



PALM BEACH

PARK OF COMMERCE



A PREMIER BUSINESS LOCATION

15430 CORPORATE ROAD NORTH
JUPITER, FLORIDA

Building A - 15430 Corporate Road North

303,364 SF

DELIVERED:
2Q2024

Virtual Tour:




303,364 SF Available Immediately

Building A - 15430 Corporate Road North | Jupiter, FL

 303,364 Square Feet Available for Lease with 3,825 SF Spec Office


 49,615 SF minimum divisibility


 Available for immediate occupancy


 213 Car parking spaces | 26 Trailer Parking Spaces

 43 (9'x10') dock high doors & 2 (12'x14') drive-in doors

 60' concrete apron | 136' truck court

 ESFR sprinkler system

 40' clear ceiling height

 Outside Storage Permitted

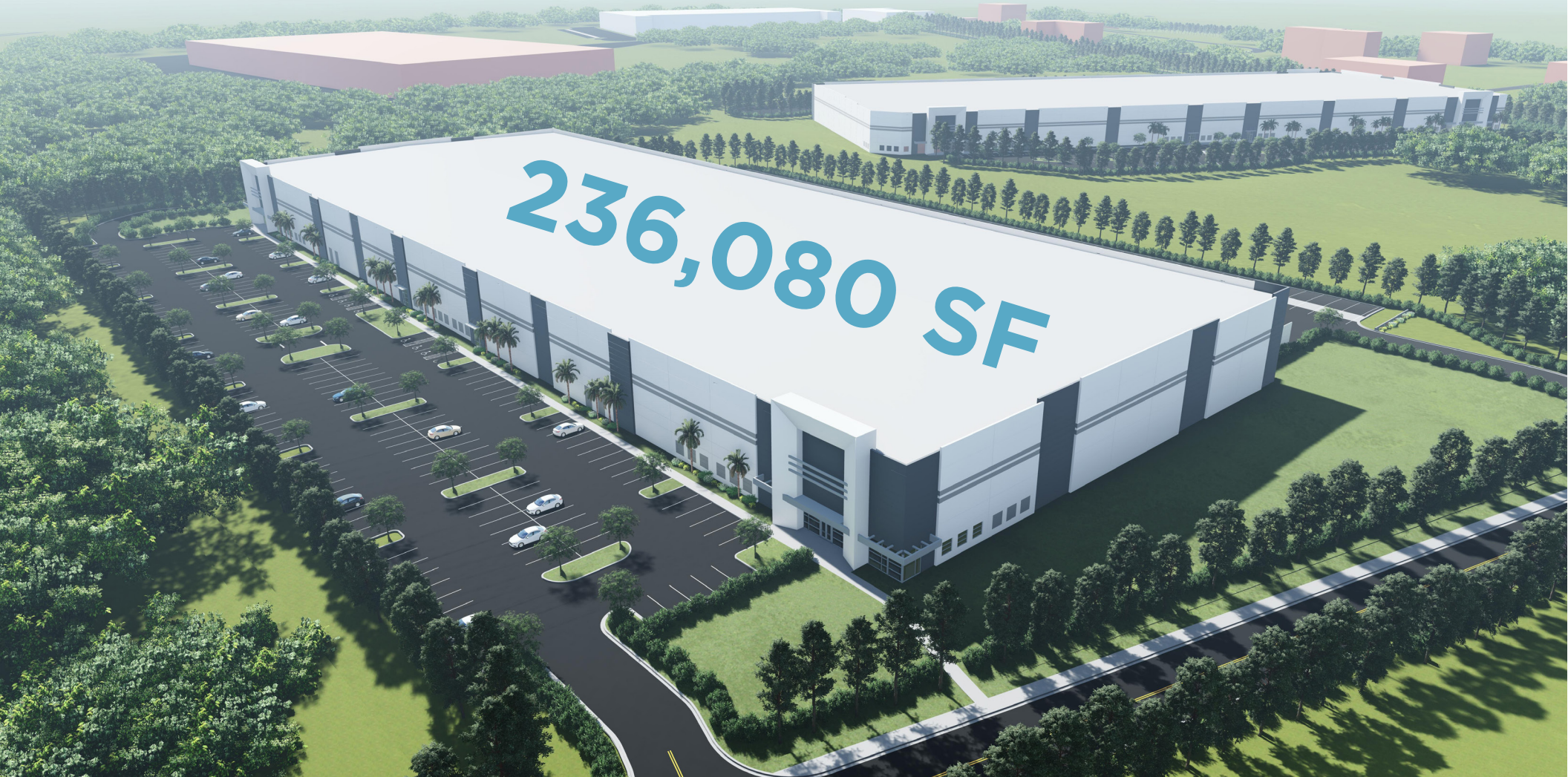
 52' D x 57' W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 Roof System










