



PALM BEACH

PARK OF COMMERCE



A PREMIER BUSINESS LOCATION

15501 PARK OF COMMERCE BLVD
JUPITER, FLORIDA



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117,750 SF Divisible for Immediate Occupancy









[Click here to take a virtual tour!](#)

Property Features.

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-  117,750 Square Feet Available for Lease
-  Minimum divisibility starting at 23,600 SF
-  Office build out to suit
-  Built in 2022
-  36' clear ceiling height | R-20 Roof Insulation
-  ESFR sprinkler system

-  31 dock high doors | 1 metal ramp
-  53'-4" D x 52' W (60' at speed bays) (Total 220')
-  Truck court: 200' - fiber reinforced concrete
-  94 Car and 38 Trailer Parking Spaces
-  Electrical: 1,200 amps
-  Zoned PIPD-IL (planned industrial park development -light industrial)

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 the Foreign Trade Zone program offers eligible tenants significant tax and duty savings, boosting your company's bottom line. Tenants must apply through the Port of Palm Beach for site-specific approval, making this a strategic location for cost-effective global trade operations. Click here for **more information**.

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.

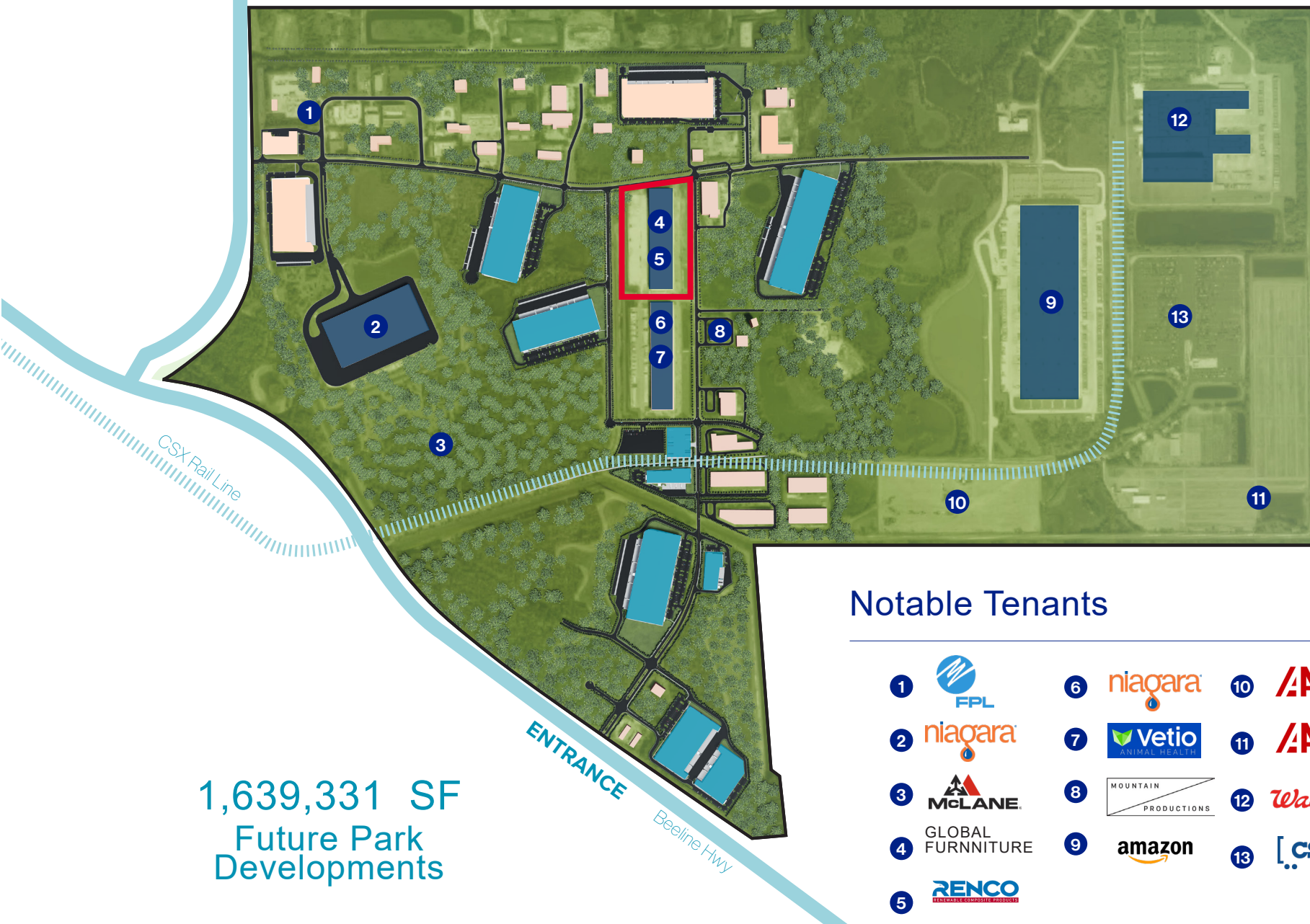
Dock High & Drive-in Loading

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

ESFR Sprinkler Systems

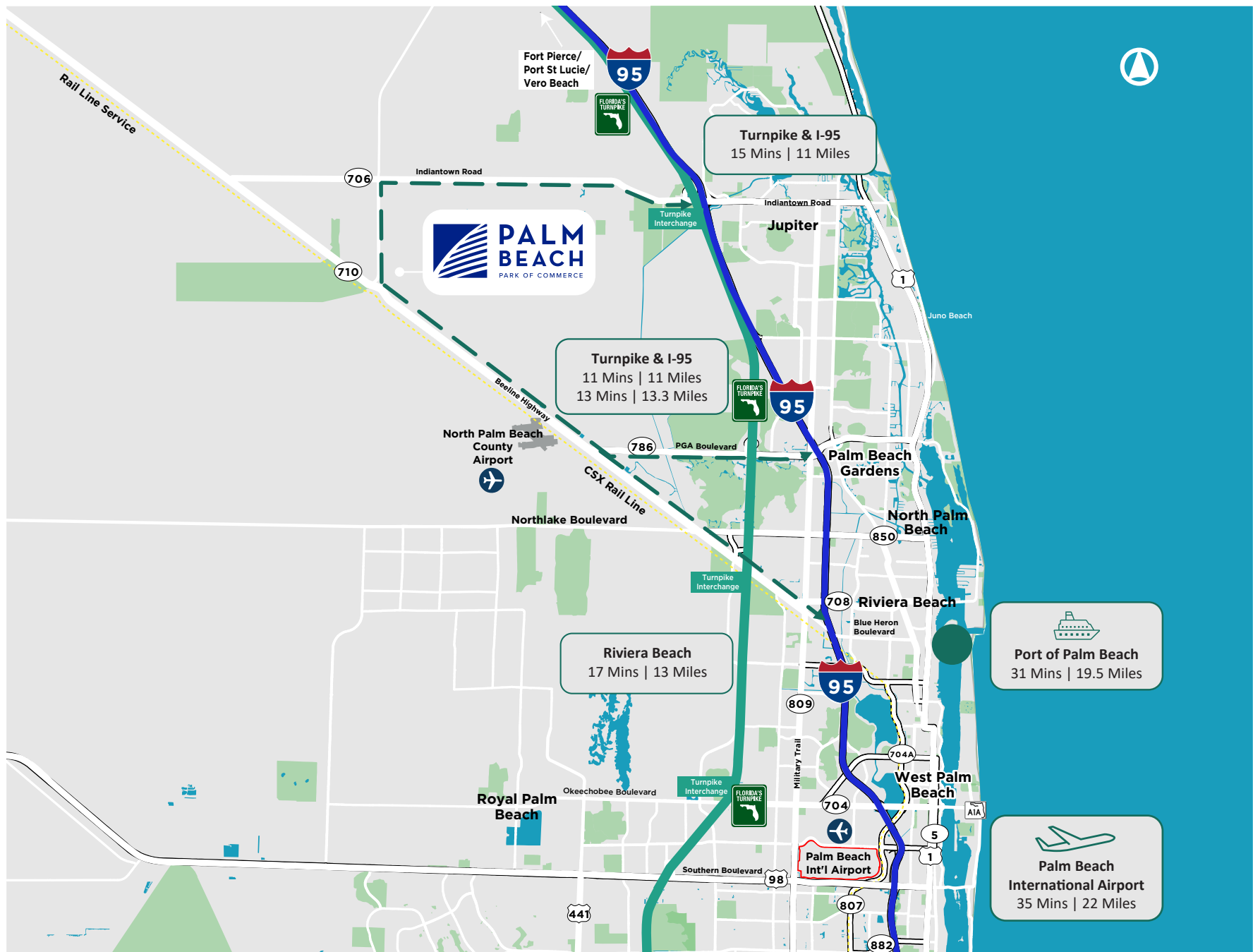
Enhanced fire protection with ESFR sprinkler systems ensures safety and compliance with fire codes, reducing potential damage and insurance costs.

71



Notable Tenants

- | | | | | | |
|---|---|---|---|----|---|
| 1 |  | 6 |  | 10 |  |
| 2 |  | 7 |  | 11 |  |
| 3 |  | 8 |  | 12 |  |
| 4 |  | 9 |  | 13 |  |
| 5 |  | | | | |



Location Highlights.

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.

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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%)

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4-5 HRS
POP. 19,692,768

3-4 HRS
POP. 11,530,048

Orlando
(2 Hrs. 45 Min.)

1-2 HRS
POP. 7,100,329

Tampa
(3 Hrs. 30 Min.)

0-1 HRS
POP. 1,929,768

Fort Myers
(2 Hrs.)

50 mi.

25 mi.

West Palm Beach
(30 Min.)

Fort Lauderdale
(1 Hr. 15 Min.)

Miami
(1 Hr. 30 Min.)

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