



21,000 - 381,000 SF Available

3800-3850 S Congress Avenue

BOYNTON BEACH, FLORIDA



Egret Point
LOGISTICS CENTER



**CUSHMAN &
WAKEFIELD**

EXECUTIVE SUMMARY

Cushman & Wakefield of Florida is delighted to present the Egret Point Logistics Center, a premier industrial hub situated at 3800 S Congress Ave. in Boynton Beach, Florida. This cutting-edge development features two Class-A rear-load buildings, encompassing a vast 457,000 square feet of space.

Designed with efficiency in mind, the facilities boast 32-foot clear height ceilings, 105 dock doors, four drive-in doors, and ample parking with 462 spaces. The site enjoys prime positioning with quick access to Woolbright Road and direct frontage on I-95, ensuring seamless connectivity to South Florida's arterial roadways.

Its strategic location offers unparalleled access to major ports and airports, facilitating swift and efficient transportation and logistics operations. This makes Egret Point Logistics Center an ideal nexus for businesses looking to capitalize on the region's robust infrastructure and trade opportunities.

BUILDING SPECIFICATIONS

- **Building 1 Available for Lease: 115,820 SF**
- **Building 2 Available for Lease: 233,958 SF**
- 32' Clear Ceiling Heights
- ESFR Sprinkler System
- Tilt Wall Construction
- Dock High and Grade Level Loading Available
- Divisible to $\pm 28,000$ SF
- 4 Dock High Doors Per Bay
- 180' Truck Court
- 265' Building Depths
- 54' Column Spacing
- Turnkey Offices
- R-19 Roofing
- 1.00:1,000 Parking Ratio
- I-95 Frontage for Building 2



