

FOR LEASE

500,000 - 1,084,000 SF



WEST PALM LOGISTICS

20125 SOUTHERN BOULEVARD, WEST PALM BEACH, FL

BUILDING FEATURES

| | |
|---------------------|------------------------------------------------------------------------------------------------------------------------------|
| Building Size: | ±1,084,000 SF |
| Expansion: | Building is expandable to ±1,200,000 SF for a single tenant |
| Space Available: | ±500,000 - 1,084,000 SF |
| Office Area: | To Suit |
| Building Type: | Crossdock |
| Site Area: | 59.7 AC |
| Clear Height: | 40' |
| Loading: | ±220 Dock high doors |
| Parking: | ±200 |
| Construction: | Concrete tiltwall with steel columns |
| Fiber: | Fiber optic availability to site |
| Bay Size: | 56' x 56' with four 9' x 10' dock doors per bay |
| Roof System: | Singly-ply |
| Floor: | 7" concrete floor slab; 4,000 PSI |
| Sprinkler: | ESFR (Early Supression Fast Response) |
| Electrical Service: | 300-KVA transformer and 3-phase 277/480-volt 4000-amp electrical service |
| Truck Court: | 190' truck court; 261 parking spots |
| Site Elevation: | 25' which is significantly above the flood plain, with berms surrounding the property for additional security and buffering. |



OPPORTUNITY
TO LEASE

1 MSF+

(with future phases
providing potential for a 3
MSF+ park, including two 1
MSF+ buildings)

