

PANTHER VAULTS
OFFERING
MEMORANDUM



PANTHER VAULTS

STARTING AT \$605,000



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

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PROPERTY DESCRIPTION

PROPERTY ADDRESS:	Palm Beach Park of Commerce, Walgreens Dr., 14550 Paradis 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
Airport	Palm Beach International Airport (30 min)
Future Development	<p>UNIT TYPES:</p> <p>Building 1: 27,182 SF</p> <ul style="list-style-type: none">• 10x 1760 SF (32' Wide x 55' Deep)• 4x 2200SF (40' Wide x 55' Deep)• (Save 1 for owner's unit, only 3 available to sell)• 200 AMP Single Phase <p>Building 2: 29,865 SF</p> <ul style="list-style-type: none">• 9x 3230 SF (38' Wide x 85' Deep)• 200 AMP Three Phase <p>FEATURES:</p> <ul style="list-style-type: none">• Class A Warehouse Space• 22' Clear Height• Fully Sprinklered and Fire Alarm Equipped• A/C in all Units• Overhead Doors are 14' H x 12' W• All Impact Windows and Doors• Forklifts, Scissor Lifts available on-site for owners to use• Property to feature 2x over-sized loading area on West Side of building• EV Chargers available on site for businesses to charge vehicles• Comes wired for CAT6• Polished Concrete Floors <p>PRICING GUIDANCE</p> <ul style="list-style-type: none">• 1760 SF = \$605,000 (\$344/SF) <p>High Capacity Loading Mezzanine Space available pricing upon request (allowed for 15-20% of space) - Can be customized after C.O.</p>





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