



# PALM BEACH

PARK OF COMMERCE



**DELIVERING:**

2023/24

**A PREMIER BUSINESS LOCATION**

PARK OF COMMERCE BLVD  
JUPITER, FLORIDA

# 15791 Corporate Circle | Jupiter, FL



249,573 SF Available for Lease

**WOODMONT**  
Industrial Partners



EXPECTED DELIVERY:  
3Q2023





## 15791 Corporate Circle | Jupiter, FL



249,573 Square Feet Available for Lease



Expected delivery: 3Q2023



194 Car and 60 Trailer Parking Spaces



48 (9'x10') dock high doors & 2 (12'x14') drive-in doors



Truck court: 186' - fiber reinforced concrete



ESFR sprinkler system



36' clear ceiling height



60' speed bay



53'-7" D x 55' W



Electrical: 1,200 amps



Zoned PIPD-IL  
(planned industrial park development -light industrial)



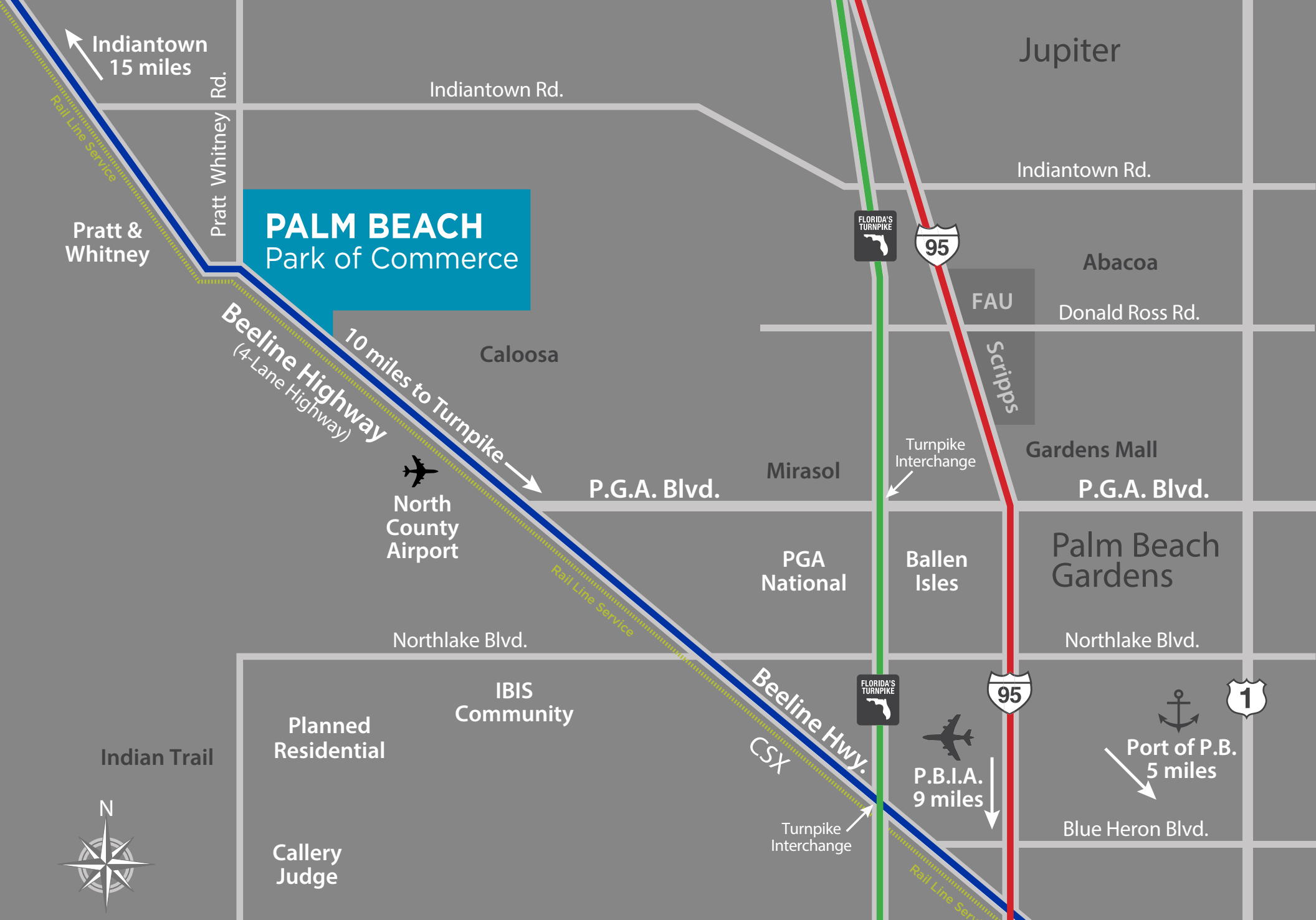


## Existing Tenants

- |                |            |                         |          |
|----------------|------------|-------------------------|----------|
| 1 SURF RANCH   | 6 EXACORE  | 11 S&K                  | 16 [CSX] |
| 2 FPL          | 7 RENCO    | 12 MOUNTAIN PRODUCTIONS | 17 AA    |
| 3 niagara      | 8 SPARTAN  | 13 amazon               |          |
| 4 MCLANE       | 9 Vetio    | 14 AA                   |          |
| 5 PC DEV GROUP | 10 niagara | 15 Walgreens            |          |