Building B - 15399 Distribution Way

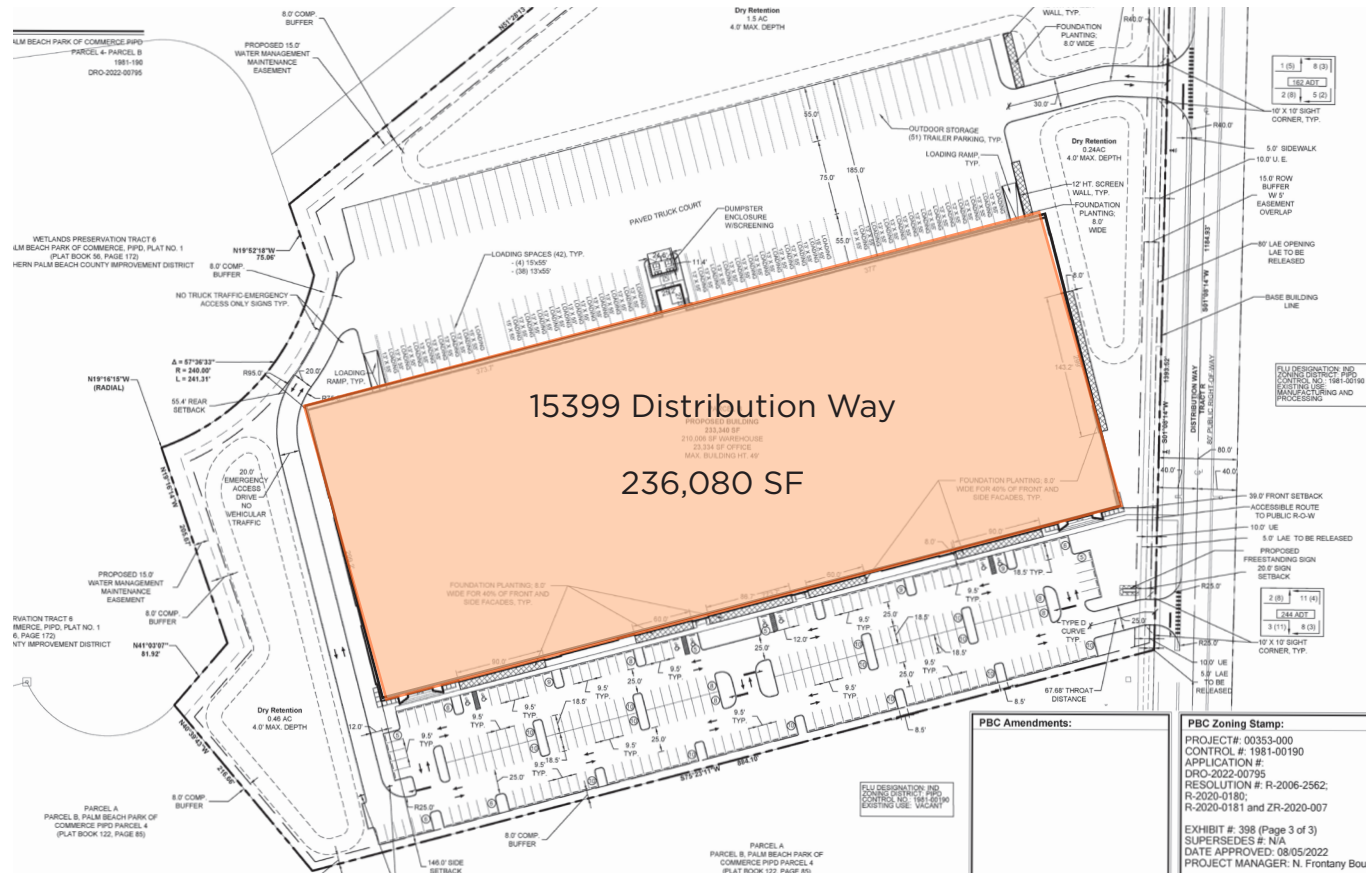


236,080 SF Available for Lease

Building B - 15399 Distribution Way | Jupiter, FL

-  236,080 Square Feet Available for Lease
-  Expected delivery: Planned
-  7 in concrete floor slab
-  251 Car parking spaces
-  685' truck court | 60' concrete apron
-  40 dock high doors & 2 drive-in door (12' x 14')

-  ESFR sprinkler system
-  40' clear ceiling height
-  Outside Storage Permitted
-  52' D x 48' W | 60' speed bay
-  Electrical panel sized for 2400 amps
-  R-19 roof system



PBC Amendments:

PBC Zoning Stamp:
 PROJECT#: 00353-000
 CONTROL #: 1981-00190
 APPLICATION #: DRO-2022-00795
 RESOLUTION #: R-2006-2562
 R-2020-0180;
 R-2020-0181 and ZR-2020-007

EXHIBIT #: 398 (Page 3 of 3)
 SUPERSEDES #: N/A
 DATE APPROVED: 08/05/2022
 PROJECT MANAGER: N. Frontony Bu

Building C - 15131 Park of Commerce Blvd



53,914 SF Available for Lease

Building D - Corporate Road North




370,892 SF Available for Lease


Building D - Corporate Road North | Jupiter, FL

 370,892 Square Feet Available for Lease


 Expected delivery: Planned


 7 in concrete floor slab

 336 Car parking spaces

 510' truck court | 60' concrete apron

 51 dock high doors & 2 drive-in doors (12' x 14')


