



PALM BEACH

PARK OF COMMERCE



A PREMIER BUSINESS LOCATION

15430 CORPORATE ROAD NORTH
JUPITER, FLORIDA


Building A - 15430 Corporate Road North

303,364 SF


303,364 SF Available Immediately

DELIVERED:
2Q2024


Building A - 15430 Corporate Road North | Jupiter, FL

 303,364 Square Feet Available for Lease with 3,825 SF Spec Office


 49,615 SF minimum divisibility


 Available for immediate occupancy


 213 Car parking spaces | 26 Trailer Parking Spaces

 43 (9'x10') dock high doors & 2 (12'x14') drive-in doors

 60' concrete apron | 136' truck court

 ESFR sprinkler system

 40' clear ceiling height

 Outside Storage Permitted

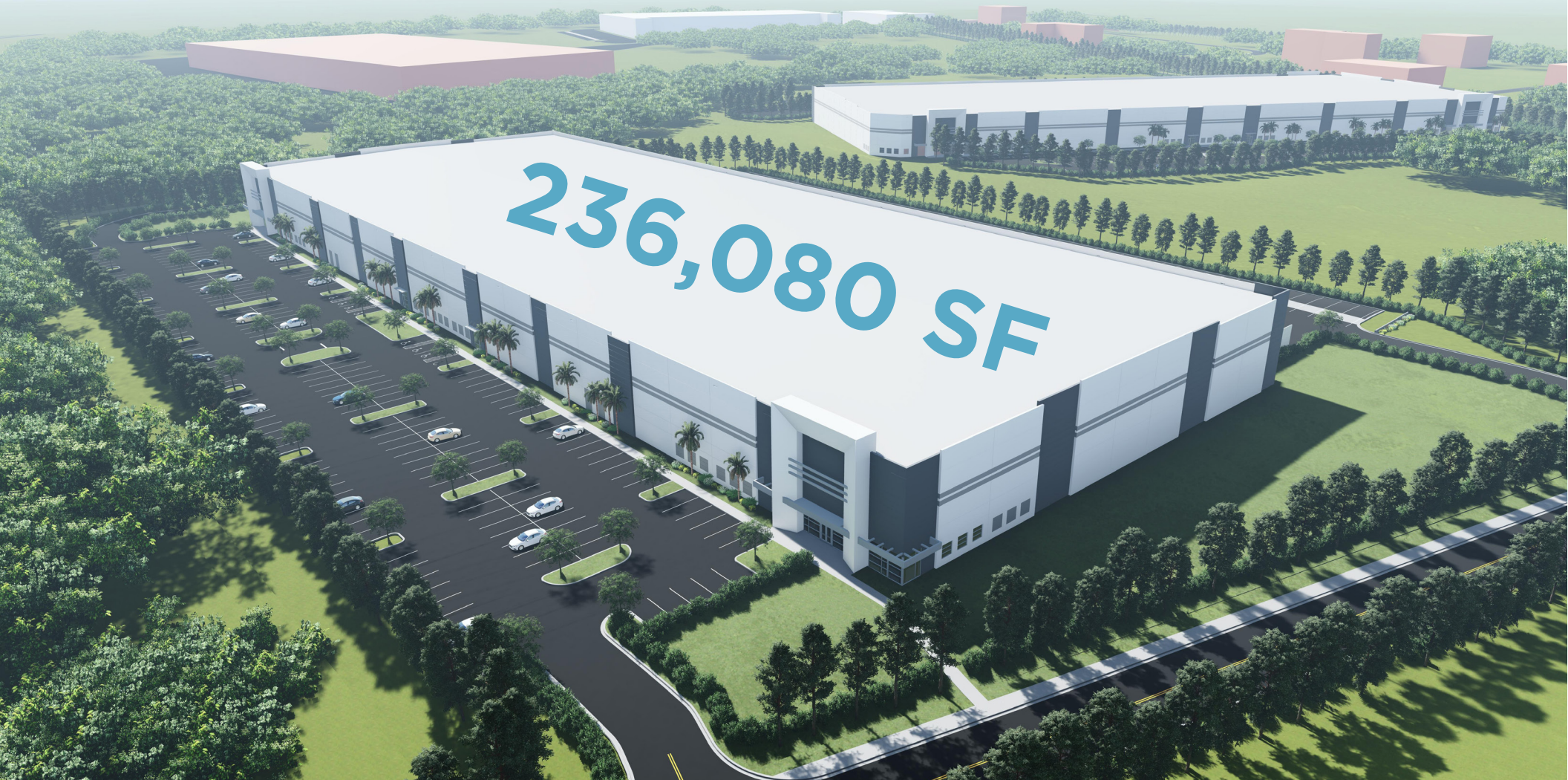
 52' D x 57' W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 Roof System