# Upcoming Development Spec Sheet

| BUILDINGS           | A               | B           | C                | D            | E           | F           | G           | H          | Pratt-Whitney | 15791 Corporate Cir |
|---------------------|-----------------|-------------|------------------|--------------|-------------|-------------|-------------|------------|---------------|---------------------|
| Rentable Area       | 300,348         | 233,340     | 52,616           | 368,125      | 276,782     | 302,242     | 51,324      | 1.99 Acres | 256,305       | 249,573             |
| Delivering          | 1Q2024 Phase II | TBD         | 1Q2024 Phase II  | TBD          | TBD         | TBD         | TBD         | TBD        | TBD           | 3Q2023 Phase I      |
| Office Size         | To Suit         | To Suit     | To Suit          | To Suit      | To Suit     | To Suit     | To Suit     | N/A        | To Suit       | To Suit             |
| Building Dimensions | 344' x 868.2'   | 270' x 745' | 239' x 410.7'    | 325' x 1125' | 350' x 601' | 350' x 865' | 165' x 333' | N/A        | TBD           | 860' x 275'         |
| Ceiling Heights     | 40'             | 40'         | 32'              | 40'          | 28'         | 40'         | 28'         | N/A        | TBD           | 36'                 |
| Column Spacing      | 52'0" x 57'0"   | TBD         | 52'0" x 58'10.5" | TBD          | TBD         | TBD         | TBD         | N/A        | TBD           | 53'9" x 53.9'       |
| Dock Doors          | 42              | 42          | 13               | 51           | 41          | 35          | 11          | N/A        | TBD           | 48                  |
| Drive-In Doors      | 2               | 2           | 1                | 2            | 2           | 2           | 1           | N/A        | TBD           | 2                   |
| Car Parking         | 205             | 247         | 43               | 336          | 258         | 218         | 33          | TBD        | TBD           | 247                 |
| Trailer Parking     | 32              | 51          | 0                | 52           | TBD         | 36          | TBD         | TBD        | TBD           | 60                  |



# Location & Access

Centrally located in the heart of prestigious Palm Beach County, in one of the nation's strongest growth regions, Palm Beach Park of Commerce offers everything you could want from a premier Master-Planned Business Park.

At Palm Beach Park of Commerce, you'll enjoy easy access to the region's extensive transportation network, including major highways and airports. The Park is also one of the few premier business locations that offers rail service, foreign trade zones, heavy industrial options, plus a direct link to the Port of Palm Beach.

## Regional Access

At Palm Beach Park of Commerce, you'll enjoy easy access to the region's extensive transportation network, including major highways and airports. The Park is also one of the few premier business locations that offers rail service, foreign trade zones, heavy industrial options, plus a direct link to the Port of Palm Beach.

## County Tax Incentives

Palm Beach County, in conjunction with the Business Development Board of Palm Beach County, is one of the most proactive counties recruiting companies to the market.

They understand the needs of small companies up to fortune 100 companies and will help tailor incentives, such as training grants, hiring incentives, expedited permitting, and abated ad Valorem taxes, to fit the needs of prospective companies coming to Palm Beach County.



Direct Rail Link to the Port of Palm Beach



15-Minute Drive to FL Turnpike



20-Minute Drive to I-95



36' - 40' Clear Ceiling Height



Outside Storage Permitted



PARK OF COMMERCE BLVD | JUPITER, FL



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4-5 HRS  
POP. 19,692,768

Daytona Beach (3 Hrs. 15 Min.)  
POPULATION: 74,975 | 21.4% 10-YR GROWTH

3-4 HRS  
POP. 11,530,048

Orlando (2 Hrs. 45 Min.)  
POPULATION: 321,427 | 33.8% 10-YR GROWTH

1-2 HRS  
POP. 7,100,329

Tampa (3 Hrs. 30 Min.)  
POPULATION: 394,089 | 16.3% 10-YR GROWTH

0-1 HRS  
POP. 1,929,768

Fort Myers (2 Hrs.)  
POPULATION: 91,215 | 43.8% 10-YR GROWTH

50 mi.

25 mi.

West Palm Beach  
(30 Min.)  
POPULATION: 112,770  
13.0% 10-YR GROWTH

Fort Lauderdale (1 Hr. 15 Min.)  
POPULATION: 186,598 | 11.5% 10-YR GROWTH

Miami (1 Hr. 30 Min.)  
POPULATION: 456,923 | 13.7% 10-YR GROWTH

### Demographics

|                                     | 15 MIN.           | 30 MIN.           | 45 MIN.            | 60 MIN.            |
|-------------------------------------|-------------------|-------------------|--------------------|--------------------|
| Total Population                    | 65,732            | 561,863           | 1,269,183          | 2,004,644          |
| Workforce Potential (+16)           | 31,419            | 269,828           | 612,742            | 942,727            |
| High School Education<br>(Pop. 25+) | 10,274<br>(20.7%) | 91,723<br>(21.7%) | 220,131<br>(23.8%) | 340,411<br>(22.9%) |
| Blue Collar/Service<br>Workers      | 5,260<br>(18%)    | 42,870<br>(17.2%) | 113,280<br>(20.2%) | 159,491<br>(18.5%) |

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