

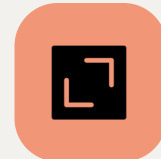
Palm Beach Collision Campus and Automotive Facility - Enterprise Level Automotive Infrastructure

A Strategic solution for Palm Beach County operators facing the critical shortage of industrial infrastructure.

Palm Beach County, Florida | 9,000 – 18,000 SF |
Plug-and-Play Capacity | Built to Scale



Property snapshot



9,000 – 18,000 SF Available



High Vehicle Throughput Layout



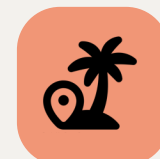
Up to 17 Service Bays



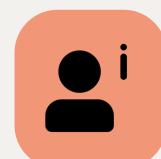
Immediate Operational Readiness



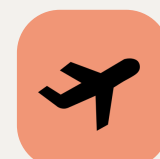
Spray Booth Infrastructure



Palm Beach County Location



Office + Customer Reception



Near I-95 & PBI Airport



Flexible Configurations

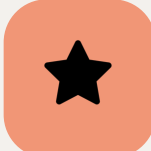


Automotive / Collision / Fleet Compatible

Strategic Palm Beach Location - Connected. Accessible. In demand.

Positioned in the heart of Palm Beach County's primary automotive and commercial corridor, providing unmatched access to major transportation routes, affluent communities, and dealership networks.

Premium Access



Immediate access to I-95 and the Florida Turnpike for efficient regional connectivity and vehicle flow.

Affluent Market



Surrounded by high-income communities with strong vehicle ownership and continued population growth.

Automotive Epicenter



Located within the country's primary dealership corridors and commercial automotive hub.



Strong demographics drive automotive demand

1.5M+

Population Palm Beach County

\$118k

Average household income (20% higher than U.S.)

2.1+

Average vehicles per household

#1

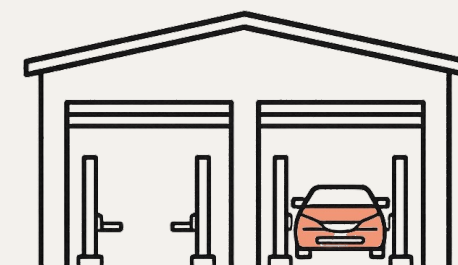
Fastest growing major county in Florida (2020-2021)

If you're trying to run a serious automotive operation, you already know the problem — **the space doesn't exist.**

Operators face a fundamental market gap: industrial space is available, but **purpose-built automotive infrastructure** is not.