Building B - 15399 DISTRIBUTION WAY




236,080 SF Available for Lease


EXPECTED DELIVERY:
2026


Building B - 15399 Distribution way | Jupiter, FL


 236,080 Square Feet Available for Lease


 Expected delivery: 2026


 7 in concrete floor slab

 251 Car parking spaces

 685' truck court | 60' concrete apron

 40 dock high doors & 2 drive-in door (12' x 14')

 ESFR sprinkler system

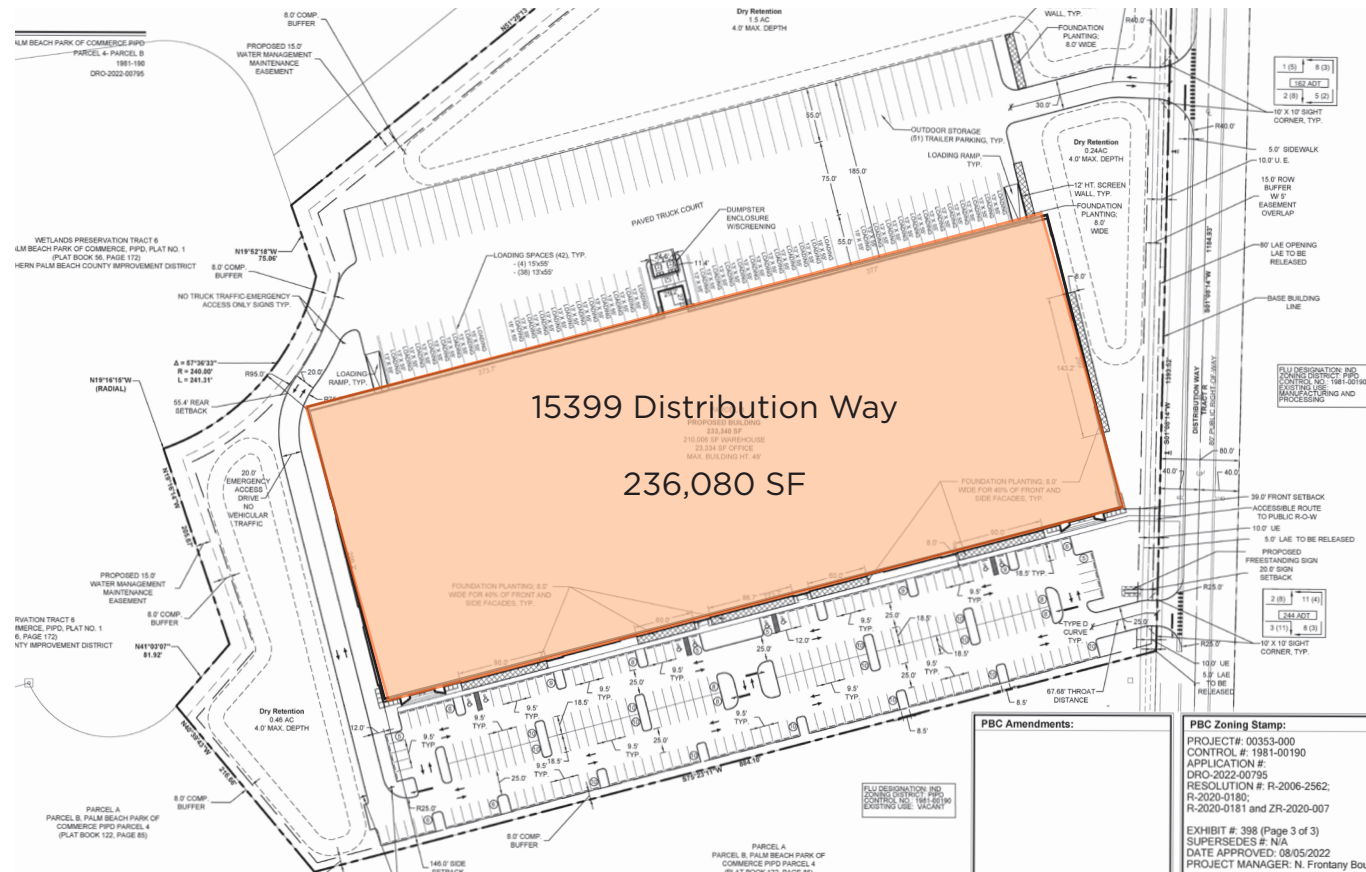
 40' clear ceiling height

 Outside Storage Permitted

 52' D x 48' W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system



Building C - 15131 Park of Commerce Blvd




53,914 SF Available for Lease


EXPECTED DELIVERY:
2025

Building C - 15131 Park of Commerce Boulevard | Jupiter, FL


 53,914 Square Feet Available for Lease


 Expected delivery: 2025


 7 in concrete floor slab

 43 Car parking spaces

 188' truck court | 60' concrete apron

 13 dock high doors & 1 drive-in door (12' x 14')

