

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.



OPPORTUNITY  
TO LEASE

**1 MSF+**

(with 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

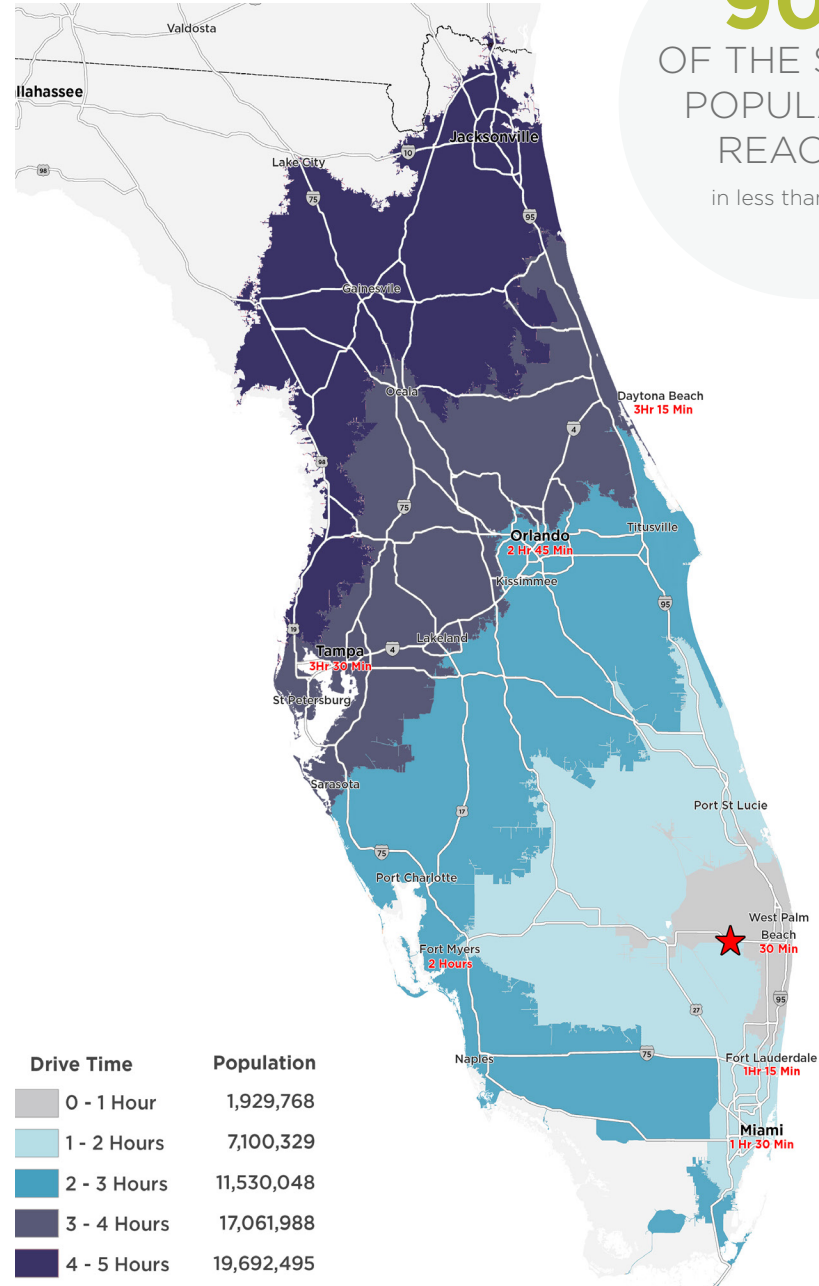


