

LAKE PARK LOGISTICS CENTER

1100 Old Dixie Hwy | Lake Park, FL 33403



LAKE PARK LOGISTICS CENTER

PROPERTY HIGHLIGHTS

- » Brand New Class A Single Building Industrial Development
- » Currently Under Construction with Delivery Q3 2023
- » $\pm 61,627$ SF to $\pm 184,880$ SF
- » Ideal for Single User or Divisible to $\pm 61,627$ SF
- » Office Area Built To Suit
- » Total Site is ± 16.77 Acres
- » Additional Trailer Parking, Outside Storage or Parking Onsite
- » Excellent Eastern Palm Beach County location with many surrounding Amenities

AVAILABLE FOR OCCUPANCY Q3 OF 2023

FOR LEASE

From $\pm 61,627$ SF
to
 $\pm 184,880$ SF

NEW
CONSTRUCTION

BUILD TO SUIT

ROBERT SMITH

Executive Vice President
+1 561 707 5558
robert.c.smith@cbre.com

KIRK NELSON

Senior Vice President
+1 561 716 9936
kirk.nelson@cbre.com

JEFF KELLY

Executive Vice President
+1 561 393 1621
jeffrey.kelly@cbre.com

CBRE **Dalfen**
INDUSTRIAL

AERIAL



FOR LEASE

BUILDING SPECIFICATIONS



Total Building Size:
± 184,880 SF
± 16.77 Acres



Loading:
40 Dock High Doors
2 Drive In Doors



Building Footprint:
± 184,880 SF



Clear Height:
32'



Building Safety:
ESFR Fire Sprinklers
Hurricane Impact Glass



Building Dimensions :
Column Spacing: 54, Space Depth / 42, Space Depth
Building Length: 685'
Building Depth: 270'



Building Construction:
Tilt-Wall Concrete Construction
60' Concrete Apron
6" Slab on Grade



Parking:
Car - 186 Spaces
Truck/Dock Doors - 38
Trailer - 100 Spaces

CBRE © 2022 All Rights Reserved. All information included in this letter/proposal pertaining to CBRE—including but not limited to its operations, employees, technology and clients—is proprietary and confidential and supplied with the understanding that such information will be held in confidence and not disclosed to any third party without CBRE's prior written consent. This letter/proposal is intended solely as a preliminary expression of general intentions, is for discussion purposes only, and does not create any agreement or obligation by CBRE to negotiate or continue negotiations. CBRE shall have no contractual obligations with respect to the matters referred to herein unless and until a definitive, fully executed agreement has been delivered by the parties. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.