 ESFR sprinkler system

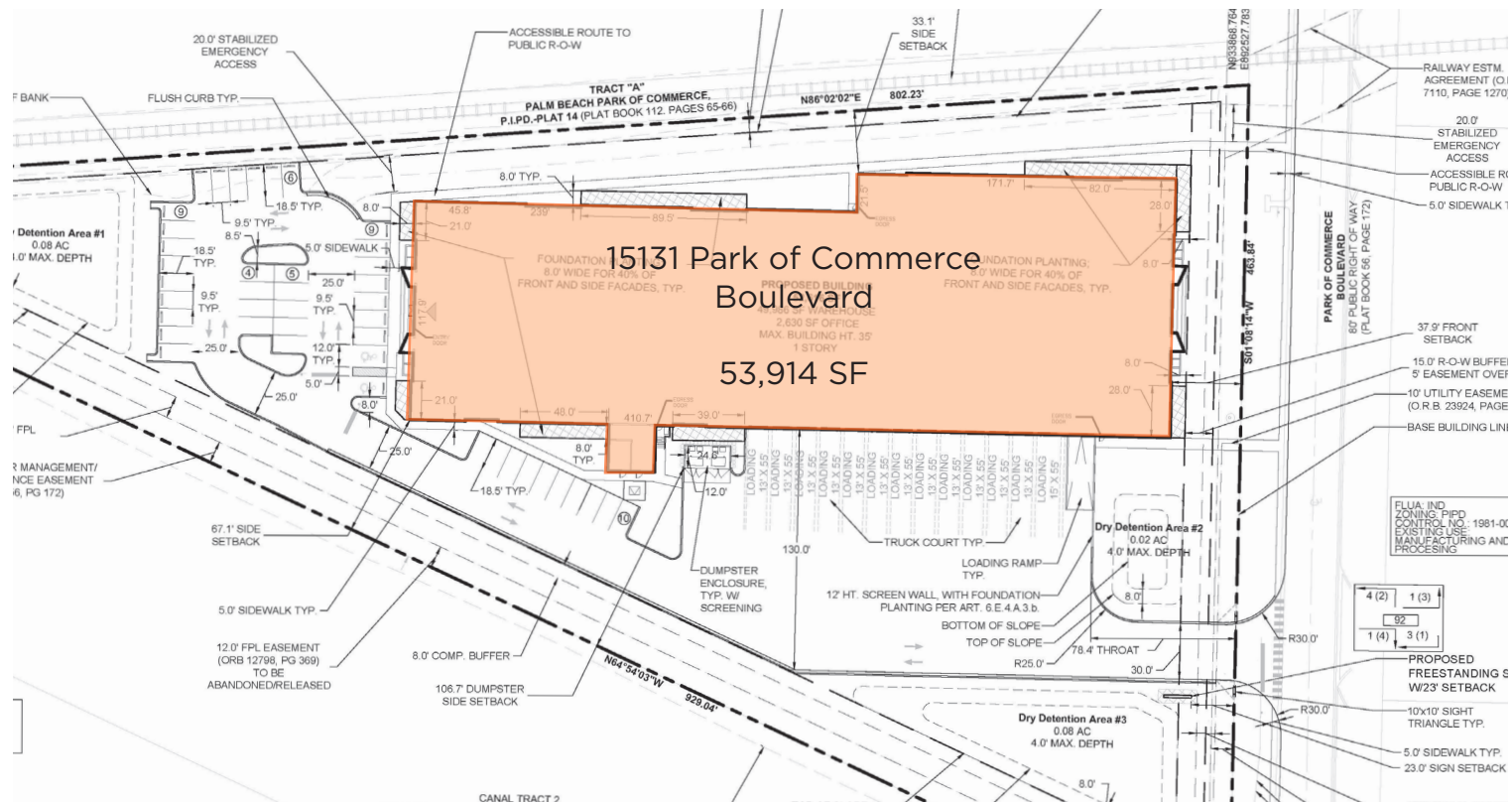
 32' clear ceiling height

 Outside Storage Permitted

 52' D x 58'10.5" W | 52' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system



Building E-1: 15483 BEELINE HIGHWAY




188,637 SF Available for Lease


EXPECTED DELIVERY:
2026

Building E-1: 15483 Beeline Highway | Jupiter, FL


 188,637 Square Feet Available for Lease


 Expected delivery: 2026


 7 in concrete floor slab

 119 Car parking spaces

 486' truck court | 60' concrete apron

 30 dock high doors & 2 drive-in door (12' x 14')