FLOORPLAN

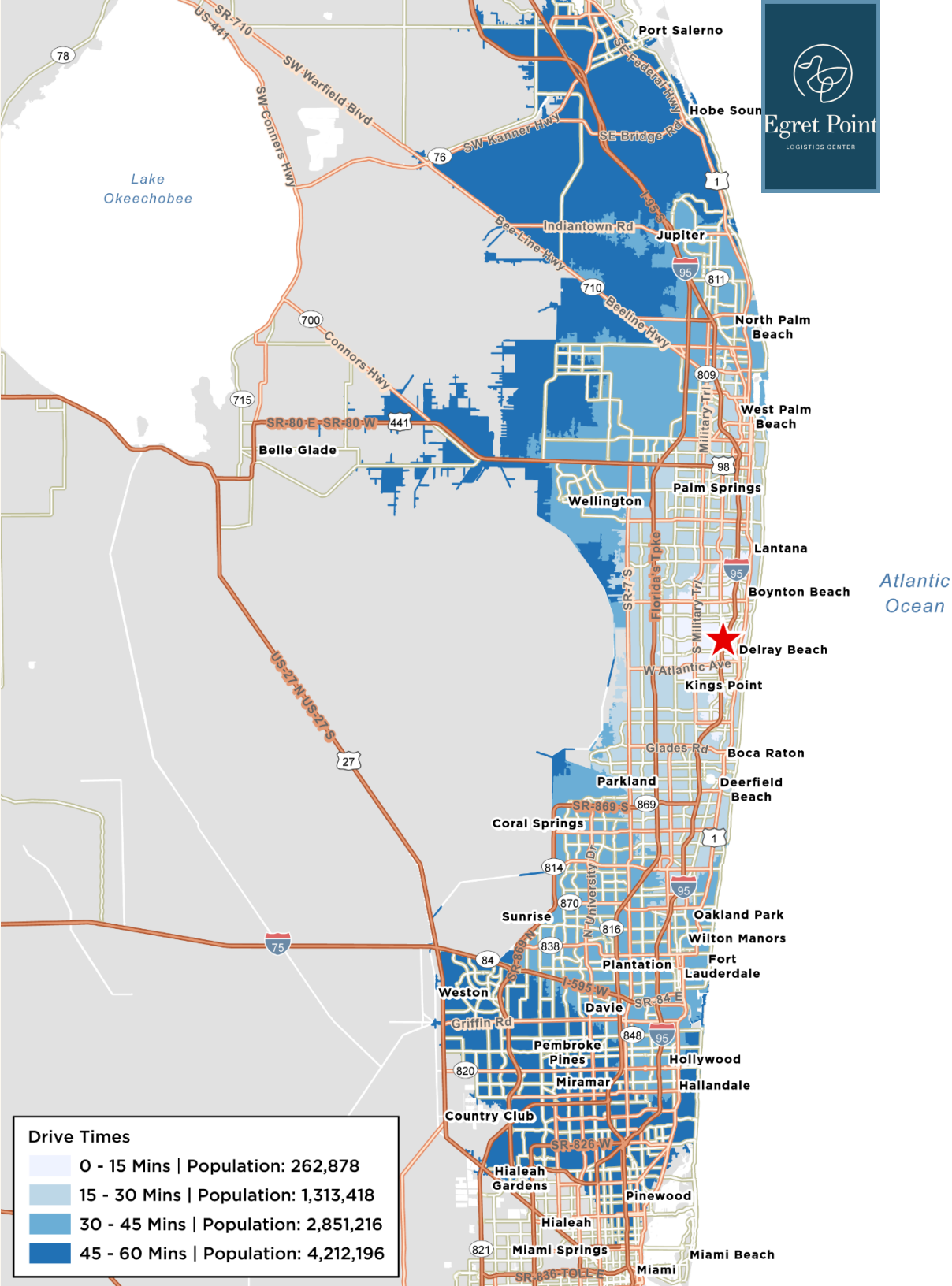


LOCATION HIGHLIGHTS

- **DRIVE TIMES- MAJOR ROADWAYS:**
 - » **Interstate 95:** 2.3 Miles | 7 Mins
 - » **Florida's Turnpike:** 7.4 Miles | 15 Mins
 - » **Sawgrass Expressway:** 32.5 | 40 Mins
- **DRIVE TIMES- AIRPORTS:**
 - » **Palm Beach Airport:** 16.8 Miles | 20 Mins
 - » **Fort Lauderdale Airport:** 34 Miles | 37 Mins
 - » **Miami Airport:** 55.1 Miles | 58 Mins
- **DRIVE TIMES- SHIPPING PORTS:**
 - » **Port Everglades:** 33.4 Miles | 38 Mins
 - » **Port of Palm Beach:** 24.3 Miles | 33 Mins
 - » **Port of Miami:** 54.7 Miles | 1 Hr 7 Mins

DEMOGRAPHICS

	30 MIN.	45 MIN.	60 MIN.	90 MIN.
POPULATION	774,715	2,641,947	4,794,702	6,490,925
WORKFORCE	361,623	1,316,179	2,384,704	3,277,697
HIGH SCHOOL GRADUATES	122,295 (33.8%)	422,579 (32.1%)	812,211 (34.1%)	1,090,675 (33.3%)
BLUE COLLAR/ SERVICE WORKERS	116,274 (33.9%)	386,381 (30.9%)	731,283 (32.4%)	687,883 (22.22%)



AMENITIES OVERVIEW



The following highlights emphasize the property's convenience and appeal to potential businesses and residents alike.

Retail Access: The property is in close vicinity to a variety of shopping options, including the Boynton Beach Mall, offering a comprehensive retail experience.

Hotel Accommodations: Multiple hotels are nearby, such as the Courtyard Boynton Beach and Hampton Inn & Suites Boynton Beach, providing comfortable lodging for visitors and business travelers.

Educational Institutions: There are several public schools in the area, ensuring educational opportunities for residents and families living and working around the property.

