

# SOUTHERN WAY BUSINESS CENTER

101 SANSBURYS WAY



WEST PALM BEACH, FLORIDA

**59,001 SF Total Available Space**

Up to 59,001 SF Contiguous Space for Lease

# SOUTHERN WAY BUSINESS CENTER

## PROPERTY HIGHLIGHTS

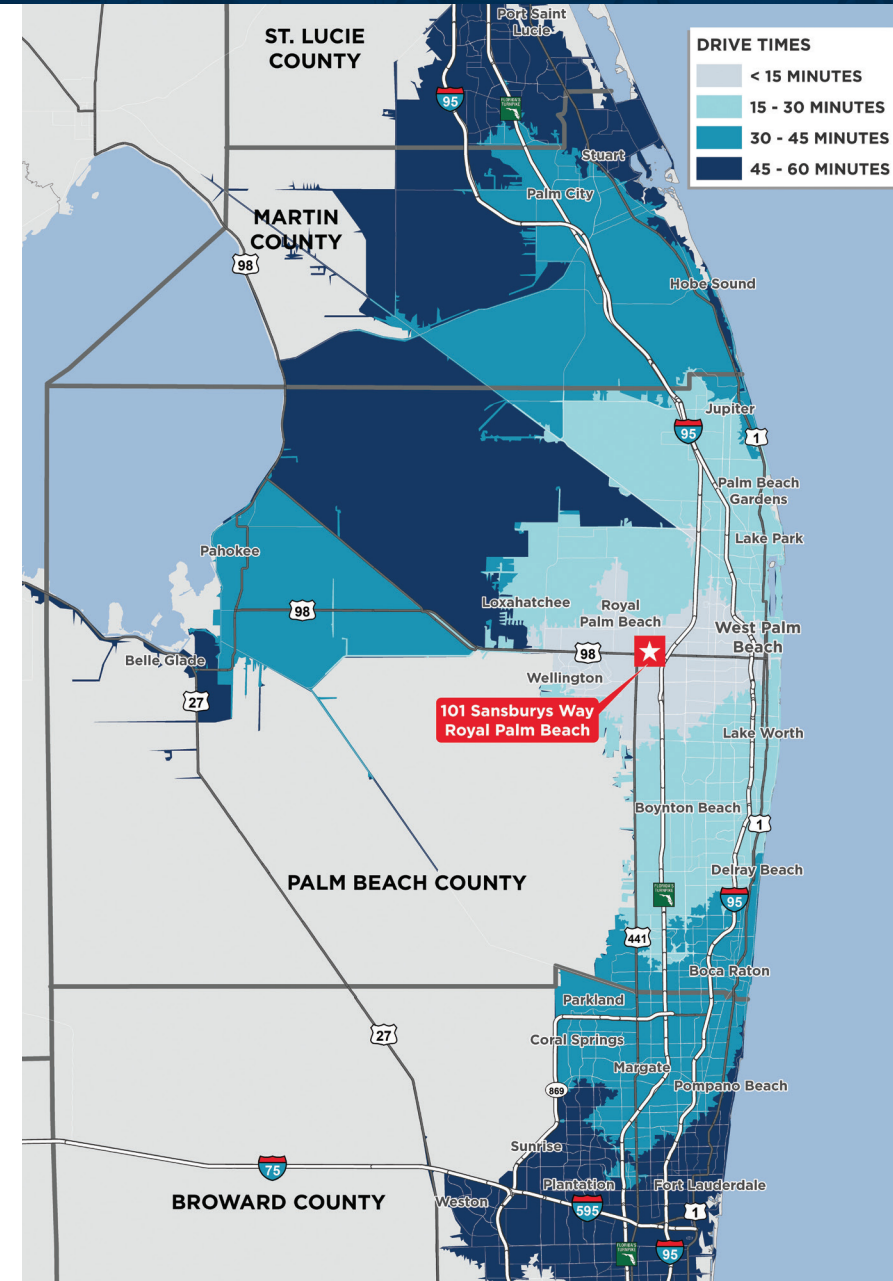
- Class A Industrial building built in 2022 with offices to suit
  - **Building 1:** Up to 162,679 SF Available - Leased
  - **Building 2:** Up to 145,964 SF Available - Leased
  - **Building 3:** Up to 59,001 SF Available

