

Industrial Space That Actually Works - Built For Real Operations From Day One

A well-maintained industrial flex setup designed for immediate use, efficient workflow, and flexible scaling, without the need for reconfiguration or additional capital.



9250 Belvedere Road | Units 110-112 | 3 Contiguous Units | ± 1,500 SF Each |
± 4,500 SF Total | 22' Clear Height | Roll-Up Bay Doors | Office Buildout |
Existing Pallet Racks | Zoning: IL | Parking Available

A contiguous small-bay industrial opportunity - within one of the tightest segments of the **Palm Beach Market**.

The Offering

±1,500 SF each | ±4,500 SF total

Three contiguous industrial flex units

Front office

with rear warehouse layout, grade-level roll-up doors, existing pallet racking, and h22' clear height warehouse.

Built in 2007

and maintained in move-in ready condition, supporting immediate use without additional capital investment.

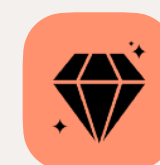
Zoned IL

allowing a broad range of industrial, contractor, storage, and service-based uses.

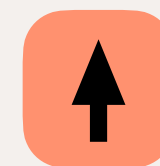
The Market

Palm Beach industrial demand remains strong, with **over 2M SF of space leased annually** and small-bay vacancy limited to approximately **2%-3%**. Industrial rental rates have reached record levels, with comparable small-bay spaces leasing at **around \$16 / SF annually**.

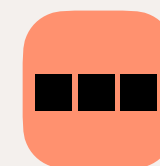
Supply remains limited for:



Well-maintained flex units

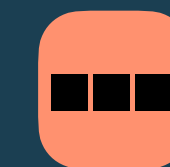


High-clear warehouse space



Contiguous multi-unit configurations

Why this stands out?



Contiguous configuration



Move-in readiness



Flexible layout

Positioning this asset within a segment where demand is consistent – and comparable supply remains limited.

The difference between average and the right space shows up **every single day.**

Not all industrial space creates the same outcome.

Two spaces can have the same square footage, but completely different levels of efficiency, usability, and output.

The real difference is not size. It is:

- ✓ How the space is configured
- ✓ How easily it supports your workflow
- ✓ How quickly you can operate without delay

Most small-bay industrial units look functional, until you actually start operating inside them.

On paper, many units appear usable. In practice, the limitations show up immediately.

Typical friction

- disconnected office and warehouse flow
- low or inefficient clear height limiting storage
- lack of built-in infrastructure
- layouts that slow movement and handling

The impact

- time is spent adjusting the space
- capital is spent making it usable
- operations are forced to adapt to limitations



The issue is not whether the space exists; it's whether the space is actually built to perform.

A space that's already aligned with **how real operators work.**



◀ Front office
for admin,
coordination,
and client-
facing activity ▶



▶ 22' Clear
height
warehouse



▶ Existing rack
infrastructure
supporting
immediate
inventory setup



Clean transition
between office
& warehouse
zones ▶



▶ Grade-level
roll-up doors

A space that works across multiple use cases, **without the need to reconfigure.**

The strength of this space is not just in how it's built, but in how many ways it can be used effectively.

It works for operators who:

- run contractor-based operations with active job flow
- manage inventory-heavy businesses such as e-commerce or distribution
- operate logistics or storage-driven businesses
- require automotive storage or flex workspace
- run service-based businesses with both front office and backend operations

It also supports:

- Owner-users looking for efficient, controlled space
- Specialty operators needing flexible industrial setups

What makes this setup different is how much it **removes setup delays from day one**

Most industrial spaces come with a hidden second phase: figuring them out, fixing them, and adapting them.

This one does not.

What's already in place

- usable office component
- structured warehouse layout
- existing racking system
- clean, maintained condition

What that removes

- unnecessary capital spend
- time lost to setup and adjustments
- operational inefficiencies

The contiguous configuration gives you the ability to **operate at your level, and expand without resetting**

Most small-bay units lock you into a fixed footprint. This one does not. The contiguous three-unit configuration gives you flexibility that is rarely available in this segment.

Single Unit (~1,500 SF)

Operate lean with a focused footprint.

Two Units (~3,000 SF)

Expand capacity while maintaining efficiency.

All Three Units (~4,500 SF)

Operate at scale with separation across functions – storage, operations, and admin.

The Control Advantage

You decide how the space evolves with your business. You scale within the same footprint, without disruption.

That level of control is rarely available in small-bay industrial.

This is a positioning decision for how you operate and scale, and not just a space decision.

Owner-User advantage

- ✓ Immediate occupancy with minimal setup
- ✓ Control over operations within a clean, functional layout
- ✓ Ability to grow within the same footprint
- ✓ Elimination of ongoing retrofit costs

Investor advantage

- ✓ Strong demand from owner-users in small-bay segment
- ✓ Flexible occupancy across multiple unit configurations
- ✓ Contiguous units increase leasing and resale appeal
- ✓ Limited comparable inventory in the market

What makes this different

The contiguous three-unit configuration allows owner-users to separate operations, storage, and administration within one location, with the ability to expand over time.

For investors, this flexibility supports multiple leasing strategies and increases long-term tenant appeal.

Spaces like in a market like this are not the ones that sit; they're the ones operators keep

Palm Beach County's small-bay industrial market continues to tighten. But beyond availability, there is a more important reality:

High functioning spaces rarely return to the market.

These spaces are:

- ✓ Occupied quickly
- ✓ Held long-term



**Get in touch
now to get
started!**