 ESFR sprinkler system

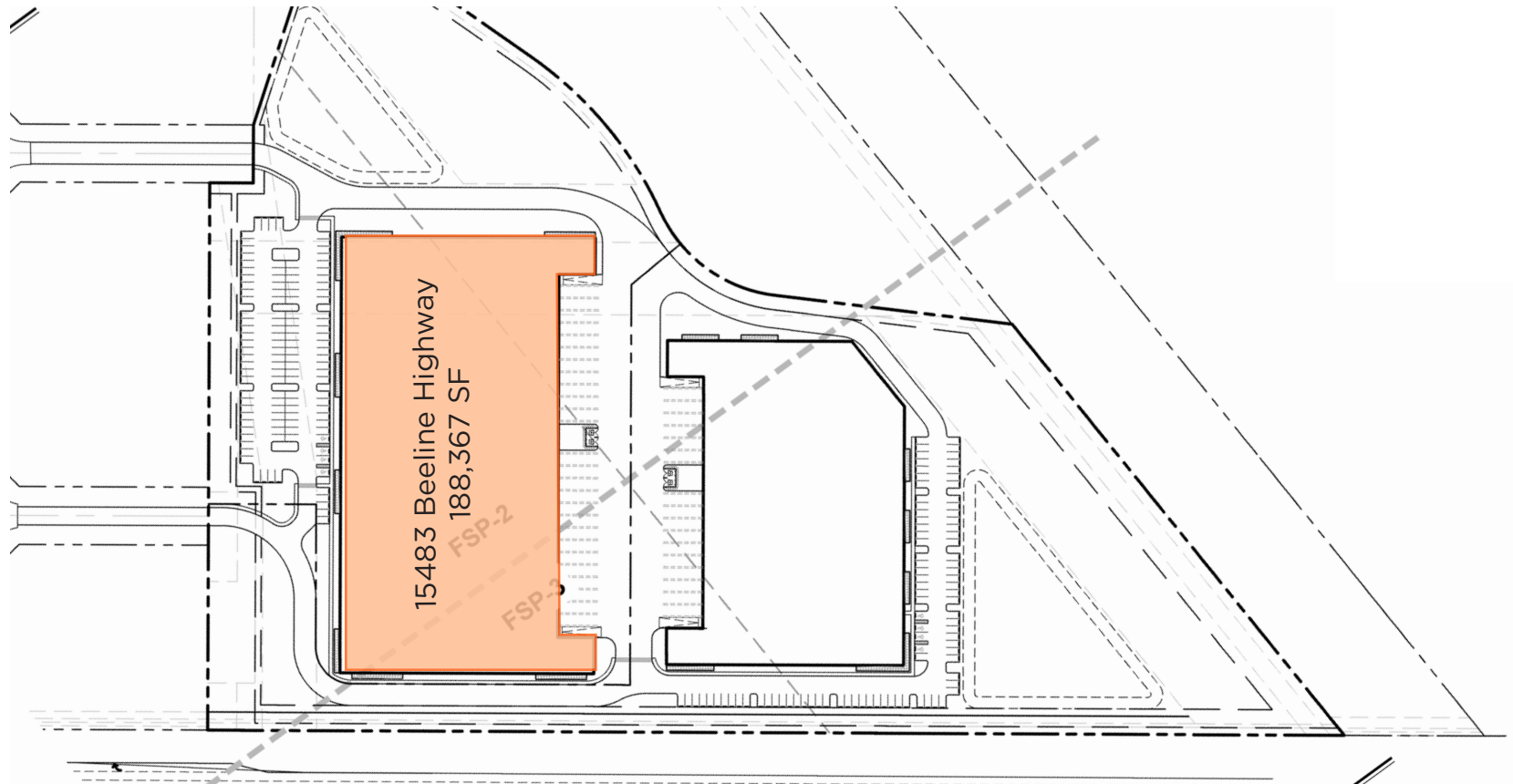
 28' clear ceiling height

 Outside Storage Permitted

 54' D x 50' W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system



Building E-2: 15483 BEELINE HIGHWAY




128,426 SF Available for Lease


EXPECTED DELIVERY:
2026


Building E-2: 15483 Beeline Highway | Jupiter, FL


 128,426 Square Feet Available for Lease


 Expected delivery: 2026


 7 in concrete floor slab

 91 Car parking spaces

 330' truck court | 60' concrete apron

 18 dock high doors & 2 drive-in door (12' x 14')