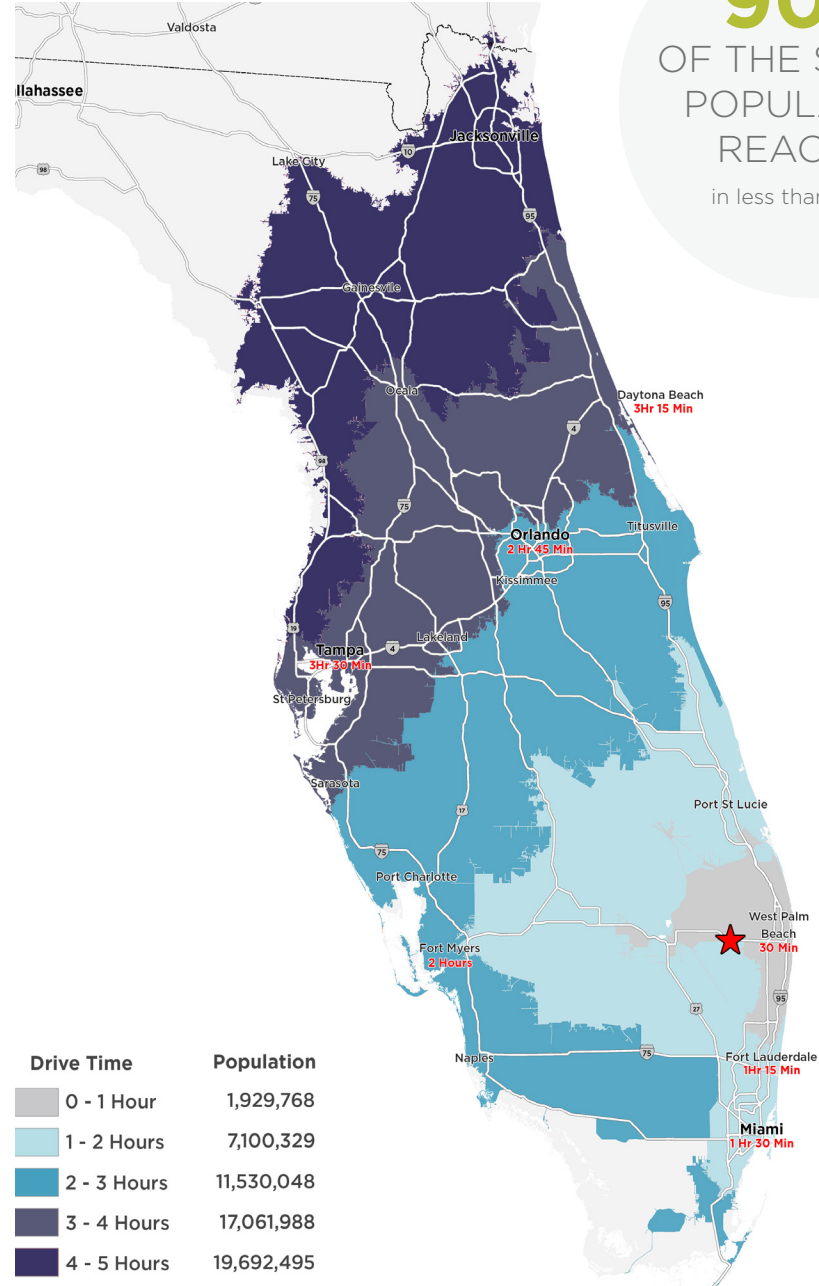
**CHOICE
LOCATION**

for firms wishing to distribute
to the rapidly growing
South Florida area along with
central and north Florida.

LOCATION HIGHLIGHTS

With a central location to Florida's largest population centers and convenient access to world markets, Palm Beach County is a logical choice for logistics and distribution companies. As the Western Hemisphere's commercial gateway, Florida's and Palm Beach County's logistics and distribution industry is poised for growth with the numerous infrastructure developments and upgrades underway across the state. The site is an ideal location for state-wide distribution or last-mile users.

- An increase in South Florida's population has resulted in significant increase in demand for delivered goods. Over 19.6M people live within a 5-hour drive and major Florida Cities are reachable in 4-hours or less.
- With the site's adjacency to the FPL West County Energy Facility, it will have access to an uninterrupted and redundant power source.
- A finished floor elevation that is located significantly above the flood plain for added long-term resilience to climate change.



90%
OF THE STATE'S
POPULATION
REACHED
in less than 5 hours

KEY TRANSPORTATION AND **FREIGHT FACILITIES**



SIS HIGHWAYS

I-95, Florida's Turnpike,
US-27, SR-80, SR 70



SIS RAILROADS

FEC, CSX,
FDOT/TriRail



SIS AIRPORTS

Palm Beach
International Airport



SIS PORTS

Port of
Palm Beach

SIS = Strategic Intermodal Systems

AIR:

PALM BEACH AIRPORT - 32 Min | 20.7 Miles

FORT LAUDERDALE / HOLLYWOOD AIRPORT - 1 Hr 9 Min | 63.3 Miles

MIAMI AIRPORT - 1 Hr 32 Min | 81.2 Miles

SOUTHWEST FL INT'L AIRPORT - 2 Hr 15 Min | 133 Miles

FT MYERS INTERNATIONAL AIRPORT - 2 Hr 25 Min | 154 Miles

ORLANDO AIRPORT - 2 Hr 45 Min | 177 Miles

TAMPA INT'L AIRPORT - 3 Hr 35 Min | 223 Miles

PORTS:

PORT OF PALM BEACH - 45 Min | 26.1 Miles

PORT EVERGLADES - 1 Hr 8 Min | 62 Miles

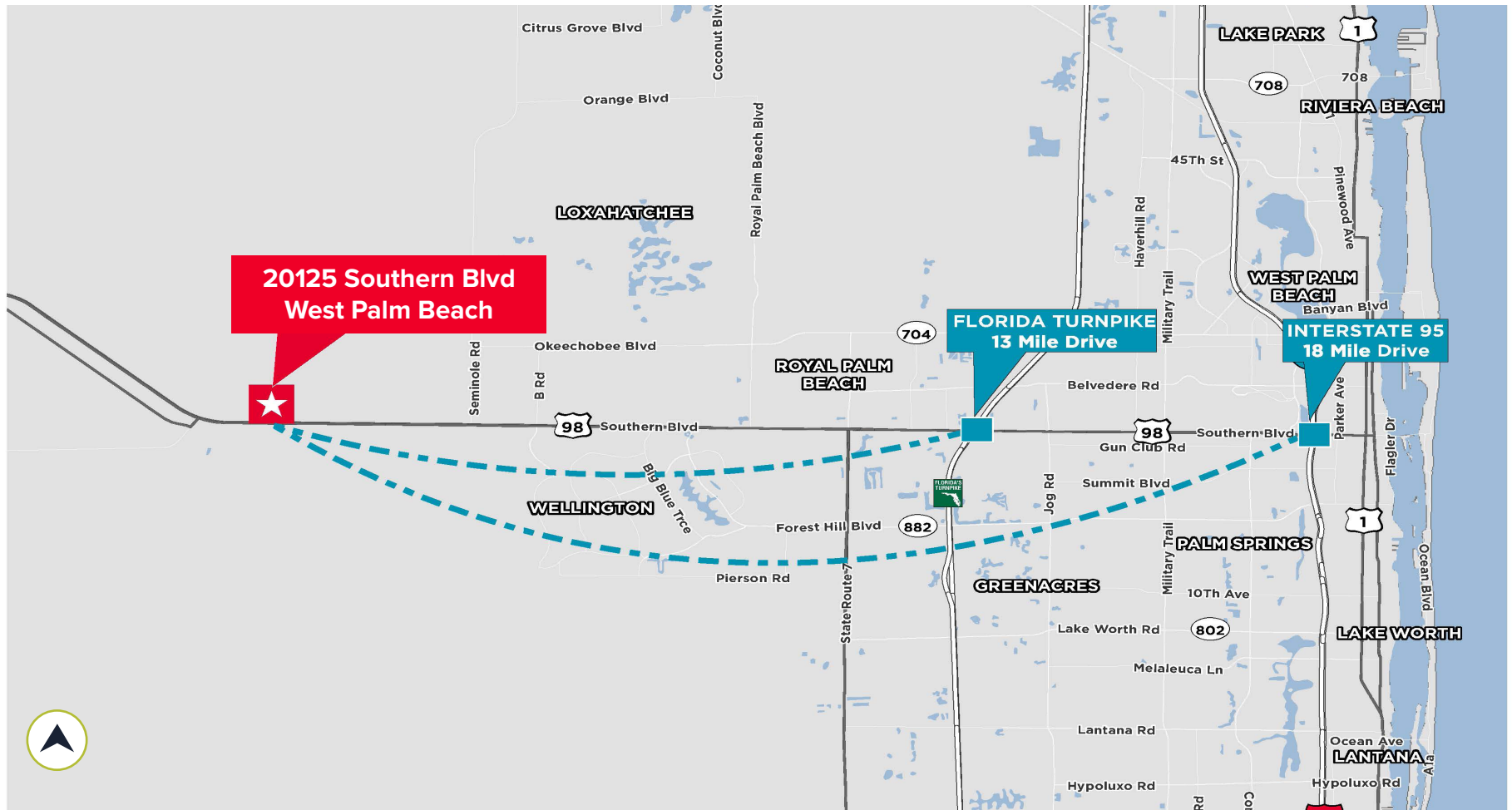
PORT OF MIAMI - 1 Hr 30 Min | 79.8 Miles

