

Flexible Cold Storage Options
Stuart, Florida

CBRE

A Development by:

KARIS
COLD

ONPACE
COLD



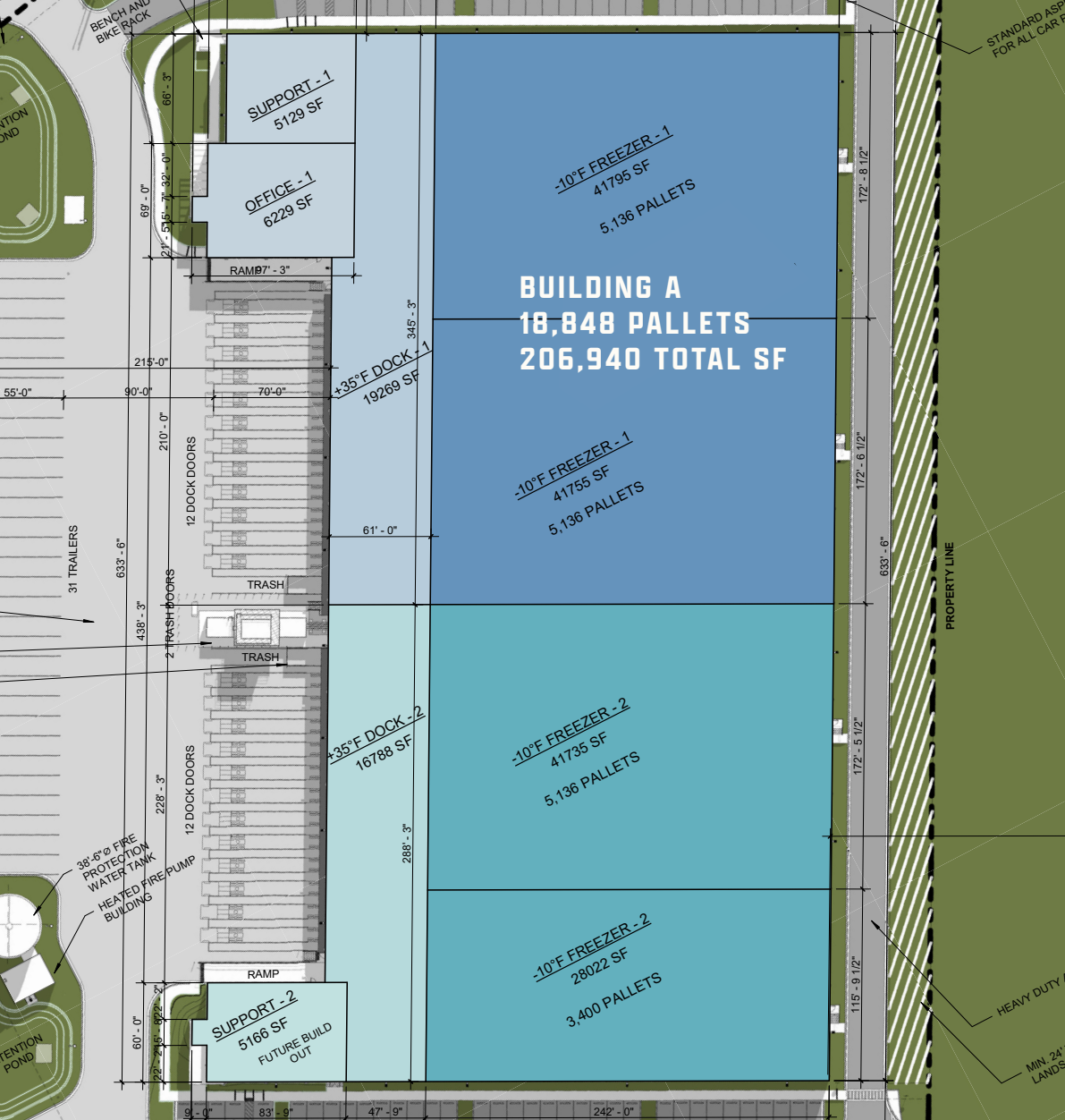
**Jupiter
Cold**

**CLASS A, TWO BUILDING DEVELOPMENT
READY FOR OCCUPANCY**

**Building A - 2651 SW Waterside Way
± 206,940 SF Freezer**

**Building B - 2701 SW Waterside Way
± 148,417 SF Cooler**

Available for Lease

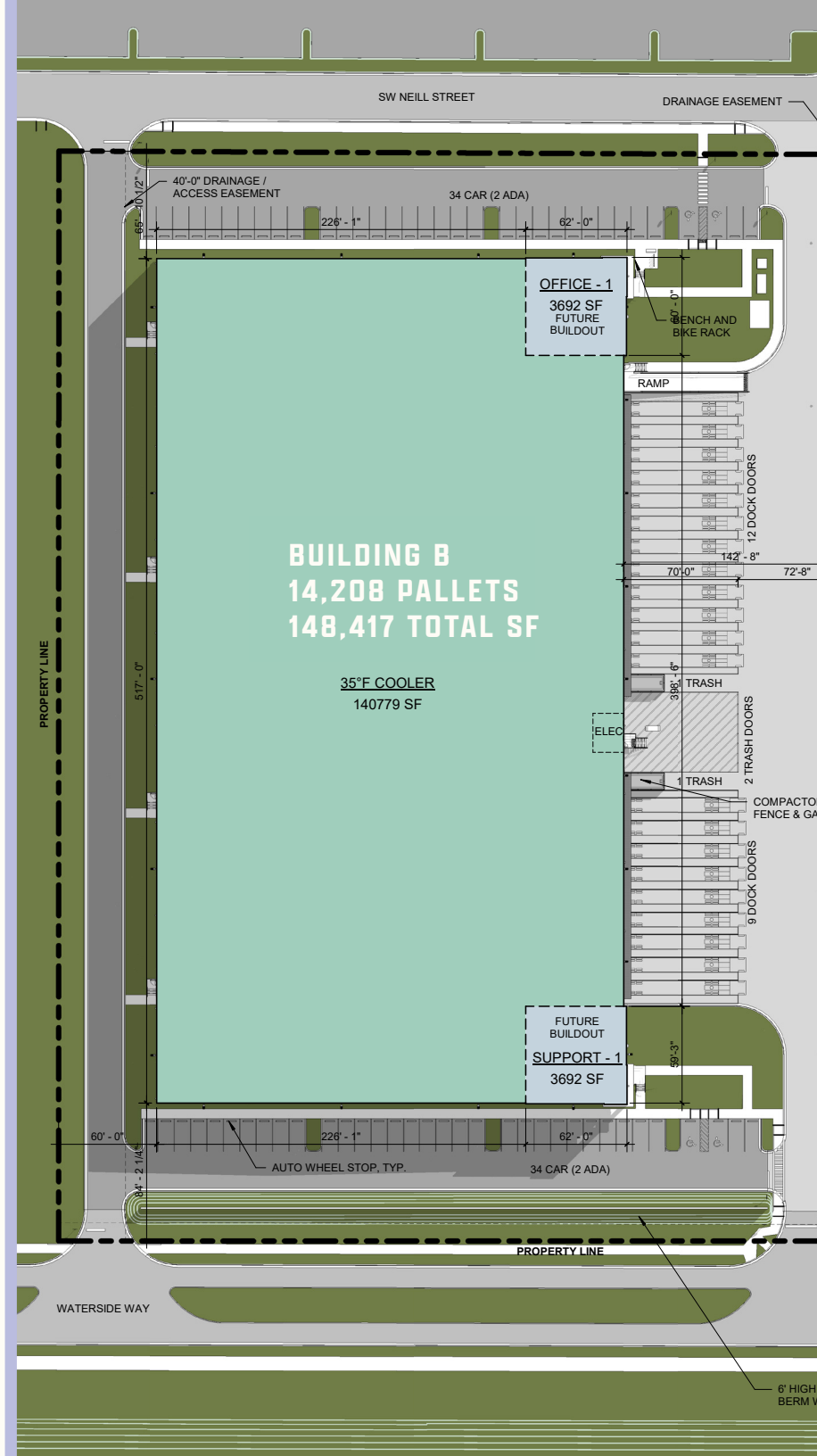


Freezer Property Details

Address:	2651 SW Waterside Way, Stuart, FL
Total SF Available:	±206,940
Divisible:	Yes
Pallet Capability:	+/- 18,848 @ 4H; +/- 23,344 @ 5H
Frozen Storage SF:	153,307 (-10° F)
Cold Dock SF:	36,057 (+/-35° F)
Office SF:	6,229 SF & 5,166 SF
Clear Height:	35' in cold storage; 22'6" in cold dock
No of Dock Doors:	24 DH (10' x 10'); plus two trash doors (8' x 8')
Dock Equipment:	24 vertical levelers, dok-loks and shelters
No of Drive in Doors:	2 DI (10' x 16')
Freezer Doors:	8 bi-part doors (8' 6" x 16'), plus 2 high speed roll up doors (6' x 16')
Car Parking:	103
Trailer Parking:	31
Warehouse Lighting:	LED on motion sensors