3800 S CONGRESS AVENUE
BOYNTON BEACH, FLORIDA

LEASING:

CHRISTOPHER THOMSON, SIOR

Vice Chairman

+1 561 301 2390

christopher.thomson@cushwake.com

MATTHEW G. MCALLISTER, SIOR

Executive Director

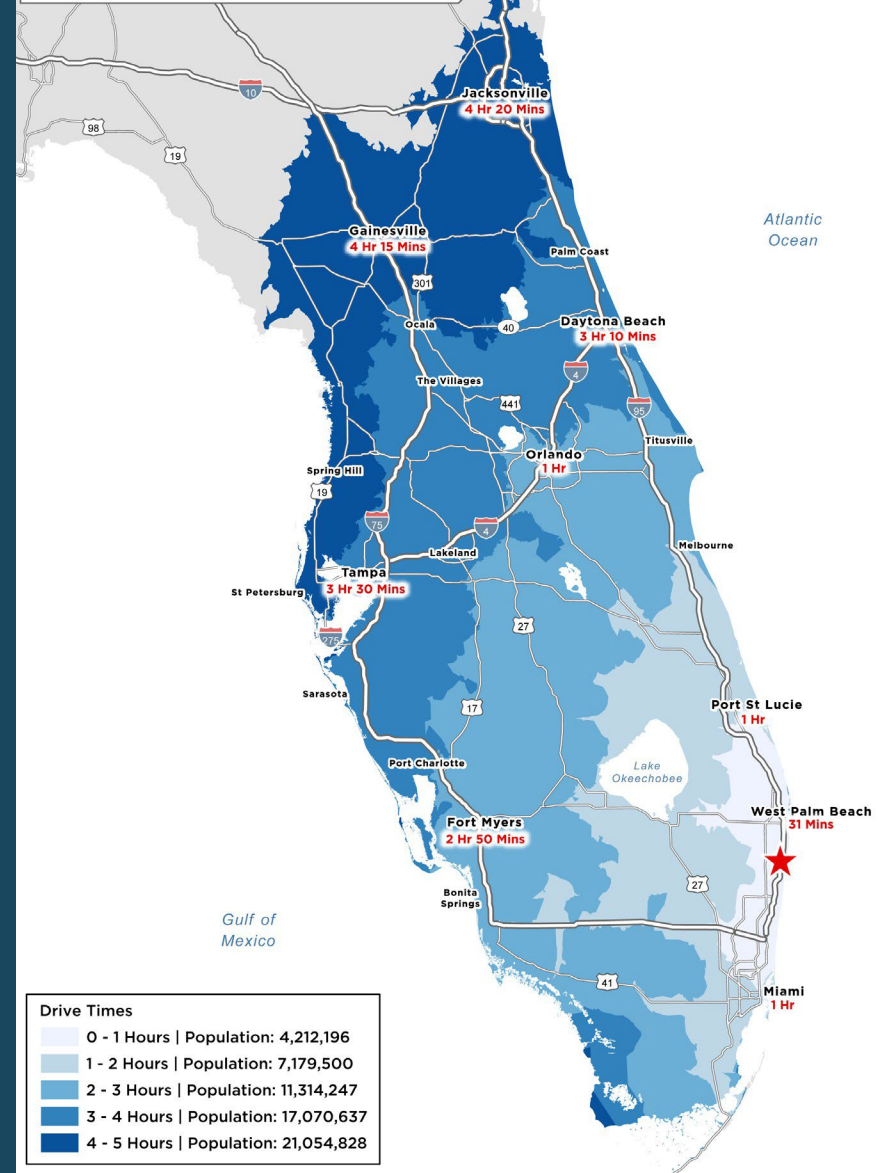
+1 561 901 5216

matthew.mcallister@cushwake.com



225 NE Mizner Boulevard, Suite 300
Boca Raton, FL 33432 | USA
cushmanwakefield.com

OWNERSHIP/DEVELOPMENT:



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