 ESFR sprinkler system

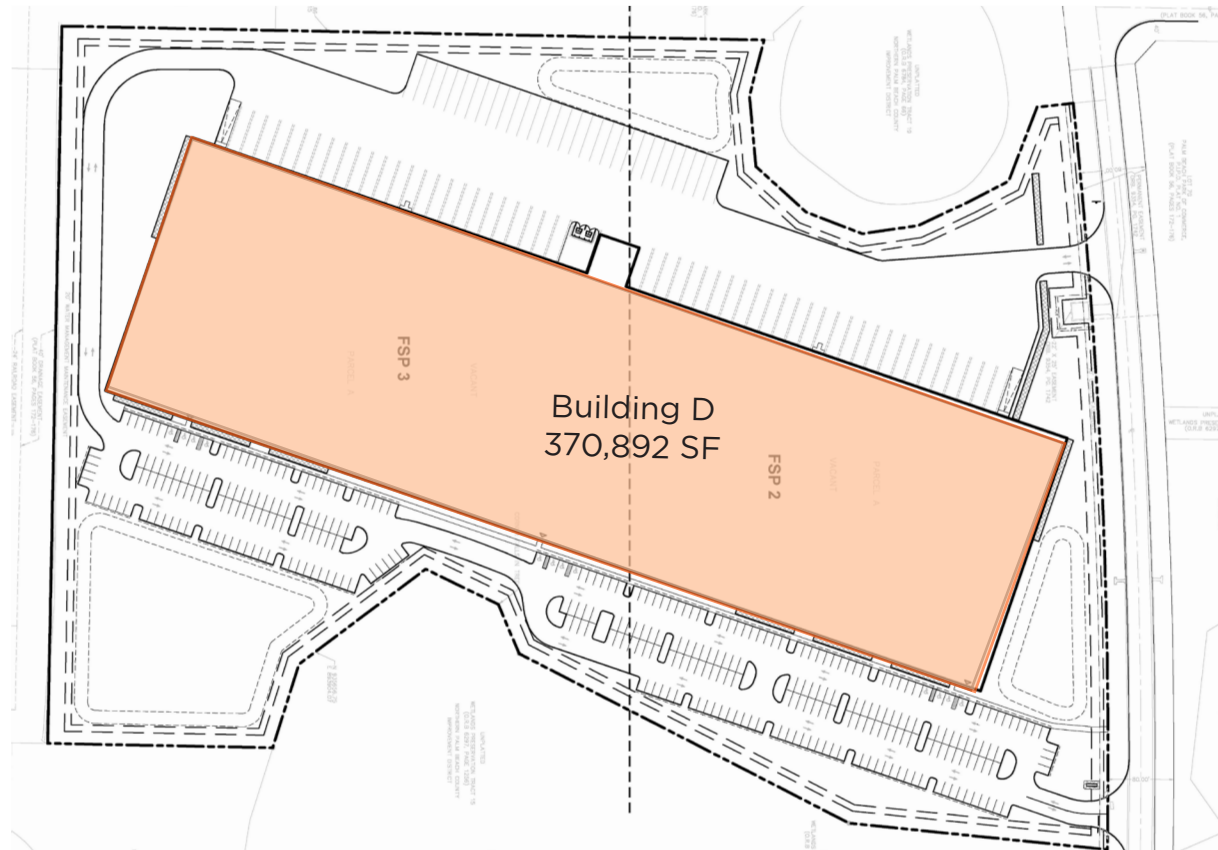
 40' clear ceiling height

 Outside Storage Permitted

 53'6" D x 53' W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system



Building E-1: 13133 Beeline Highway




188,637 SF Available for Lease


Building E-1: 13133 Beeline Highway | Jupiter, FL


 188,637 Square Feet Available for Lease


 Expected delivery: Planned


 7 in concrete floor slab

 119 Car parking spaces

 486' truck court | 60' concrete apron

 30 dock high doors & 2 drive-in doors (12' x 14')