Slab on Grade:	5" - 8" concrete slab; glycol under floor heating in freezers extended minimum 5' into dock
Roof:	60 mil, white TPO. Freezer insulation R-50, Cold Dock insulation R-34.8.
Refrigeration:	Packaged low charge ammonia with mini penthouse units located on dock roof. Designed for less than 8,000 lbs ammonia. Complete control system w/ remote monitoring
Electrical:	two 2,000 amp services
Sprinkler:	Quell system in freezer; dry pipe in cold dock, wet system in office

Cooler Property Details

Address:	2701 SW Waterside Way, Stuart, FL
Total SF Available:	±148,417
Divisible:	Yes
Pallet Capability:	+/- 14,208 @ 4H; +/- 17,568 @ 5H
Cooler Storage SF:	140,779 (+/-40°F)
Office SF:	3,692
Clear Height:	35'
No. Of Dock Doors	21 DH (10' x 10'); plus two trash doors (8' x 8')
Dock Equipment	21 Kelley vertical levelers, dok-loks and shelters
No. Of Drive-In Doors	1 DI (10' x 16')
Car Parking	68
Warehouse Lighting	LED on motion sensors
Slab on Grade	5"-8"; 4,000 PSI
Roof	60 mil, white TPO. Convertible cooler area R-50 insulation
Refrigeration	Four (4) ALTA convertible Expert units (accommodating future divisions). Complete control system w/ remote monitoring
Electrical	3,500 amp service
Sprinkler	Quell system in cooler; dry pipe in other areas



Site Plan

BUILDING B
14,208 PALLETS
148,417 TOTAL SF

BUILDING A
18,848 PALLETS
206,940 TOTAL SF

VIEW LOCATION

+ 4 MINUTES TO I-95

+ 7 MINUTES TO FLORIDA TURNPIKE

The site plan shows a large industrial facility with two main buildings, Building A and Building B. Building A is a large blue structure with a total area of 206,940 SF, including 18,848 pallets. Building B is a large green structure with a total area of 148,417 SF, including 14,208 pallets. The plan also shows various support structures, including offices, support buildings, and a future build-out. There are several parking lots, a retention pond, and a detention pond. The site is located near Stuart, Palm City, and Hialeah, with access to I-95 and the Florida Turnpike. A red pin indicates the view location near SW 96th St.