# LOCATION HIGHLIGHTS

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

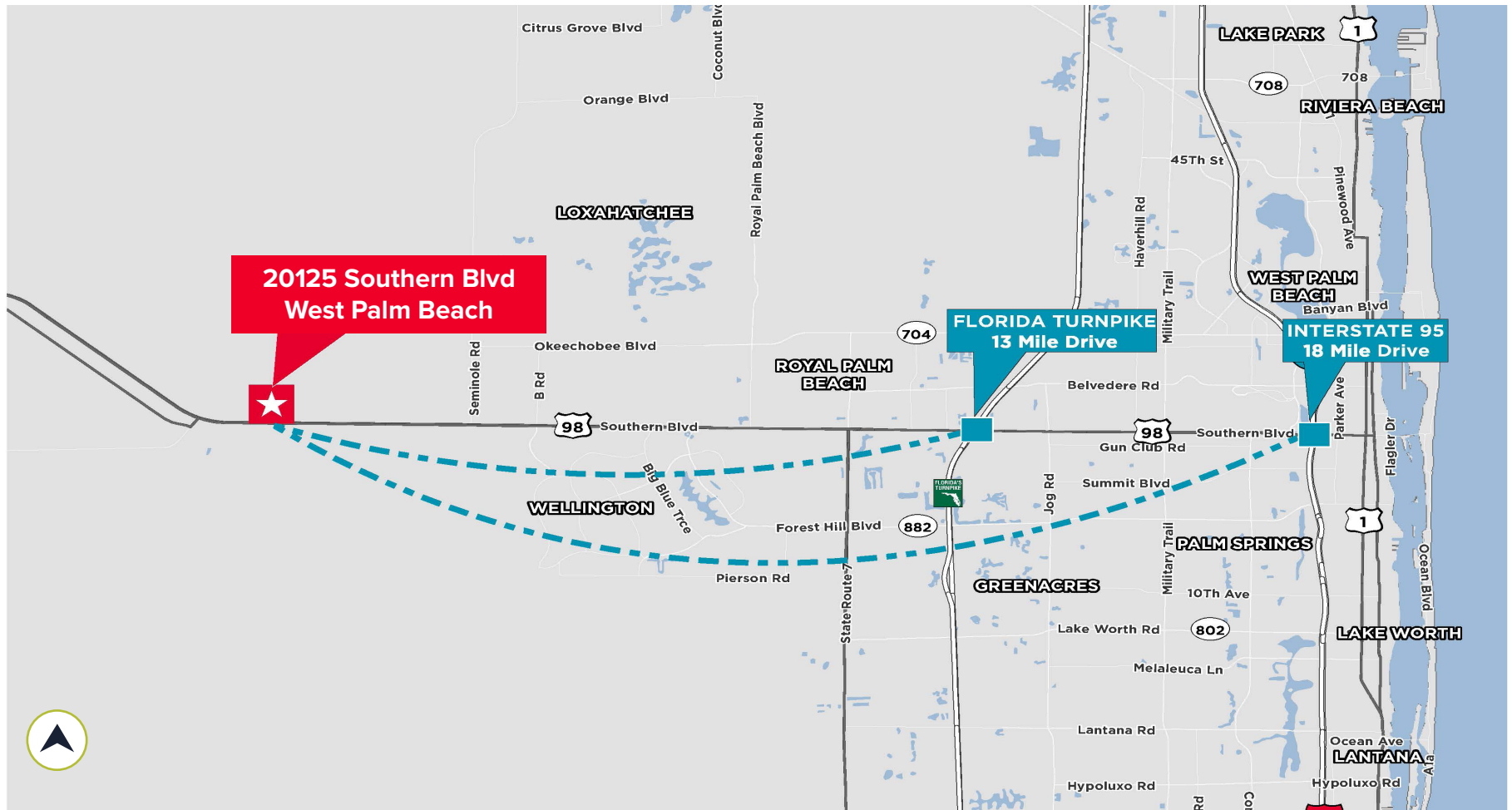
**PORT OF MIAMI** - 1 Hr 30 Min | 79.8 Miles