 ESFR sprinkler system

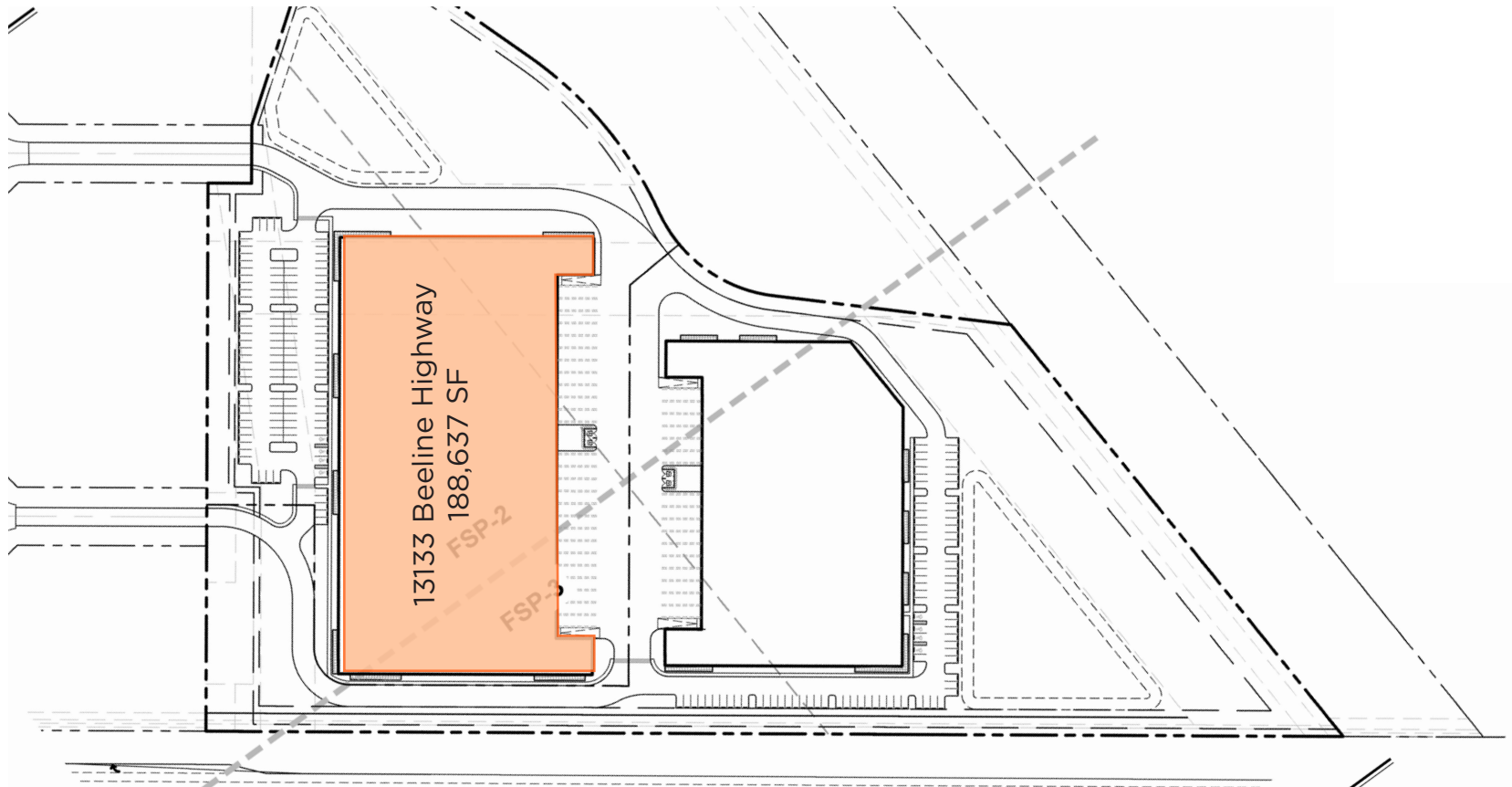
 28' clear ceiling height

 Outside Storage Permitted

 54' D x 50' W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system



Building E-2: 13133 Beeline Highway



128,426 SF Available for Lease


Building E-2: 13133 Beeline Highway | Jupiter, FL

 128,426 Square Feet Available for Lease


 Expected delivery: Planned


 7 in concrete floor slab

 91 Car parking spaces

 330' truck court | 60' concrete apron

 18 dock high doors & 2 drive-in doors (12' x 14')


