

PANTHER VAULTS
OFFERING
MEMORANDUM



PANTHER VAULTS



WALGREENS DR. & 14550 PARADISE TREE CIR., JUPITER, FL 33478

ALAN H. LONG
Managing Director
Alan.Long@nmrk.com
561-693-9994

HAMILTON LONG
Broker Associate
Hamilton.Long@nmrk.com
561-315-8322

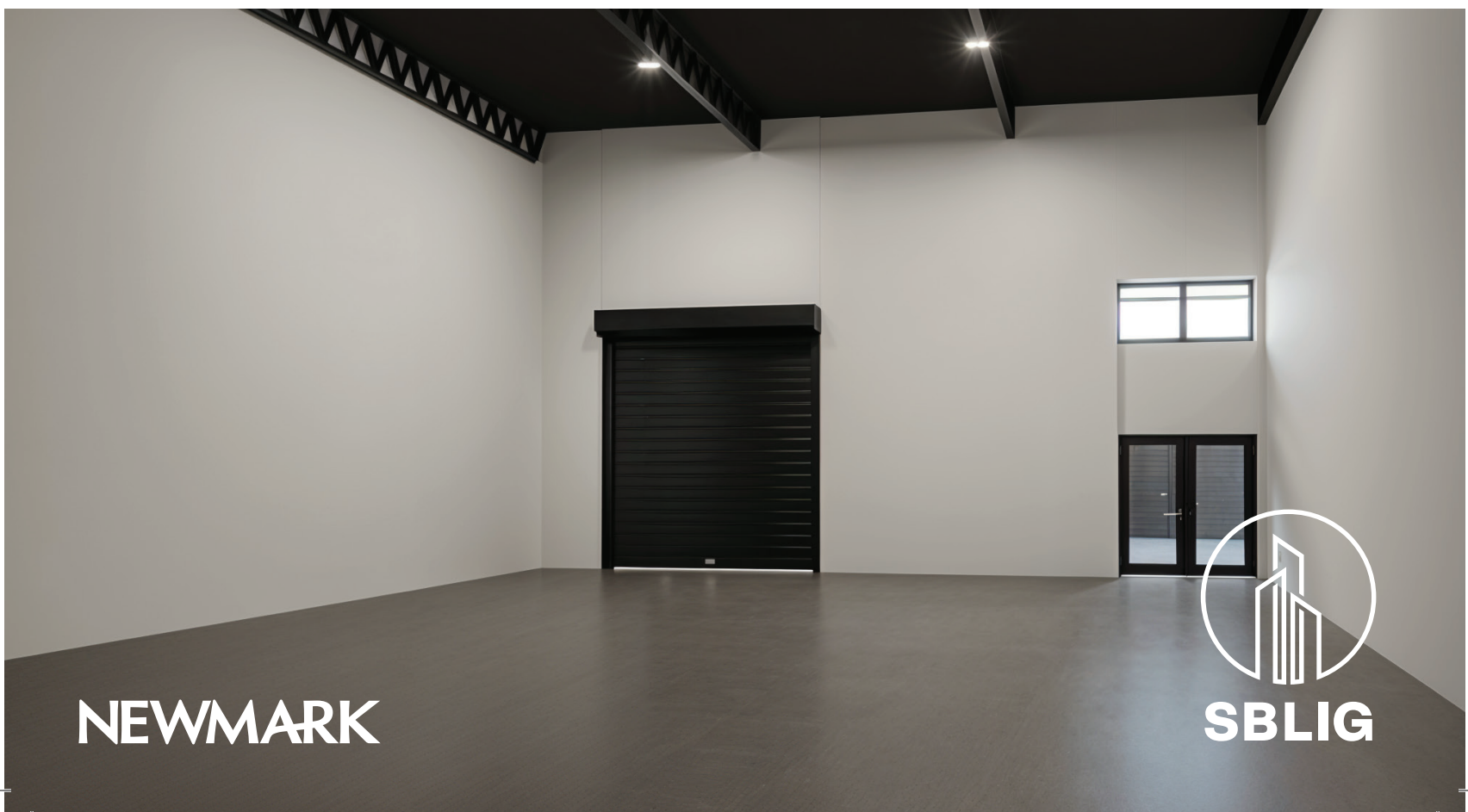
NEWMARK



PROPERTY DESCRIPTION

PROPERTY ADDRESS:	Palm Beach Park of Commerce, Walgreens Dr., 14550 Paradise Tree Cir
Type	Industrial
Land	4.12 acres total
Zoning	PIPD
Parcel	00-41-41-17-10-000-0050 0041-41-17-10-000-0040 00-41-41-17-10-000-0110 00-41-41-17-10-000-0100
Location	10-15 minutes from downtown Jupiter, PGA & West Palm Beach
Future Development	<p>UNIT TYPES:</p> <p>East Building: 27,182 SF</p> <ul style="list-style-type: none"> • 10 x 1,773 SF (32' wide x 55' deep) • 2 x 2,186 SF (40' Wide x 55' Deep) • 2 x 2,426 SF (40' Wide x 55' Deep) • Back-to-Back units can be combined for Drive-Through • 150 AMP Three Phase <p>West Building: 29,865 SF</p> <ul style="list-style-type: none"> • 7x 3,243 SF (38' Wide x 85' Deep) • 2x 3,453 SF (39' Wide x 85' Deep) • 200 AMP Three Phase • Larger capacity configurations up to 10,000 SF+ <p>FEATURES:</p> <ul style="list-style-type: none"> • Class A Warehouse Space • 21' Clear Height • Fully Sprinklered and Fire Alarm Equipped • A/C in all Units • Overhead doors are 14' H x12' W • All Impact Windows and Doors • Property to feature 2x over-sized loading area on West Side of building • Comes wired for CAT6 • Concrete Floors can be customized upon request <p>High capacity loading Mezzanine Space available pricing up on request (allowed for 15-20%) – Can be customized after C.O.</p>





NEWMARK

