

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:	261 trailer spaces and 707 auto spaces
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, 75' speed bay
Roof System:	45 mil TPO roof membrane with 15-year NDL warranty and R-15
Floor:	7" concrete floor slab; 4,000 PSI
Sprinkler:	ESFR (Early Suppression 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.
Permitted Uses:	Data centers, manufacturing and distribution



OPPORTUNITY
TO LEASE

1 MSF+

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

**CHOICE
LOCATION**

19.6 million consumers located within a 5-hour drive time

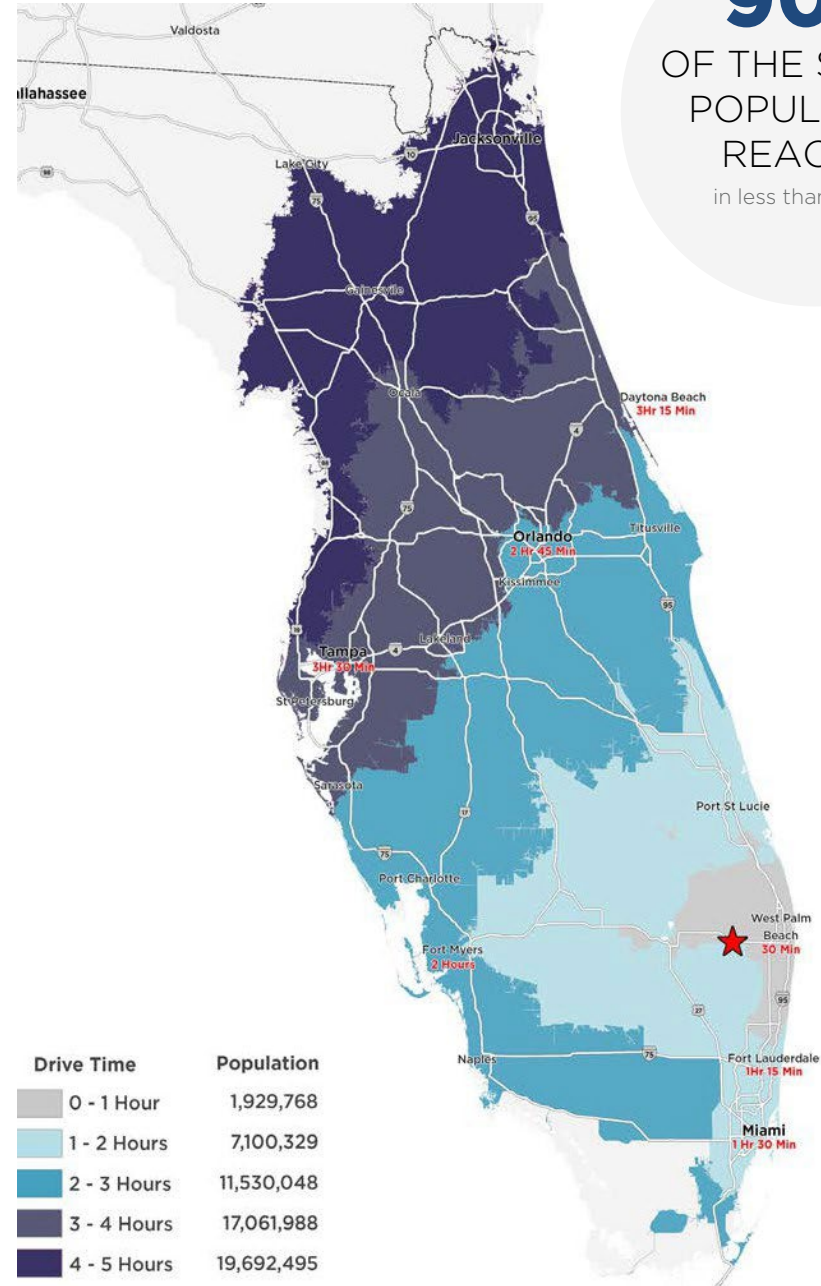
**432
MEGA
WATTS**

**24 FEET
ABOVE SEA
LEVEL**

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. The site is an ideal location for state-wide distribution, as 90% of the state's population can be reached in less than a 5-hour drive time, or for last-mile users distributing to the South Florida region. Florida and Palm Beach County's logistics and distribution industry is poised for growth with the numerous infrastructure developments and upgrades underway across the state.