 ESFR sprinkler system

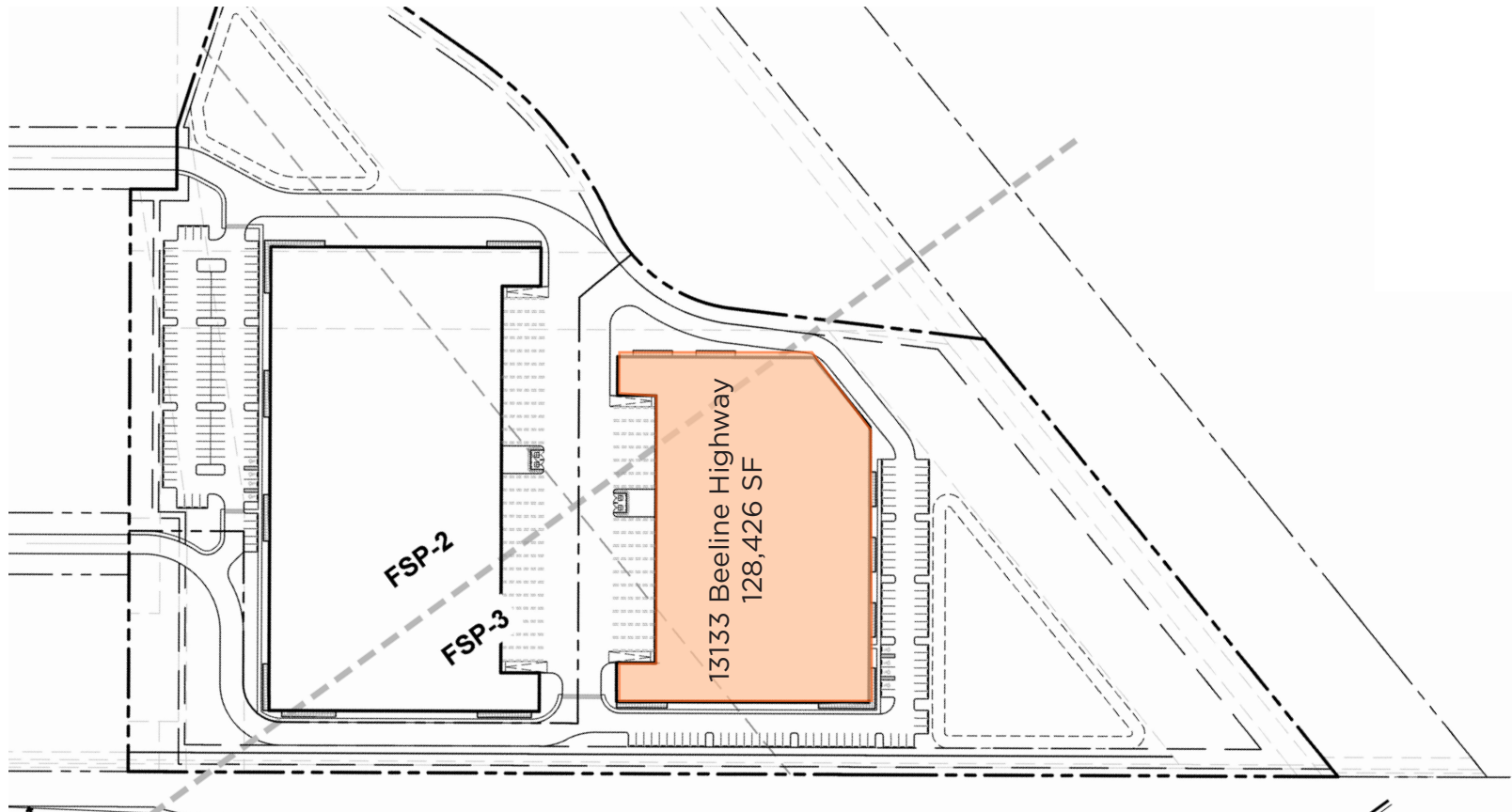
 28' clear ceiling height

 Outside Storage Permitted

 55' D x 54'3" W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system








Building F: Park Of Commerce Blvd

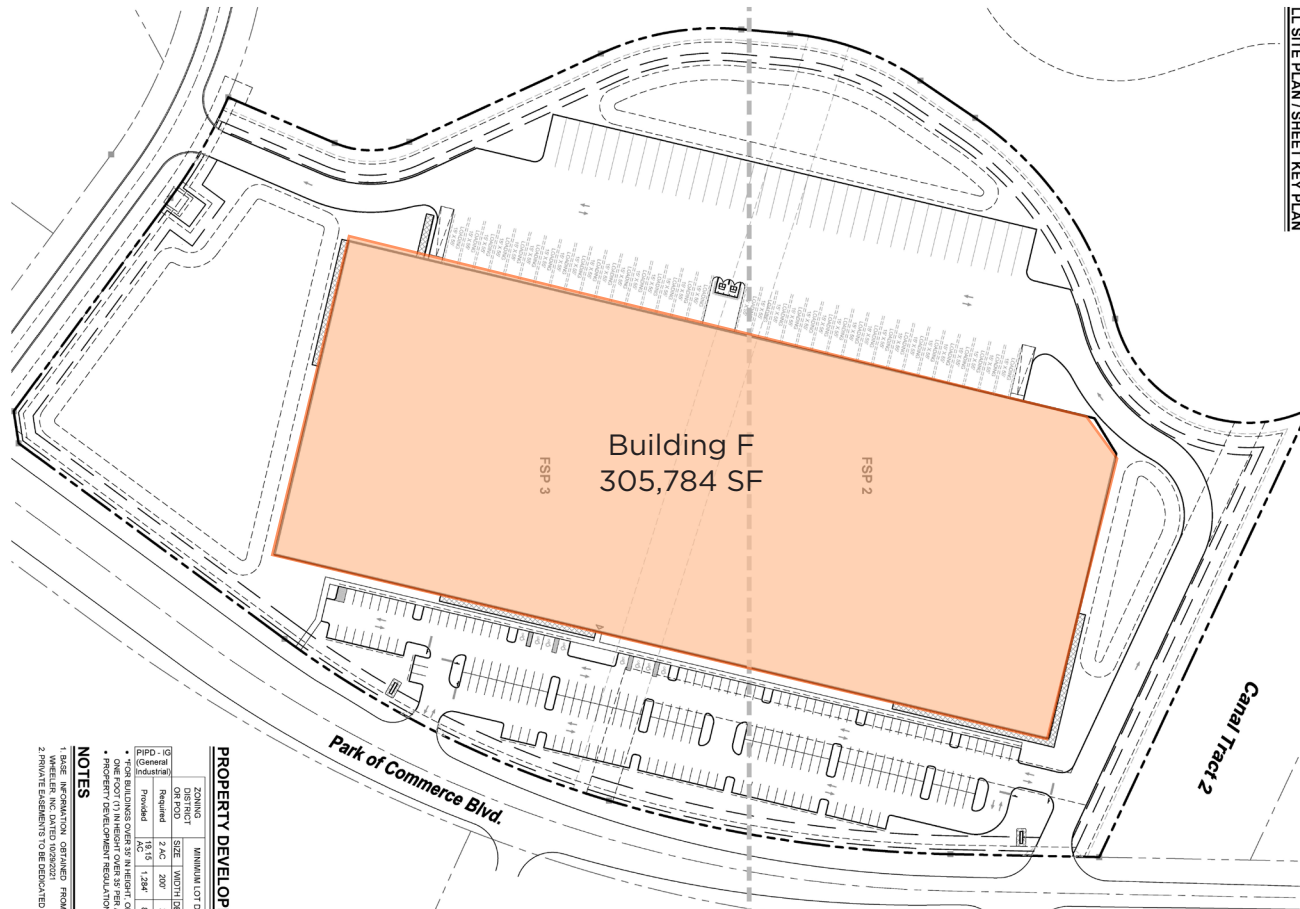


305,784 SF Available for Lease

Building F: Park of Commerce Boulevard | Jupiter, FL

-  305,784 Square Feet Available for Lease
-  Expected delivery: Planned
-  7 in concrete floor slab
-  218 Car parking spaces
-  665' truck court | 60' concrete apron
-  35 dock high doors & 2 drive-in doors (12' x 14')

-  ESFR sprinkler system
-  40' clear ceiling height
-  Outside Storage Permitted
-  52' D x 50' W | 60' speed bay
-  Electrical panel sized for 2400 amps
-  R-19 roof system



PROPERTY DEVELOP

ZONING DISTRICT	MINIMUM LOT SIZE (SQ FT)	MINIMUM LOT AREA (SQ FT)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)
(G) General Industrial	2 AC	1,200'	120'	120'
(I-1) Light Industrial	1/2 AC	1,200'	120'	120'
(I-2) Medium Industrial	1/2 AC	1,200'	120'	120'
(I-3) Heavy Industrial	1/2 AC	1,200'	120'	120'

NOTES

- BASE INFORMATION OBTAINED FROM WHEELER, INC. DATED 02/09/2021
- PRIVATE EASEMENTS TO BE DEDICATED

Building G: Park Of Commerce Blvd





52,234 SF Available for Lease


Building G: Park of Commerce Boulevard | Jupiter, FL


 52,234 Square Feet Available for Lease


 Expected delivery: Planned


 7 in concrete floor slab

 33 Car parking spaces

 188' truck court | 60' concrete apron

 11 dock high doors & 1 drive-in door (12' x 14')