Dalfen
INDUSTRIAL

CBRE

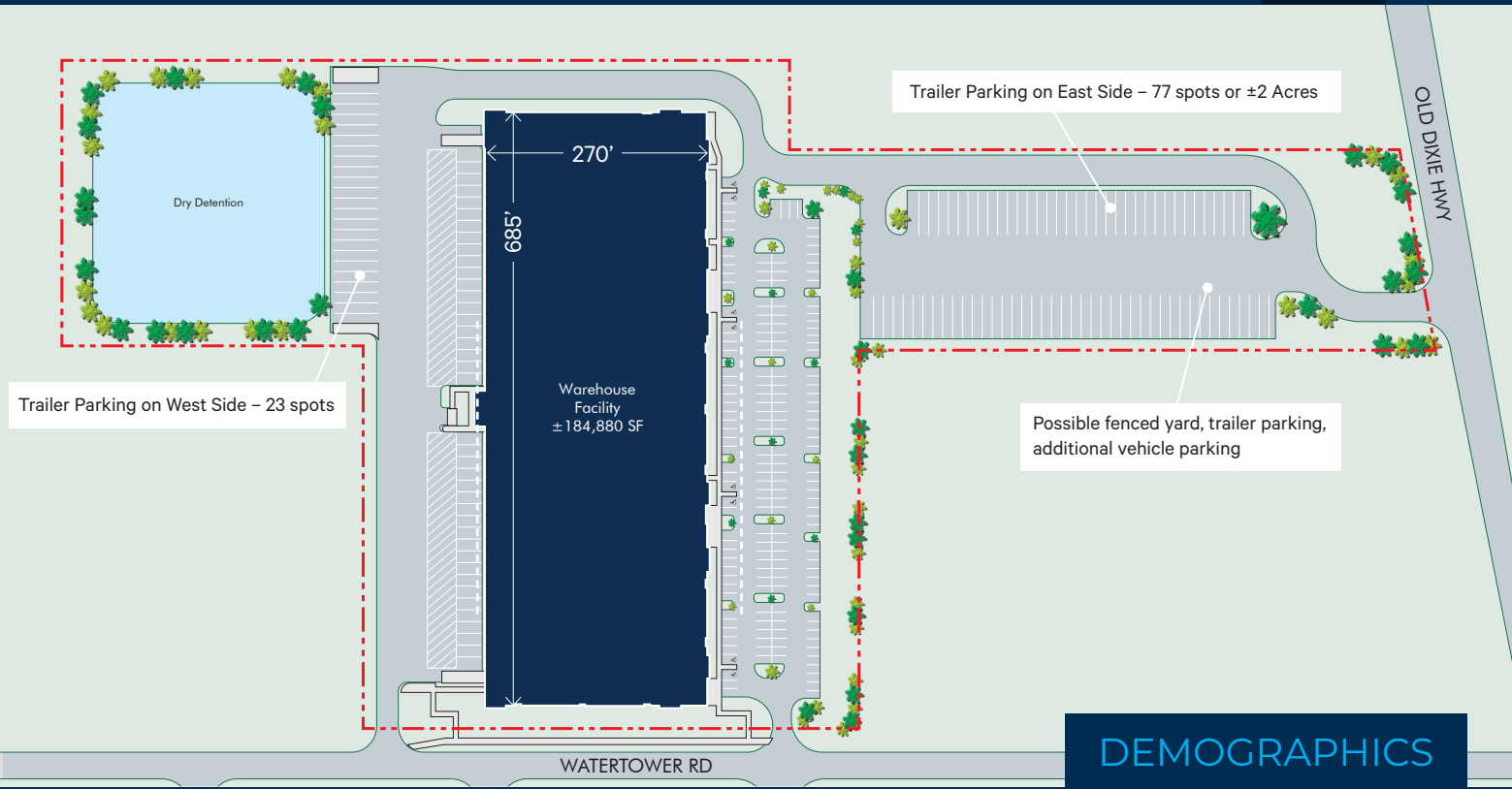
LOCATIONAL AERIAL



CONSTRUCTION PHOTO- JAN 2023



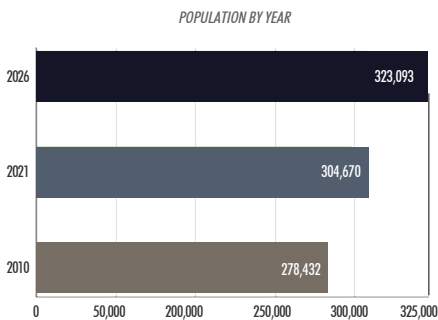
SITE PLAN



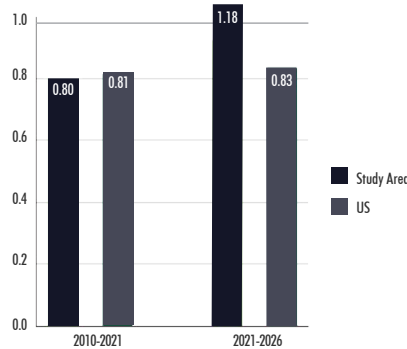
DEMOGRAPHICS

5-MILE RADIUS DEMOGRAPHICS

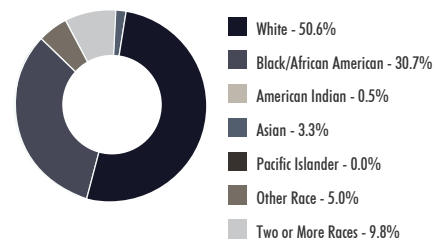
POPULATION



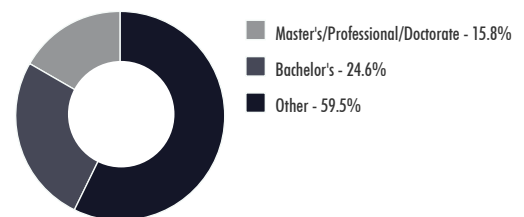
GROWTH



RACE & ETHNICITY



EDUCATION



EMPLOYMENT

113,363 EMPLOYEES
12,167 BUSINESSES
5.0% RESIDENTIAL UNEMPLOYMENT RATE

INCOME

\$74,369
 AVERAGE HOUSEHOLD INCOME
\$47,775
 PER CAPITA INCOME

HOME OWNERSHIP

61.9%
 OWNER-OCCUPIED UNITS

ROBERT SMITH
 Executive Vice President
 +1 561 707 5558
 robert.c.smith@cbre.com

KIRK NELSON
 Senior Vice President
 +1 561 716 9936
 kirk.nelson@cbre.com

JEFF KELLY
 Executive Vice President
 +1 561 393 1621
 jeffrey.kelly@cbre.com