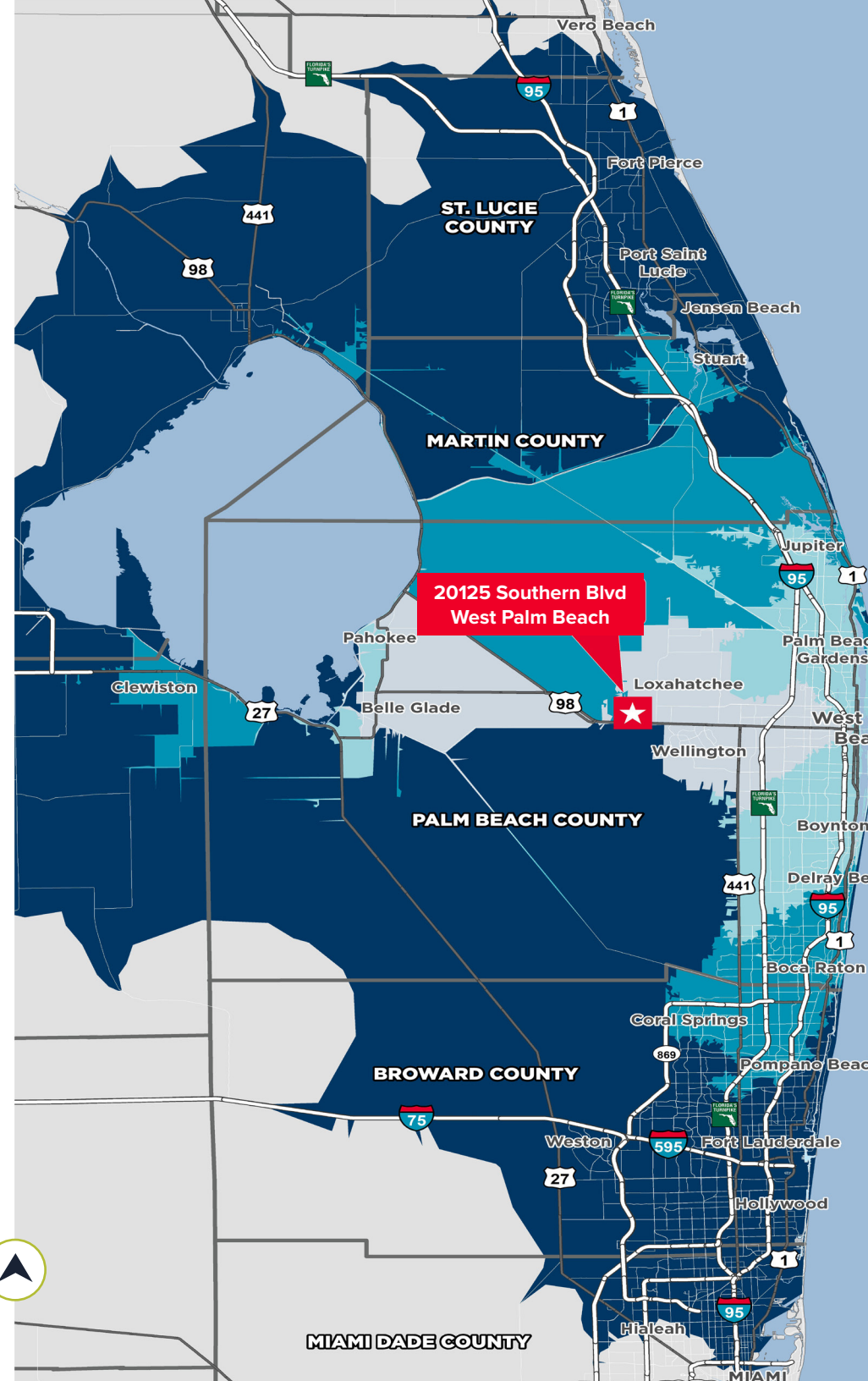
**PORT CANAVERAL** - 2 Hr 31 Min | 160 Miles

**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

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**13 MILES**  
TO FL TURNPIKE

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**26 MILES**  
TO US-27

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**26 MILES**  
TO PORT OF PALM BEACH

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**62 MILES**  
TO PORT EVERGLADES

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**80 MILES**  
TO PORT MIAMI



# CONTACT INFORMATION

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