 ESFR sprinkler system

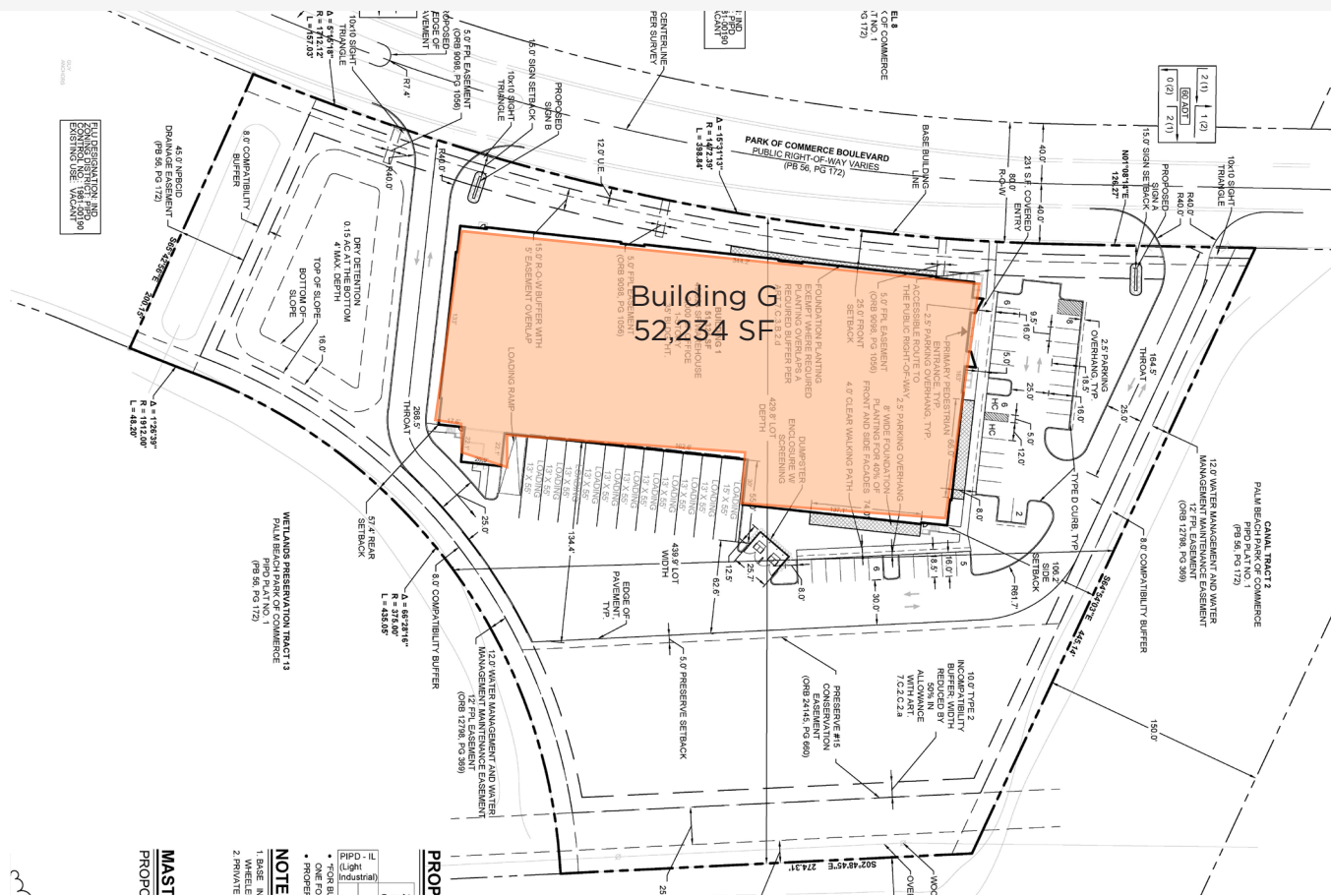
 28' clear ceiling height

 Outside Storage Permitted

 52' D x 45' W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system



Why Palm Beach Park of Commerce?

Centrally located in the heart of prestigious Palm Beach County, in one of the nation's strongest growth regions, Palm Beach Park of Commerce offers everything you could want from a premier Master-Planned Business Park. **Owner/user purchase opportunities are available!**

Extraordinary Location

Home to over 50 businesses including Walgreens, CSX, Niagara, McLane, IAA, Mountain Productions and Amazon. The Park is in close proximity to major transportation corridors, including I-95 and the FL Turnpike, providing modern warehouse/manufacturing facilities of multiple sizes.

County Tax Incentives

Palm Beach County (PBC), in conjunction with the Business Development Board of Palm Beach County of the State of Florida, is one of the most proactive counties recruiting companies to this market in demand. PBC understands the needs from small businesses up to fortune 100 companies and help tailor incentives, such as training grants, hiring incentives, expedited permitting, and abated ad Valorem taxes, to fit the needs of prospective companies locating in Palm Beach County.

Foreign Trade Zone Availability

Access to a Foreign Trade Zone program offers eligible tenants significant tax and duty savings, boosting your company's bottom line. ([More Info](#))

Ample Outdoor Storage

Outdoor storage offers unparalleled flexibility for large-scale equipment and inventory management. Few locations in Southeast Florida can provide the same level of convenience and capacity, making it a valuable asset for businesses seeking to optimize their operations.

28' - 40' Clear Ceiling Heights

These heights provide ample vertical space for high stacking, optimizing square footage and improving operational efficiency.

PIPD-IL Zoning

PIPD-IL zoning allows for a wide range of industrial uses, providing flexibility for your business operations and future growth.

Direct Rail Link

The presence of rare rail infrastructure on select parcels can improve overall logistics and supply chain efficiency, making it easier to economize large deliveries and reduce lead times.