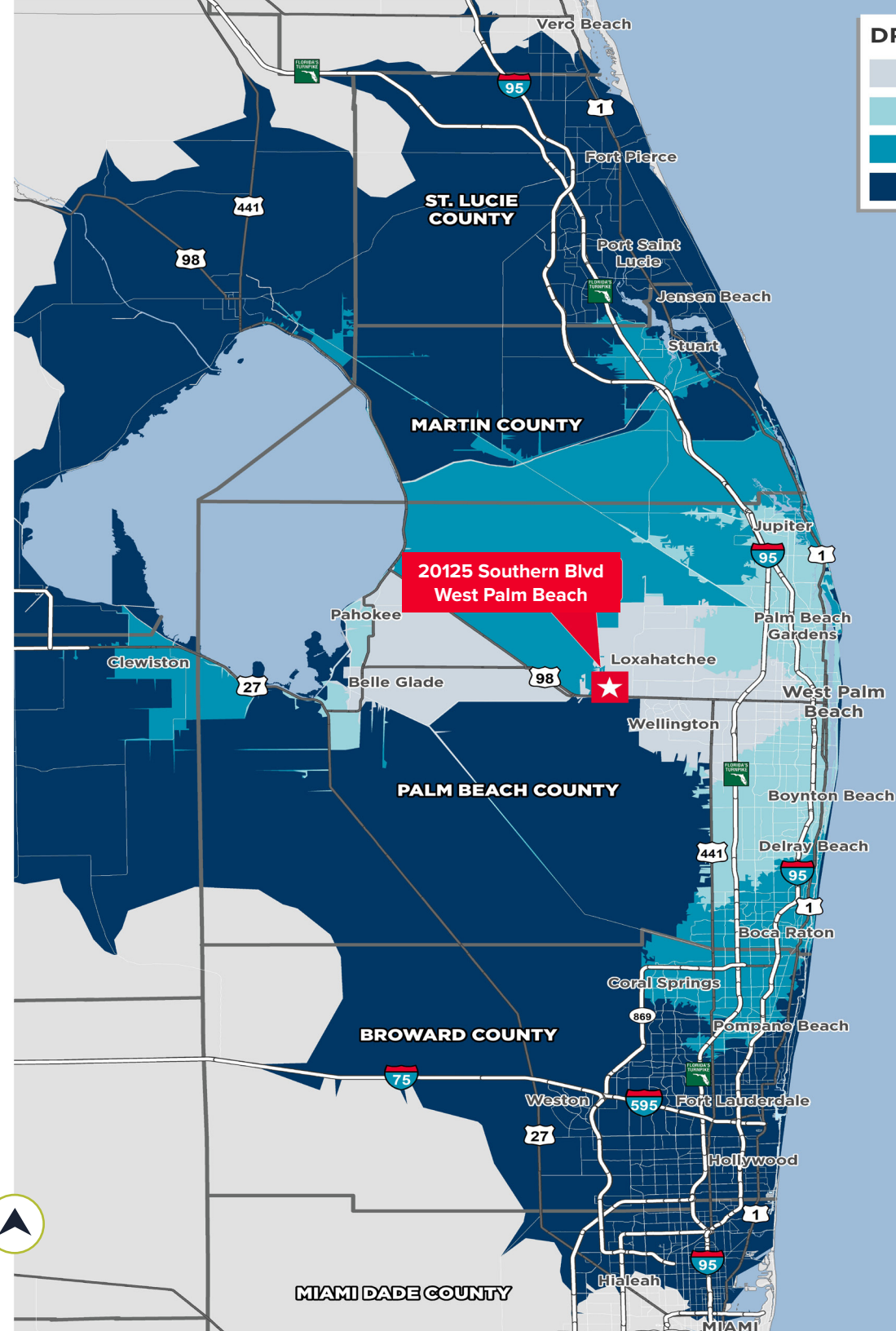
PORT CANAVERAL - 2 Hr 31 Min | 160 Miles

PORT TAMPA BAY - 3 Hr 35 Min | 217 miles

A DRIVING WORKFORCE

| DEMOGRAPHICS | 30 MIN. | 45 MIN. | 60 MIN. | 90 MIN. |
|----------------------------------|-------------------|--------------------|--------------------|--------------------|
| TOTAL POPULATION | 377,435 | 1,167,828 | 2,185,713 | 4,898,961 |
| WORKFORCE POTENTIAL (+16) | 187,668 | 572,923 | 1,136,205 | 2,319,937 |
| HIGH SCHOOL EDUCATION (POP. 25+) | 75,344 (29.3%) | 225,607 (26.7%) | 427,182 (27.0%) | 841,209 (23.6%) |
| BLUE COLLAR/SERVICE WORKERS | 75,956 (42.1%) | 226,293 (41.2%) | 429,546 (39.3%) | 876,936 (37.8%) |





18 MILES
TO INTERSTATE 95

13 MILES
TO FL TURNPIKE

26 MILES
TO US-27

26 MILES
TO PORT OF PALM BEACH

62 MILES
TO PORT EVERGLADES

80 MILES
TO PORT MIAMI



CONTACT INFORMATION

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