- 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

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

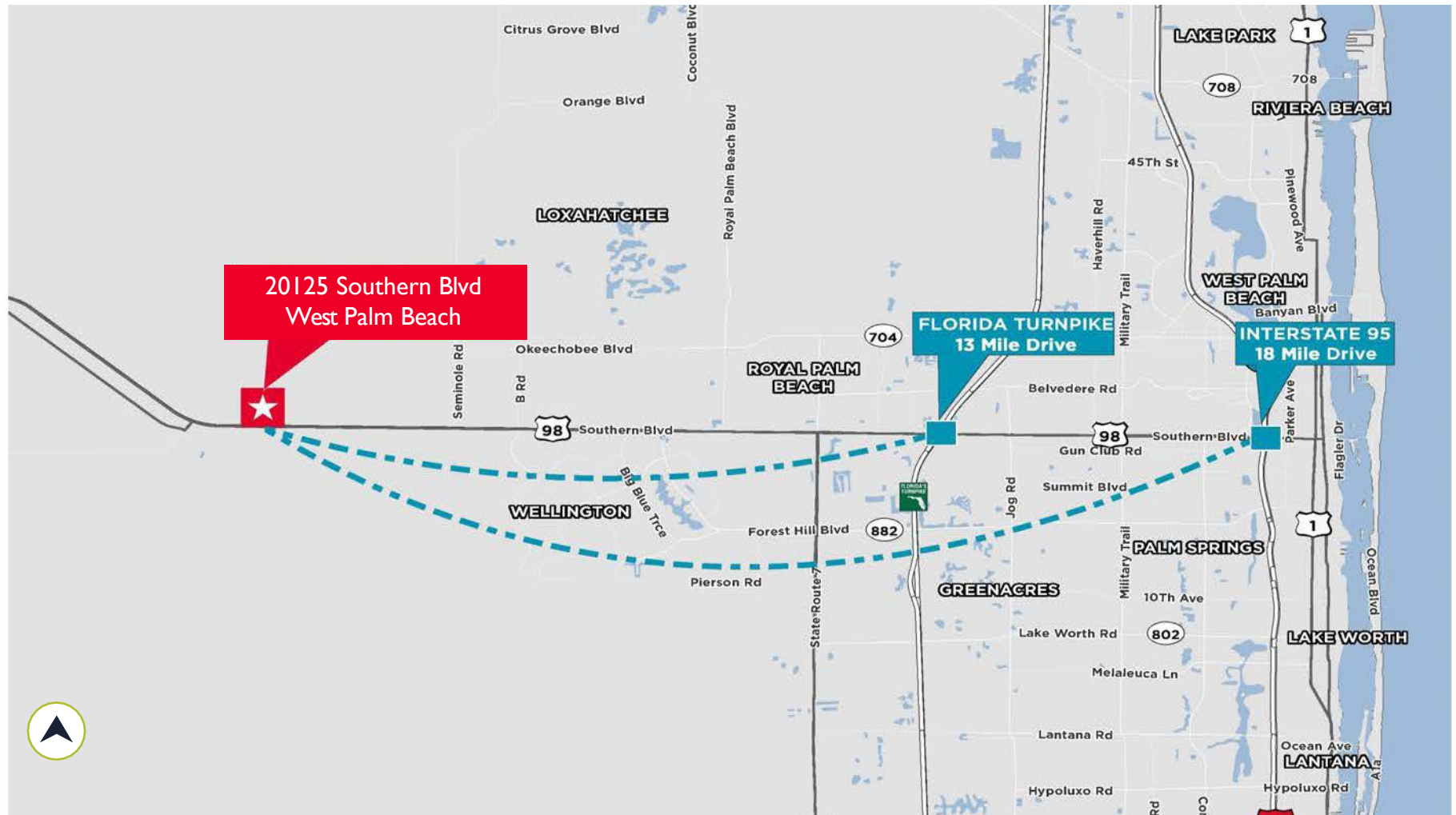
PORT OF MIAMI - 1 Hr 30 Min | 79.8 Miles