Trailer Parking Available

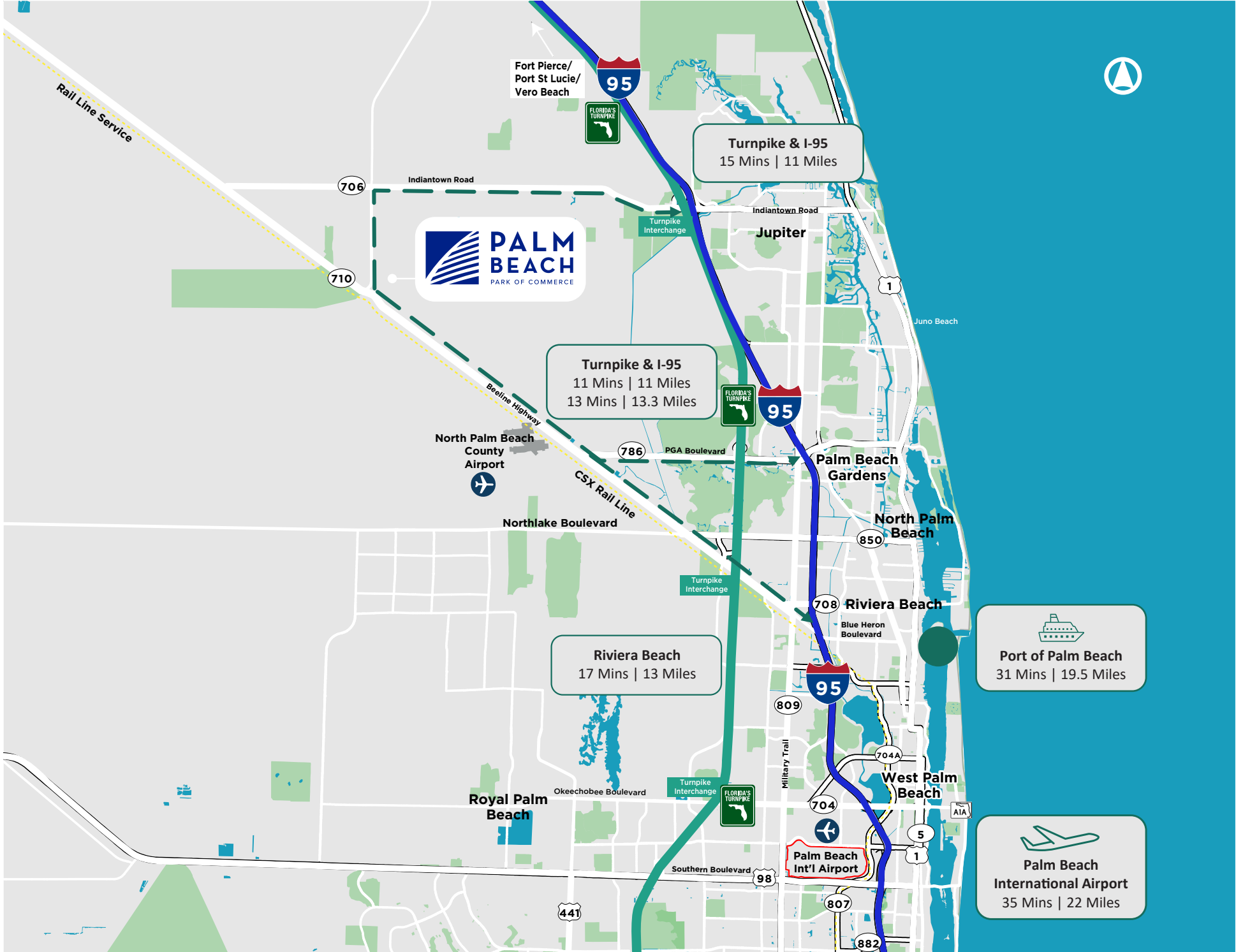
Dedicated trailer parking enhances logistics operations by providing convenient and secure parking for trailers, reducing turnaround times.