 ESFR sprinkler system

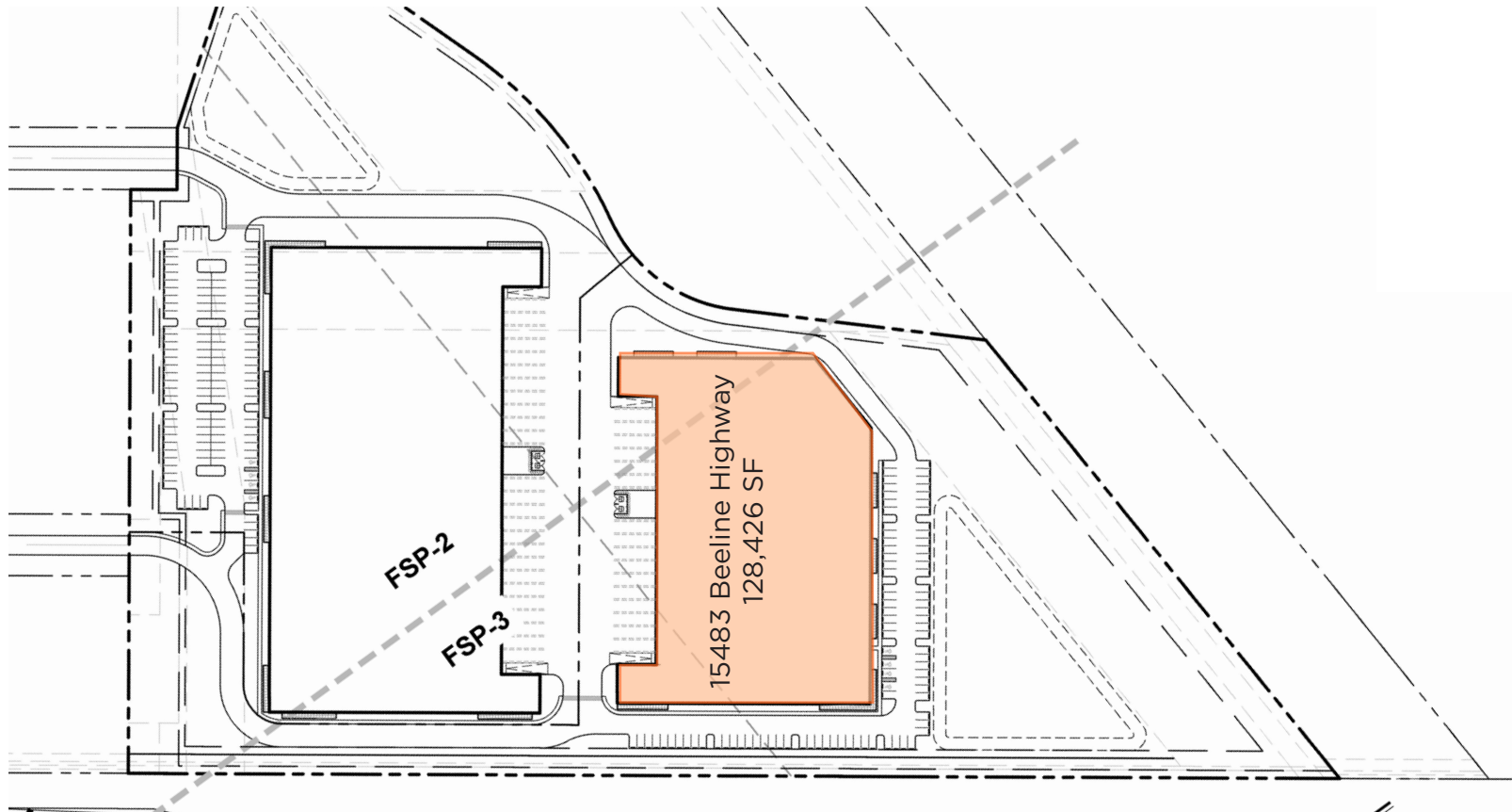
 28' clear ceiling height

 Outside Storage Permitted

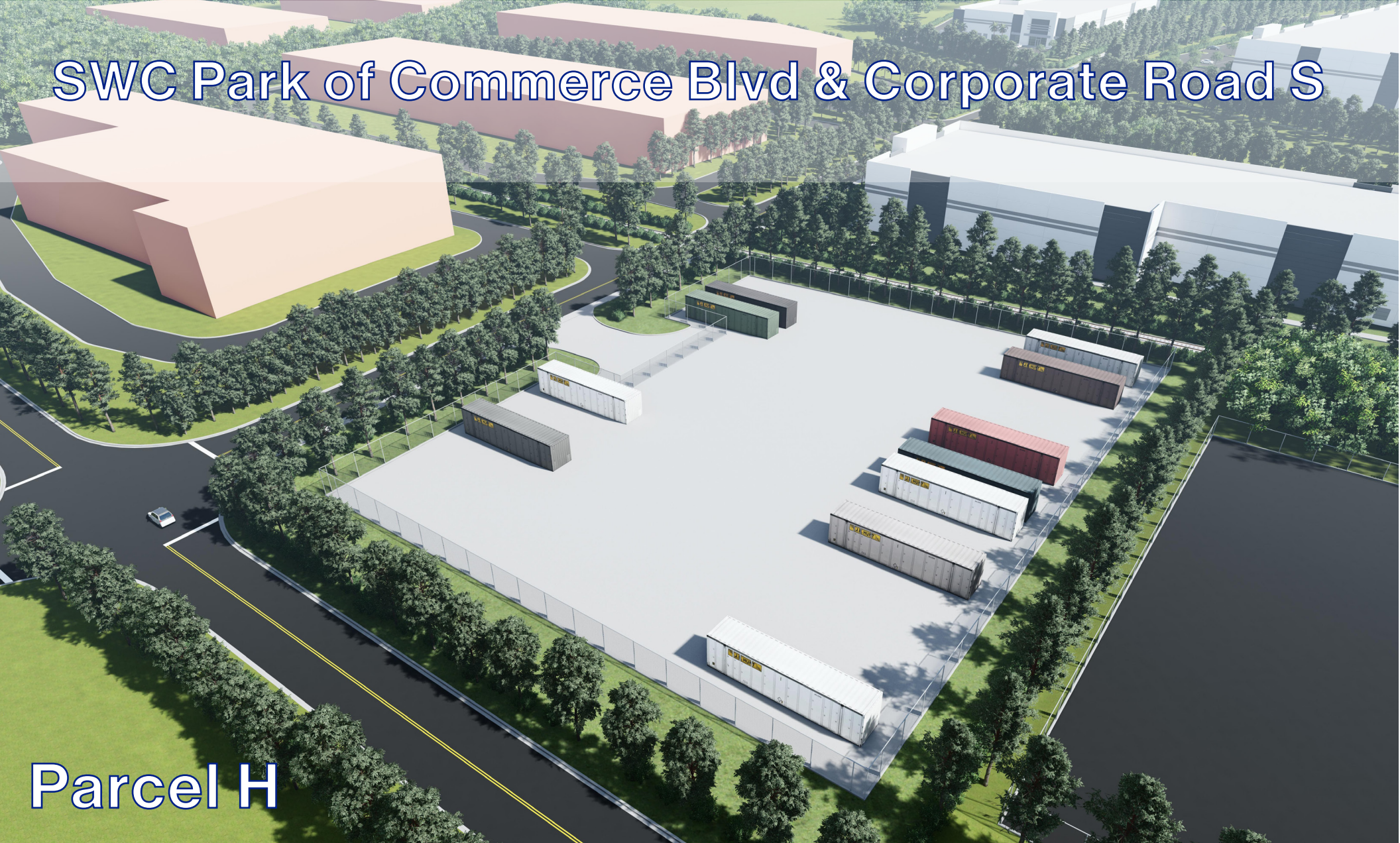
 55' D x 54'3" W | 60' speed bay

 Electrical panel sized for 2400 amps

 R-19 roof system



SWC Park of Commerce Blvd & Corporate Road S



Parcel H

1.99 Available for Lease or Sale

EXPECTED DELIVERY:
Immediate

Why Palm Beach Park of Commerce?

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. **Owner/user purchase opportunities are available!**

Extraordinary Location

Home to over 50 businesses including Walgreens, CSX, Niagara, McLane, IAA, Mountain Productions and Amazon. The Park is in close proximity to major transportation corridors, including I-95 and the FL Turnpike, providing modern warehouse/manufacturing facilities of multiple sizes.

County Tax Incentives

Palm Beach County (PBC), in conjunction with the Business Development Board of Palm Beach County of the State of Florida, is one of the most proactive counties recruiting companies to this market in demand. PBC understands the needs from small businesses up to fortune 100 companies and help tailor incentives, such as training grants, hiring incentives, expedited permitting, and abated ad Valorem taxes, to fit the needs of prospective companies locating in Palm Beach County.

Foreign Trade Zone Availability

Access to a Foreign Trade Zone on select parcels (More Info) offers significant tax and duty savings, boosting your company's bottom line.

Ample Outdoor Storage

Outdoor storage offers unparalleled flexibility for large-scale equipment and inventory management. Few locations in Southeast Florida can provide the same level of convenience and capacity, making it a valuable asset for businesses seeking to optimize their operations.

28' - 40' Clear Ceiling Heights

These heights provide ample vertical space for high stacking, optimizing square footage and improving operational efficiency.

PIPD-IL Zoning

PIPD-IL zoning allows for a wide range of industrial uses, providing flexibility for your business operations and future growth.

Direct Rail Link

The presence of rare rail infrastructure on select parcels can improve overall logistics and supply chain efficiency, making it easier to economize large deliveries and reduce lead times.

