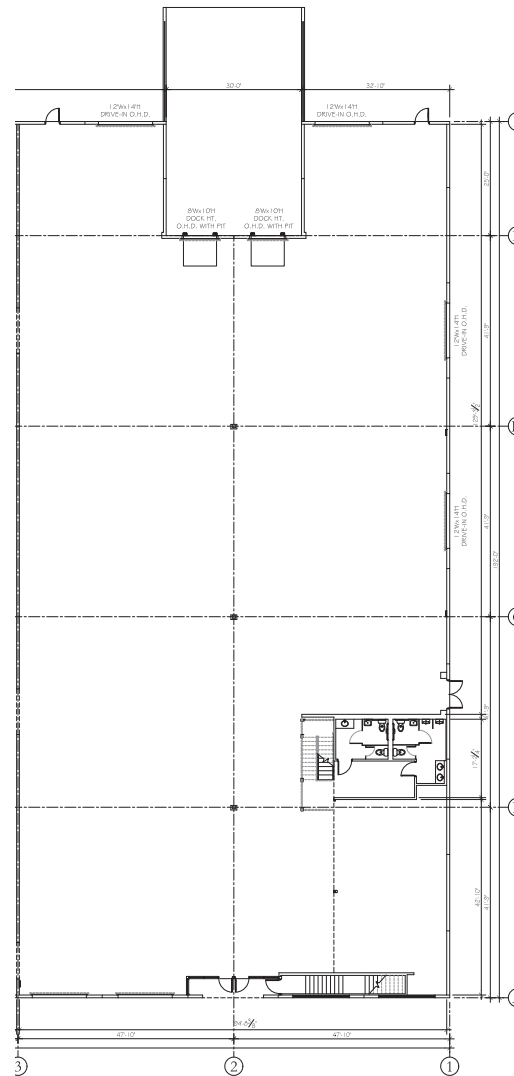
DEMOGRAPHICS

	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

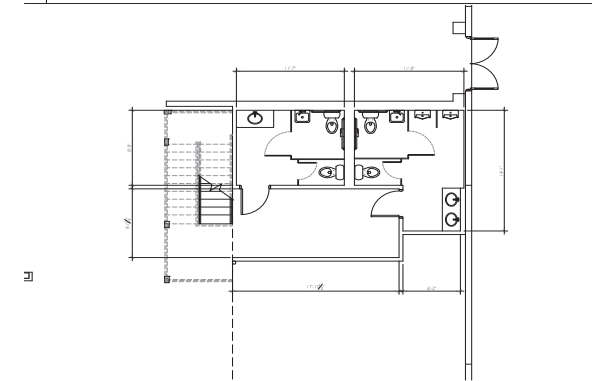


BUILDING SPECIFICATIONS

- East Suite
- 18,490 SF Available
- 1,500 SF of structured mezzanine
- Built in 1991
- Zoned W1
- Class A Warehouse Building
- 24' clear ceiling height
- 2 dock high doors
- 6 drive in doors
- Fire sprinkler
- Tilt wall construction
- Full NEW HVAC
- Available immediately
- \$4.31 OpEx



1 EXISTING FLOOR PLAN- EAST MEZZANINE



4 EXISTING FLOOR PLAN- EAST TOILETS



6500 PARK OF COMMERCE BOULEVARD

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For More Information, Contact:

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