

FOR SALE OR LEASE

FROM ±12 ACRES TO ±30 ACRES AVAILABLE

TURNPIKE CENTER

JOG ROAD AND FLORIDA'S TURNPIKE

WEST PALM BEACH, FLORIDA 33411



FEATURES

- + Exceptional development site with ±2,300 feet of direct frontage on Florida's Turnpike.
- + Both parcels have been approved and entitled for up to ±317,499 SF of industrial usage as Multiple Use Planned Developments (MUPD's). Other uses for the site may include: residential, commercial, recreational, truck stop, R&D.
- + Immediate FL Turnpike access with daily traffic count of over 100,000 vehicles.
- + Proximate access to region's key demand drivers:
 - Florida's Turnpike - 0.4 miles
 - Interstate 95 - 5.3 miles
 - Palm Beach International Airport - 5.0 miles
 - Port of Palm Beach - 11.2 miles

PROPERTY SUMMARY

	Lot 1	Lot 2
Address	1501 Meathe Drive West Palm Beach	Hoffman Road West Palm Beach
Land Area	12.0 Acres	18.0 Acres
Proposed Building Area	124,479 SF	193,020 SF
Parking	1.3:1,000 SF	1.3:1,000 SF
Parcel Number	00-42-43-27-30-001-0000	00-42-43-27-31-001-0000

ASKING PRICE -
FROM \$13.50 PSF OR
BUILD TO SUIT FOR LEASE

* Rental rate subject to required tenant improvements, credit, use lease term, etc.



CONTACT

ROBERT SMITH

Executive Vice President
+1 561 478 0330
robert.c.smith@cbre.com

KIRK NELSON

Vice President
+1 561 227 1803
kirk.nelson@cbre.com

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CBRE

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PROPOSED SITE PLAN AERIAL



CURRENT DEVELOPMENT RIGHTS SUMMARY

	Lot 1	Lot 2
Gross Acres	12.0 Acres	18.4 Acres
Unusable	3.98 Acres Total - Retention Area - 2.0 Acres Upland Tree Preserve - 1.98 Acres	5.02 Acres Total - Retention Area - 3.33 Acres Upland Tree Preserve - 1.87 Acres
Net Acreage Available	8.02 Acres	13.38 Acres



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