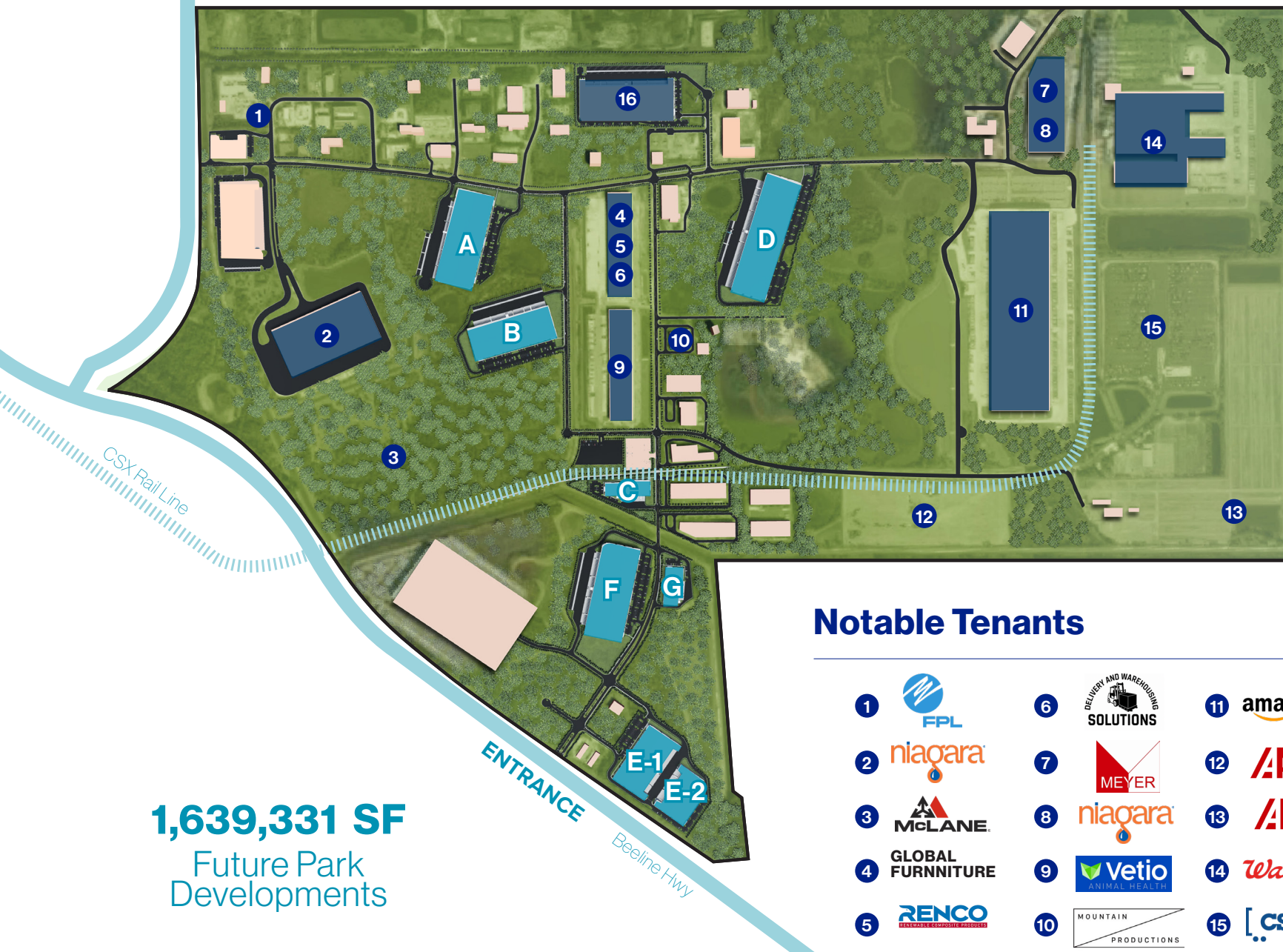
Dock High & Drive-in Loading

Versatile loading options, including dock high and drive-in, facilitate efficient loading and unloading of goods, accommodating various types of vehicles.

ESFR Sprinkler Systems

Enhanced fire protection with ESFR sprinkler systems ensures safety and compliance with fire codes, reducing potential damage and insurance costs.





1,639,331 SF
Future Park
Developments

Notable Tenants

- | | | | |
|---|--|--|--|
| 1  | 6  | 11  | 16  |
| 2  | 7  | 12  | |
| 3  | 8  | 13  | |
| 4  | 9  | 14  | |
| 5  | 10  | 15  | |

Upcoming Development Spec Sheet

BUILDINGS	A	B	C	D	E-1	E-2	F	G
Rentable Area	303,364	236,080	53,914	370,892	188,637	128,426	305,784	52,234
Acres	20.31	18.06	4.62	23.08	12.76	10.37	19.15	5.10
Status	Immediate Delivery	Permitting in Process	Permitting in Process	Planned	Permitting in Process	Permitting in Process	Planned	Planned
Office Size	3,825 SF	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit
Building Dimensions	345' x 870.3'	300' x 775'9"	139.3''' x 410.8'	325' x 1125'	300' x 600'	277' x 446'.6"	350' x 865'	165' x 346'
Ceiling Heights	40'	40'	32'	40'	28'	28'	40'	28'
Column Spacing	52' x 57'	52' x 48'	52'0" x 58'10.5"	53'.6" x 53'	54' x 50'	55' x 54'.3"	52' x 50'	52' x 45'
Dock Doors	43	40	13	51	30	18	35	11
Drive-In Doors	2	2	1	2	2	2	2	1
Car Parking	213	251	43	336	119	91	218	33
Trailer Parking	26	51	0	52	0	0	36	0

15430 CORPORATE ROAD N | JUPITER, FL



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4-5 HRS
POP. 19,692,768

Daytona Beach (3 Hrs. 15 Min.)
POPULATION: 74,975 | 21.4% 10-YR GROWTH

3-4 HRS
POP. 11,530,048

Orlando (2 Hrs. 45 Min.)
POPULATION: 321,427 | 33.8% 10-YR GROWTH

1-2 HRS
POP. 7,100,329

Tampa (3 Hrs. 30 Min.)
POPULATION: 394,089 | 16.3% 10-YR GROWTH

0-1 HRS
POP. 1,929,768

Fort Myers (2 Hrs.)
POPULATION: 91,215 | 43.8% 10-YR GROWTH

50 mi.

25 mi.

West Palm Beach
(30 Min.)
POPULATION: 112,770
13.0% 10-YR GROWTH

Fort Lauderdale (1 Hr. 15 Min.)
POPULATION: 186,598 | 11.5% 10-YR GROWTH

Miami (1 Hr. 30 Min.)
POPULATION: 456,923 | 13.7% 10-YR GROWTH

A PREMIER BUSINESS LOCATION

15430 CORPORATE ROAD N

Demographics

	15 MIN.	30 MIN.	45 MIN.	60 MIN.
Total Population	65,732	561,863	1,269,183	2,004,644
Workforce Potential (+16)	31,419	269,828	612,742	942,727
High School Education (Pop. 25+)	10,274 (20.7%)	91,723 (21.7%)	220,131 (23.8%)	340,411 (22.9%)
Blue Collar/Service Workers	5,260 (18%)	42,870 (17.2%)	113,280 (20.2%)	159,491 (18.5%)