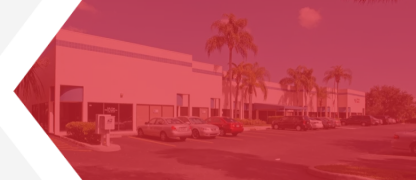


JUPITER COMMERCE PARK

840 JUPITER PARK DRIVE, JUPITER, FL 33458



Flex Property For Lease



PROPERTY DESCRIPTION

840 Jupiter Park Drive is a 16,796 SF concrete block building, built in 1986. It is comprised of 9 tenant suites with attractive glassfront entrances and grade level overhead doors in back of each unit. The building is very well maintained and is a mix of office and warehouse space, catering to tenants serving the local area. 2026 Operating Expense is \$8.86/SF.

PROPERTY HIGHLIGHTS

- 16,895 SF office/warehouse/flex building
- Attractive glassfront entrances
- Rear, grade level overhead doors in each suite
- Numerous nearby amenities
- Located in Jupiter Park of Commerce, with immediate access to I-95 and the Florida Turnpike

LOCATION DESCRIPTION

Located in Jupiter Park of Commerce, just west of Central Blvd, east of I-95, and just south of Indiantown Road in Jupiter, FL. Jupiter Park of Commerce is an upscale industrial/office park that benefits from several nearby amenities, and is minutes from I-95 and the Florida Turnpike.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	1,095 SF
Lot Size:	1.4 Acres
Building Size:	16,796 SF

SPACES	LEASE RATE	SPACE SIZE
108	\$18.00 SF/yr	1,095 SF

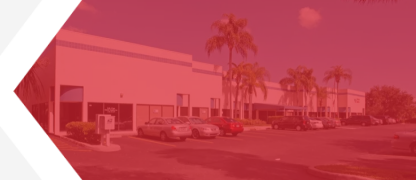


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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
108	Available	1,095 SF	NNN	\$18.00 SF/yr	AC'd office space with reception area up front, two private offices, restroom, and warehouse space with grade level overhead door in back.



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LEASE RATE

\$18 SF/YR

LOCATION INFORMATION

Building Name	Jupiter Commerce Park
Street Address	840 Jupiter Park Drive
City, State, Zip	Jupiter, FL 33458
County/Township	Palm Beach
Market	Jupiter MSA
Side Of Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	Interstate 95 & Florida Turnpike
Nearest Airport	Palm Beach International Airport

BUILDING INFORMATION

Building Size	16,796 SF
Price / SF	-
Year Built	1986
Tenancy	Multiple
Number Of Floors	1
Load Factor	Yes
Construction Status	Existing
Free Standing	Yes

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-1
Lot Size	1.4 Acres
APN#	30-42-41-09-01-000-0010
Lot Frontage	260
Lot Depth	245
Corner Property	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.55
Number Of Spaces	60
Parking Description	Free unreserved parking.

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Broadband	Cable
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes



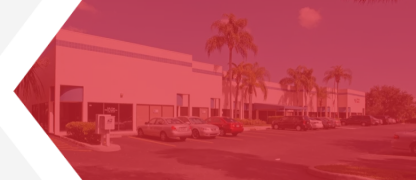
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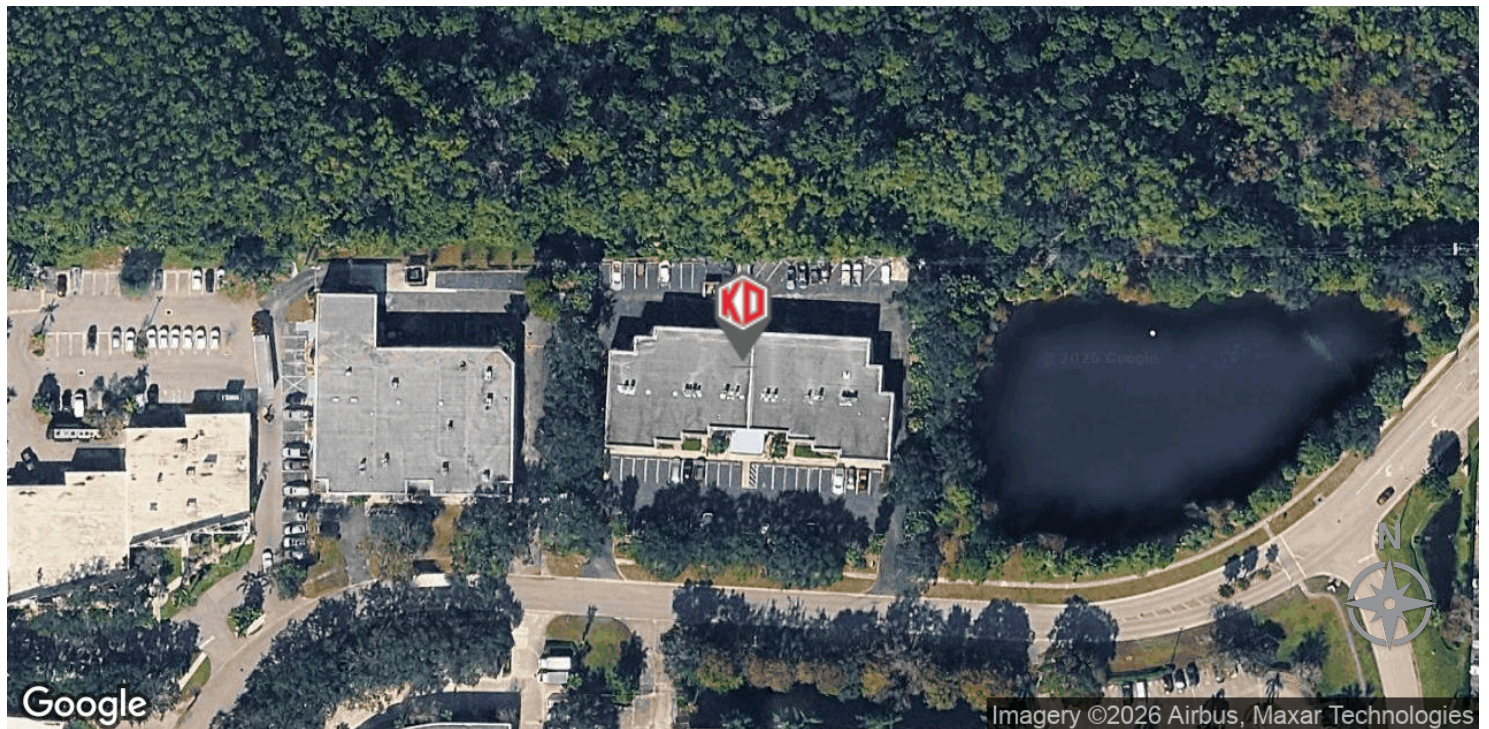
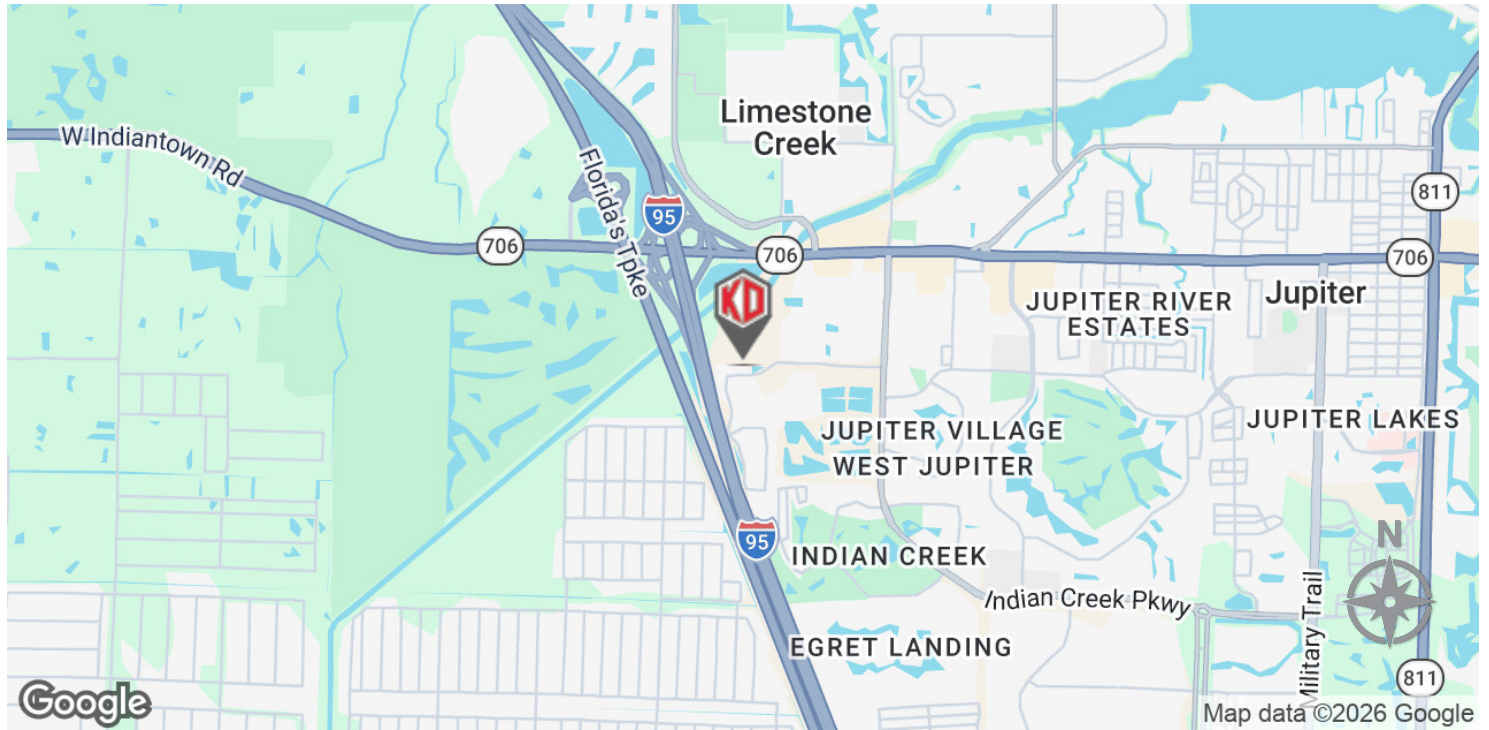
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