Structure	Area (SF)	Pallets
Building A	206,940	18,848
Building B	148,417	14,208
Office - 1	6,229	0
Support - 1	5,129	0
Support - 2	5,166	0
Future Build Out	3,692	0
35°F Cooler	140,779	0
-10°F Freezer - 1	19,269	0
-10°F Freezer - 2	41,735	5,136
-10°F Freezer - 2	28,022	3,400

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206,940 TOTAL SF

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The site plan shows a large industrial facility with two main buildings, Building A and Building B. Building A is a large blue structure with a total area of 206,940 SF, containing 18,848 pallets. It includes a 35°F cooler (14,079 SF), two -10°F freezers (4,173 SF and 28,022 SF), and various support areas. Building B is a large green structure with a total area of 148,417 SF, containing 14,208 pallets. It includes a 35°F cooler (14,079 SF) and various support areas. The plan also shows parking areas, loading docks, and landscaping. A red pin indicates the view location near SW 96th St. The site is located near Stuart, Palm City, and Hialeah, with major roads like I-95 and the Florida Turnpike nearby.

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Interior Photos



+FREEZER WAREHOUSE



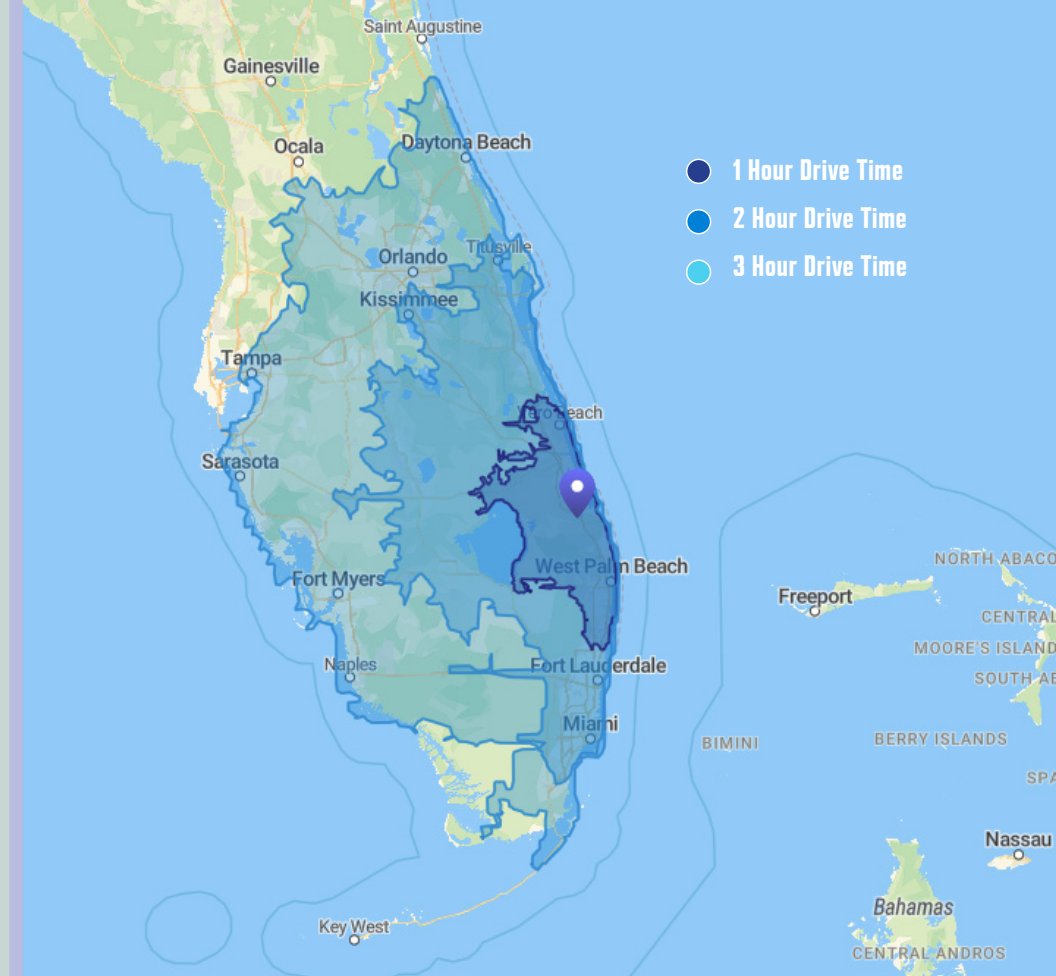
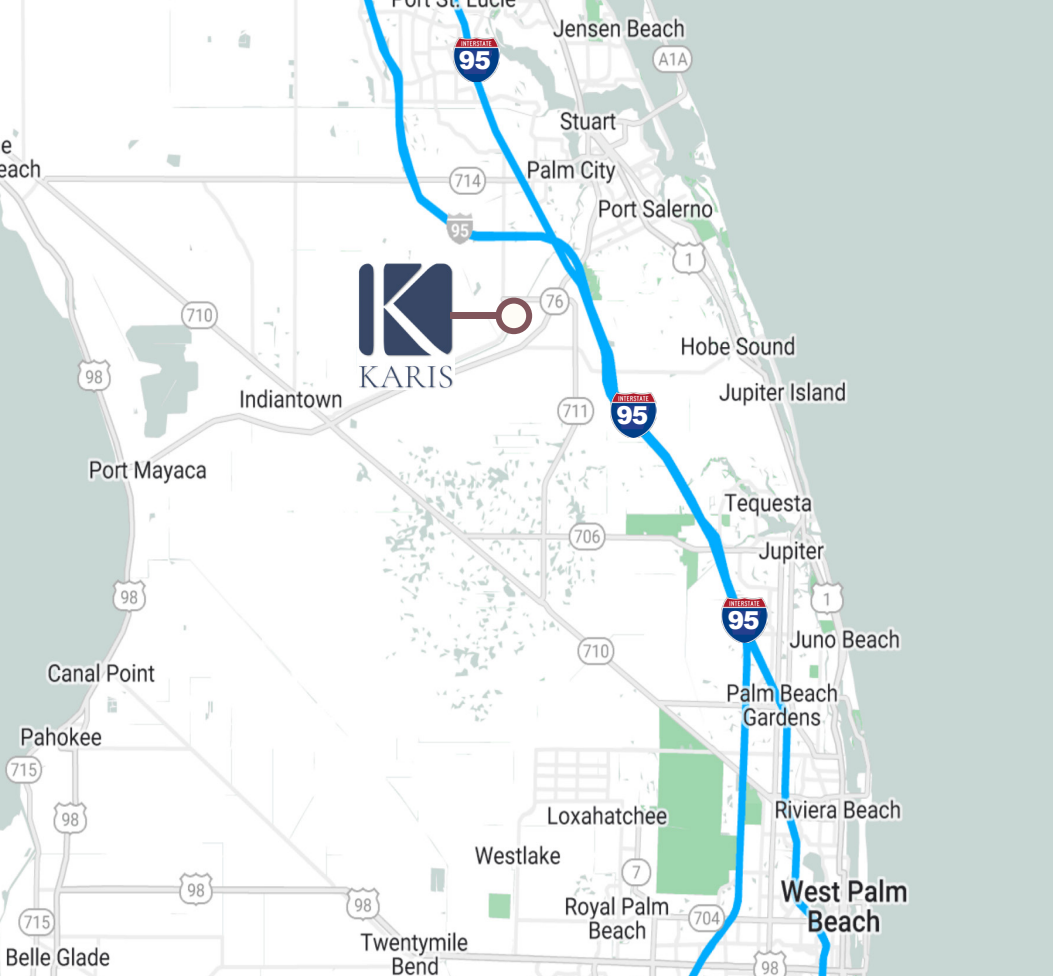
+COOLER WAREHOUSE



FEBRUARY 2025



Progress Photos



Jupiter Cold is proximate to the region’s major transportation infrastructure, and strategically located between Orlando and Miami, providing access to Florida’s major population hubs!

Excellent Connectivity

Points of Interest	Time	Miles
I-95	5 min	<1.5
Florida Turnpike	10 min	5
West Palm Beach Airport	30 min	35
Fort Pierce Airport	45 min	35
Fort Lauderdale Airport	1 hr 15 min	75
Miami Airport	1 hr 40 min	100
Orlando Airport	2.0 hrs	130



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