## LOCATION HIGHLIGHTS

- Located in one of the most active submarkets along a major East/West thoroughfare in Palm Beach County
- **DRIVE TIMES:**
  - **Florida's Turnpike:** 4 Minute Drive
  - **I-95:** 12 Minute Drive
  - **Port of Palm Beach:** 30 Minute Drive

## DEMOGRAPHICS

	15 MIN.	30 MIN.	45 MIN.	60 MIN.
<b>TOTAL POPULATION</b>	378,386	1,211,544	2,184,419	3,637,673
<b>WORKFORCE POTENTIAL (+16)</b>	183,852	570,818	1,049,785	1,764,106
<b>HIGH SCHOOL EDUCATION (POP. 25+)</b>	63,683 (23.8%)	192,308 (21.4%)	355,490 (22%)	612,946 (22.8%)
<b>BLUE COLLAR/SERVICE WORKERS</b>	77,034 (41.9%)	213,487 (37.4%)	385,272 (36.7%)	649,191 (36.8%)



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## BUILDING SPECIFICATIONS

- Zoned IL
- 32' Clear ceiling heights
- ESFR sprinkler system
- Tilt wall construction
- Dock high and grade level loading available
- 7" concrete slab flooring
- R-19 roof insulation





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For More Information, Contact:

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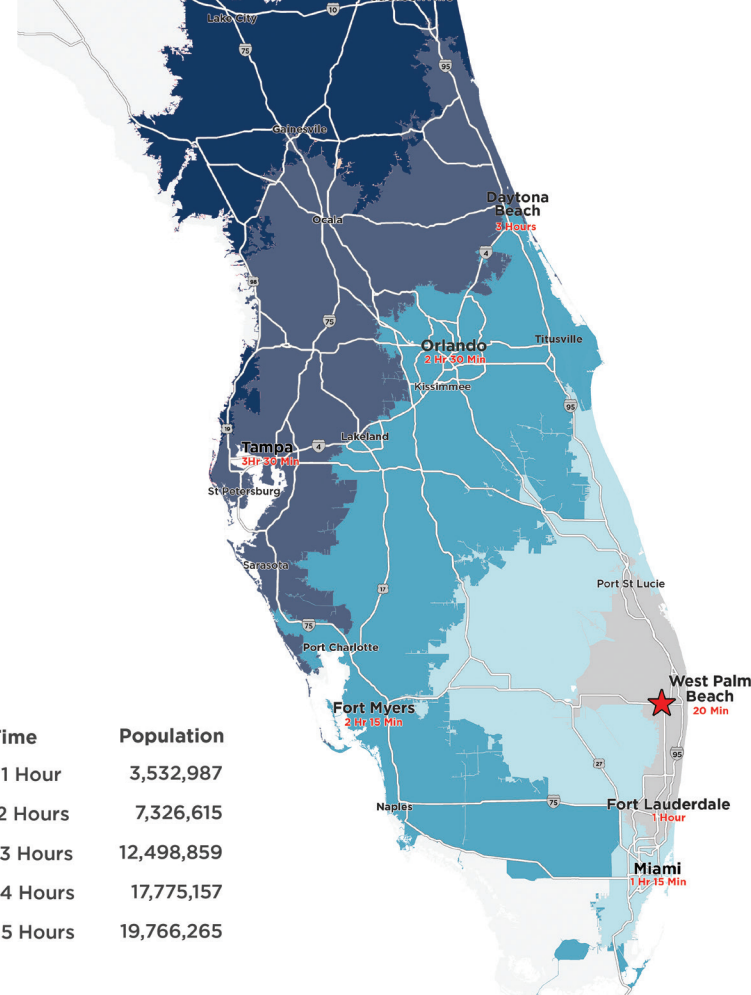
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Drive Time	Population
0 - 1 Hour	3,532,987
1 - 2 Hours	7,326,615
2 - 3 Hours	12,498,859
3 - 4 Hours	17,775,157
4 - 5 Hours	19,766,265



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