Trailer Parking Available

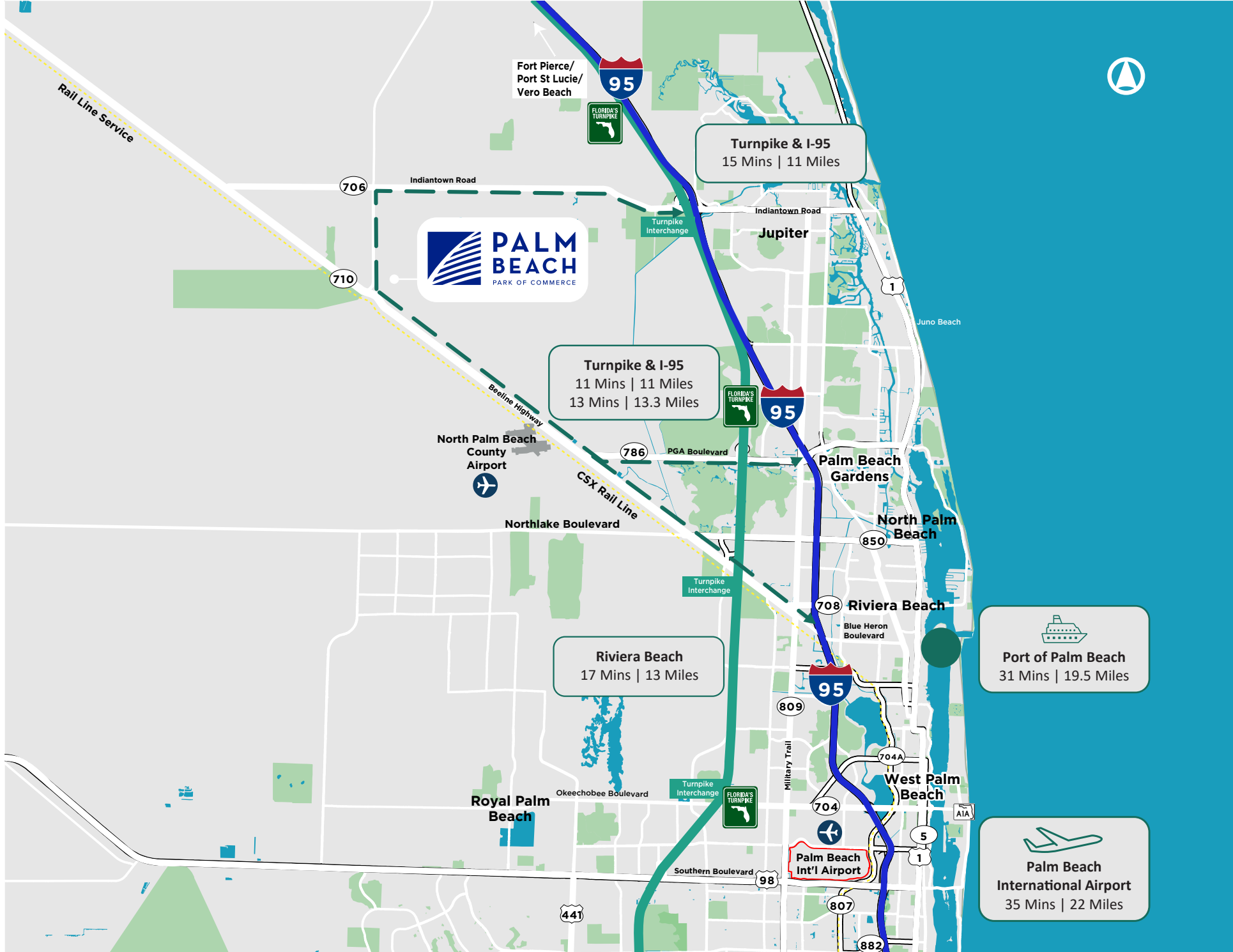
Dedicated trailer parking enhances logistics operations by providing convenient and secure parking for trailers, reducing turnaround times.