Real Automotive Infrastructure



Proper Bay Capacity



Spray Booth-Ready Facilities

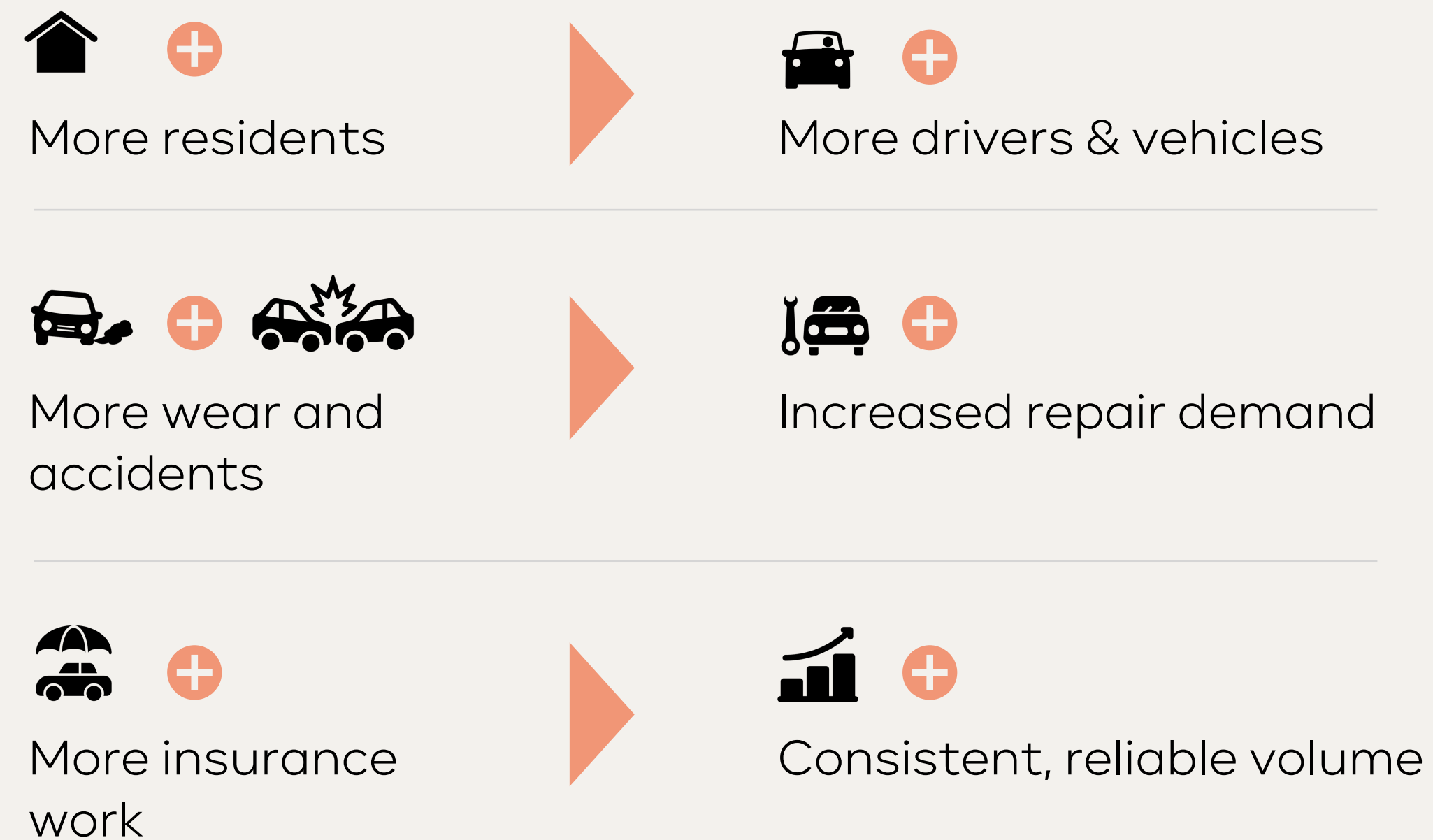


"Most listings appear viable on paper but fail evaluation. Operators are not choosing between options — they are dealing with a **near-total lack** of them."

And while supply is tight, the market is quietly expanding in the background.

Palm Beach County isn't slowing down.

The Structural growth chain:



This is not cyclical demand. **It is structural.** The volume is growing – whether operators are ready or not.

So, operators end up scaling demand inside spaces that were never built for scale.

This is where most businesses get stuck.

Typical reality

- 2-5 bays trying to handle growing volume
- No paint capability in-house
- Inefficient layouts slowing turnaround time

The impact

- Lost opportunity
- Longer cycle times
- Capped revenue potential



The demand is there — but the setup limits how much of it you can actually capture.

Because large, ready-to-use automotive facilities are almost impossible to find.

Not uncommon. Not rare. **Almost non-existent.**

The scarcity gap

9,000 sf

contiguous automotive use is rarely available in single blocks.

Pre-installed

service bays and spray booths are seldom left behind.

Zoning & operational layout

are almost never already aligned for immediate use.

Why this gap exists

Building is hard.

Requires immense time for permits and construction.

Investment is high.

Huge capital investment is needed for specialized infrastructure.

Risk and Complexity.

Most landlords avoid the high risk and complex approvals of automotive use.



When one already exists: it immediately separates itself from the rest of the market.

This is one of the few facilities that doesn't need to be "converted" — **it's already built to work.**



- ✓ Service bays
- ✓ Spray booths
- ✓ Office and customer-facing areas
- ✓ Operational layout for vehicle flow

What that means for you?

- No long setup timeline
- No heavy upfront build cost
- No waiting before you can generate revenue

You don't prepare the space. You use it.



You can enter at the scale you need today – and expand without starting over

Option A ~9,000 SF

- **9 bays** with optimized workflow layout
- Standard spray booth installation included
- Built for a focused, growing operation

Option B ~18,000 SF

- 17 high-capacity service bays
- Multiple spray booths for concurrent painting
- Built for high-volume throughput & MSO scale

The continuity advantage

The structure of the space gives you control over how you operate. You grow without relocating, disrupting, or rebuilding. The path to expansion is built into the physical footprint from day one.

The real advantage here is not just space — it's how much **faster and bigger** you can operate.



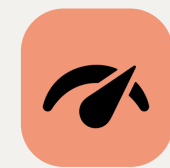
Immediate Operating Capacity

Eliminate the months-long setup and permit waiting period.



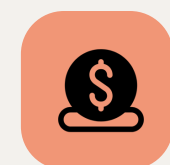
Fleet & Insurance Volume

Scale to meet the requirements of major enterprise partners.



Higher Job Throughput

Optimized flow designed specifically for high-volume service cycles.



Reduced Setup Capital

Keep your capital liquid for operations rather than retrofitting



While others are trying to "make space work", you're already positioned to **take more work and move faster.**

And in this market, when a facility like this is taken, there is no backup option waiting.

Palm Beach County demand is growing.
Supply of real automotive facilities is not.

There are almost no alternatives offering:

- This scale of **contiguous space**
- This level of **premium buildout**
- This level of **immediate readiness**

Limited Opportunity

Facilities of this scale & readiness rarely become available in Palm Beach County.

Get in touch now to get started!