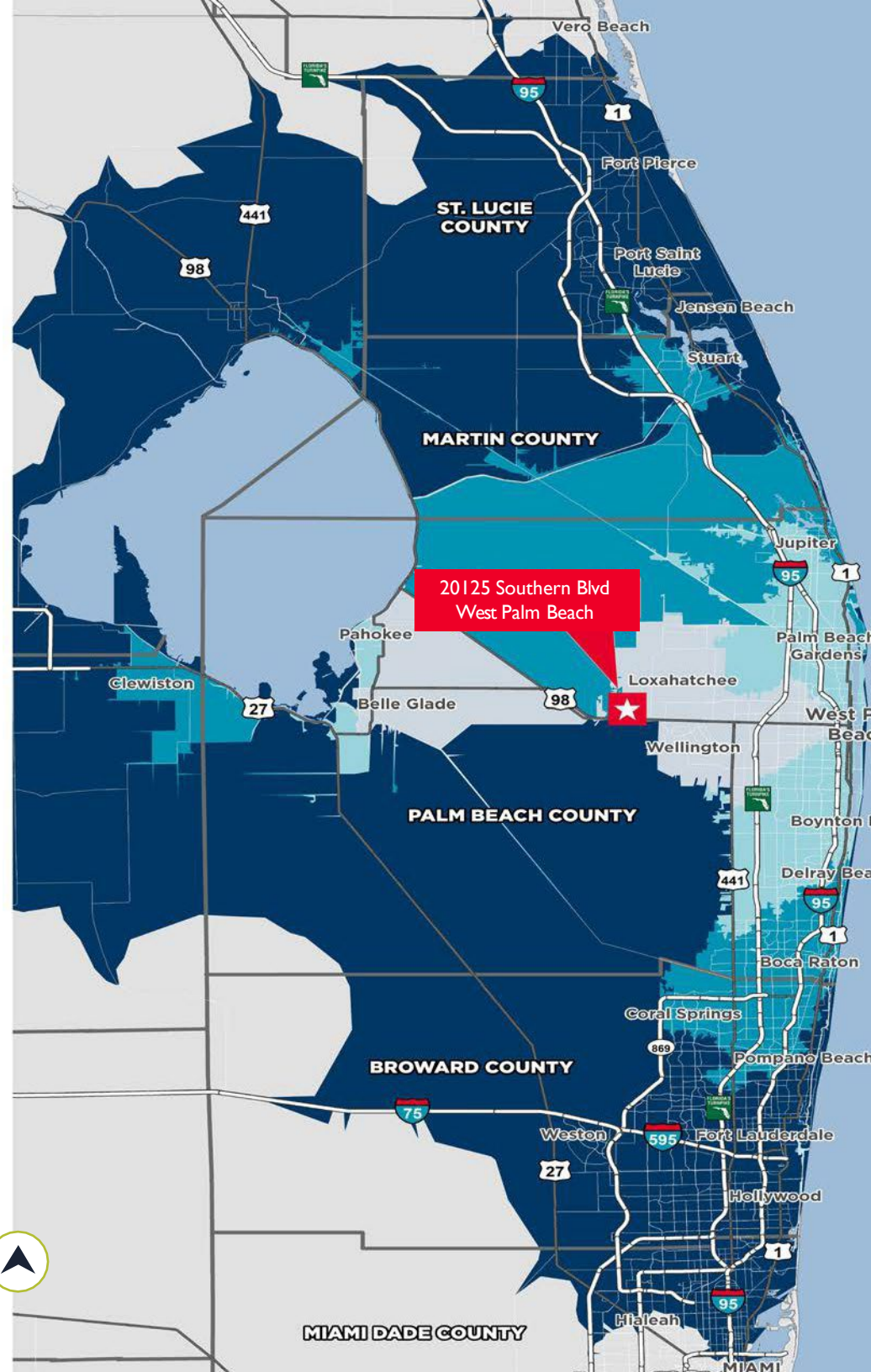
PORT CANAVERAL - 2 Hr 31 Min | 160 Miles

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%)





DRIVE TIMES	
	< 30 MINUTES
	30 - 45 MINUTES
	45 - 60 MINUTES
	60 - 90 MINUTES

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



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