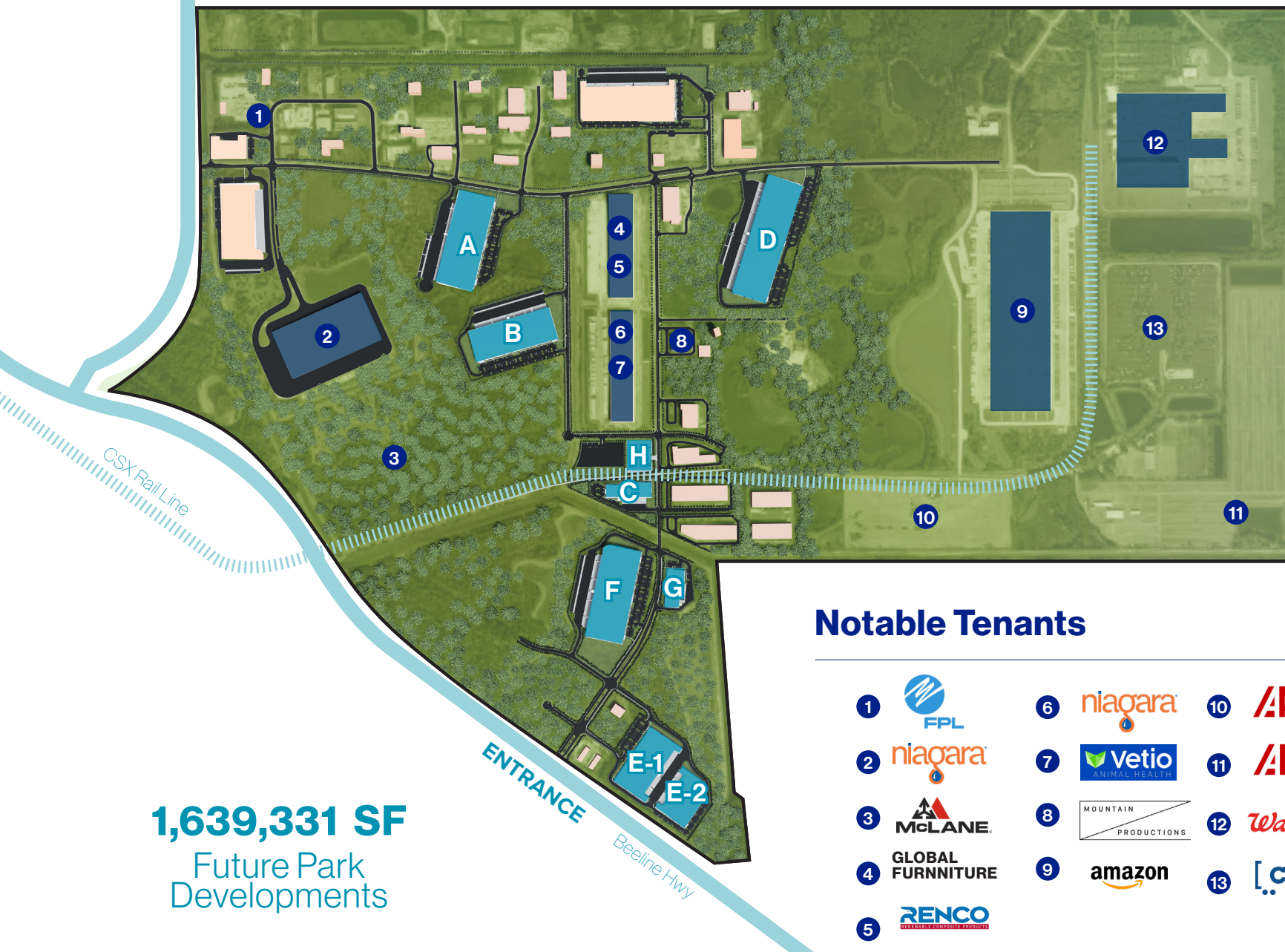
Dock High & Drive-in Loading

Versatile loading options, including dock high and drive-in, facilitate efficient loading and unloading of goods, accommodating various types of vehicles.

ESFR Sprinkler Systems

Enhanced fire protection with ESFR sprinkler systems ensures safety and compliance with fire codes, reducing potential damage and insurance costs.





Notable Tenants

- | | | | | | |
|---|---------------------------------------|---|-------------------------|----|-----------|
| 1 | FPL | 6 | niagara | 10 | AA |
| 2 | niagara | 7 | Vetio ANIMAL HEALTH | 11 | AA |
| 3 | McLANE | 8 | MOUNTAIN PRODUCTIONS | 12 | Walgreens |
| 4 | GLOBAL FURNITURE | 9 | amazon | 13 | [CSX] |
| 5 | RENCO RENEWABLE COMPOSITE PRODUCTS | | | | |

Upcoming Development Spec Sheet

| BUILDINGS | A | B | C | D | E-1 | E-2 | F | G | H |
|---------------------|--------------------|-----------------------|-----------------------|--------------|-----------------------|-----------------------|-------------|-------------|------------|
| Rentable Area | 303,364 | 236,080 | 53,914 | 370,892 | 188,637 | 128,426 | 305,784 | 52,234 | 1.99 Acres |
| Delivering | Immediate Delivery | Permitting in Process | Permitting in Process | 2025 | Permitting in Process | Permitting in Process | 2025 | 2025 | Immediate |
| Office Size | 3,825 SF | To Suit | To Suit | To Suit | To Suit | To Suit | To Suit | To Suit | N/A |
| Building Dimensions | 345' x 870.3' | 300' x 775'9" | 139.3''' x 410.8' | 325' x 1125' | 300' x 600' | 277' x 446'.6" | 350' x 865' | 165' x 346' | N/A |
| Ceiling Heights | 40' | 40' | 32' | 40' | 28' | 28' | 40' | 28' | N/A |
| Column Spacing | 52' x 57' | 52' x 48' | 52'0" x 58'10.5" | 53'.6" x 53' | 54' x 50' | 55' x 54'.3" | 52' x 50' | 52' x 45' | N/A |
| Dock Doors | 43 | 40 | 13 | 51 | 30 | 18 | 35 | 11 | N/A |
| Drive-In Doors | 2 | 2 | 1 | 2 | 2 | 2 | 2 | 1 | N/A |
| Car Parking | 213 | 251 | 43 | 336 | 119 | 91 | 218 | 33 | TBD |
| Trailer Parking | 26 | 51 | 0 | 52 | 0 | 0 | 36 | 0 | TBD |

15430 CORPORATE ROAD N | 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

A PREMIER BUSINESS
LOCATION

15430 CORPORATE ROAD N

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 (Pop. 25+) | 10,274 (20.7%) | 91,723 (21.7%) | 220,131 (23.8%) | 340,411 (22.9%) |
| Blue Collar/Service Workers | 5,260 (18%) | 42,870 (17.2%) | 113,280 (20.2%) | 159,491 (18.5%) |