

JUPITER FLEX SPACE

407 COMMERCE WAY, JUPITER, FL 33458



Property Summary



LOCATION DESCRIPTION

Located just south of Indiantown Road in Pennock Industrial Park, with excellent access to numerous nearby amenities, and minutes from I-95 and the Florida Turnpike.

PROPERTY HIGHLIGHTS

- 23,800 SF office/warehouse/flex building
- Unit mix of 400 SF office spaces, 800 SF warehouse spaces, and 1,000 SF flex spaces
- Glassfront entryways to all office and flex spaces
- All with grade level 10' x 10' overhead doors
- Well maintained building with local ownership
- Units available for immediate occupancy

OFFERING SUMMARY

| | |
|------------------|----------------|
| Number of Units: | 29 |
| Available SF: | 800 - 1,000 SF |
| Lot Size: | 1.894 Acres |
| Building Size: | 23,800 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|-----------|---------------|------------|
| Suite 1A | \$26.00 SF/yr | 1,000 SF |
| Suite 2B | \$24.00 SF/yr | 800 SF |
| Suite 4B | \$24.00 SF/yr | 800 SF |
| Suite 13A | \$26.00 SF/yr | 1,000 SF |
| Suite 9B | \$24.00 SF/yr | 800 SF |



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

Kevin Buckley
919.830.7598
kbuckley@kdcre.com

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Industrial Property For Lease

LEASE RATE

\$24 - 26 SF/YR

LOCATION INFORMATION

| | |
|------------------|--------------------|
| Building Name | Jupiter Flex Space |
| Street Address | 407 Commerce Way |
| City, State, Zip | Jupiter, FL 33458 |
| County/Township | Palm Beach |

BUILDING INFORMATION

| | |
|---------------------|-----------|
| Building Size | 23,800 SF |
| Year Built | 1989 |
| Tenancy | Multiple |
| Number Of Floors | 1 |
| Construction Status | Existing |
| Condition | Good |
| Free Standing | Yes |
| Number Of Buildings | 2 |

PROPERTY DETAILS

| | |
|------------------|--|
| Property Type | Industrial |
| Property Subtype | Flex Space |
| Zoning | I2 - General Industrial, Town of Jupiter |
| Lot Size | 1.894 Acres |
| APN# | 30-42-41-02-09-002-0010 |
| Corner Property | Yes |
| Waterfront | Yes |

PARKING & TRANSPORTATION

| | |
|---------------------|---|
| Parking Type | Surface |
| Parking Ratio | 2.25 |
| Parking Cost | Free, unreserved spaces |
| Number Of Spaces | 54 |
| Parking Description | Free unreserved parking at a ratio of 2.25 space per 1,000 square feet. |
| Trailer Parking | yes |

UTILITIES & AMENITIES

| | |
|-----------------------|---|
| Handicap Access | Yes |
| Freight Elevator | Yes |
| Broadband | Cable |
| Centrix Equipped | Yes |
| Sprinklers | Not fire sprinklered |
| Power | Yes |
| Exterior Description | Concrete block with glassfront entry to all office and flex spaces. |
| Utilities Description | Paid by tenant directly |



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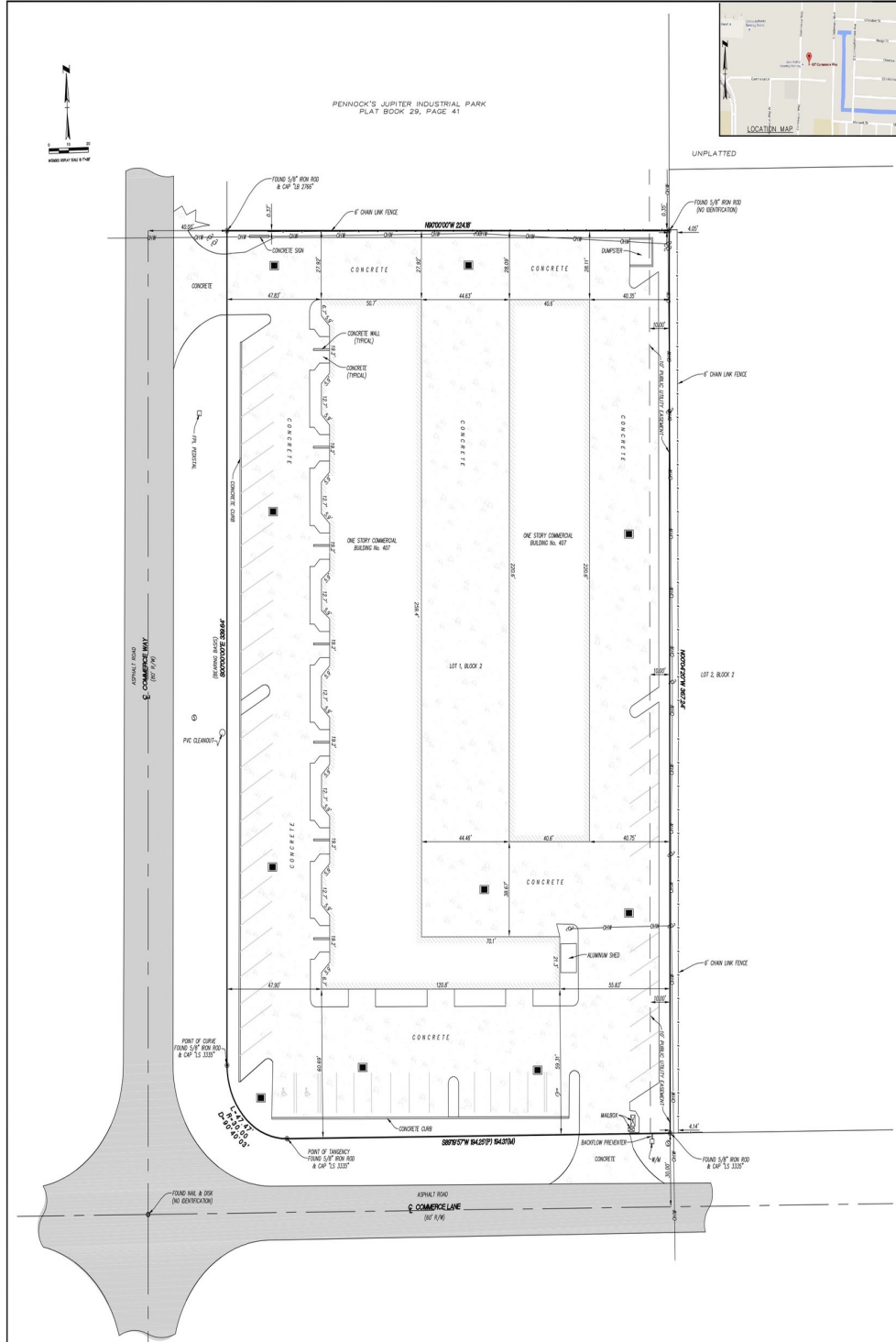
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Survey



(NOT TO SCALE)



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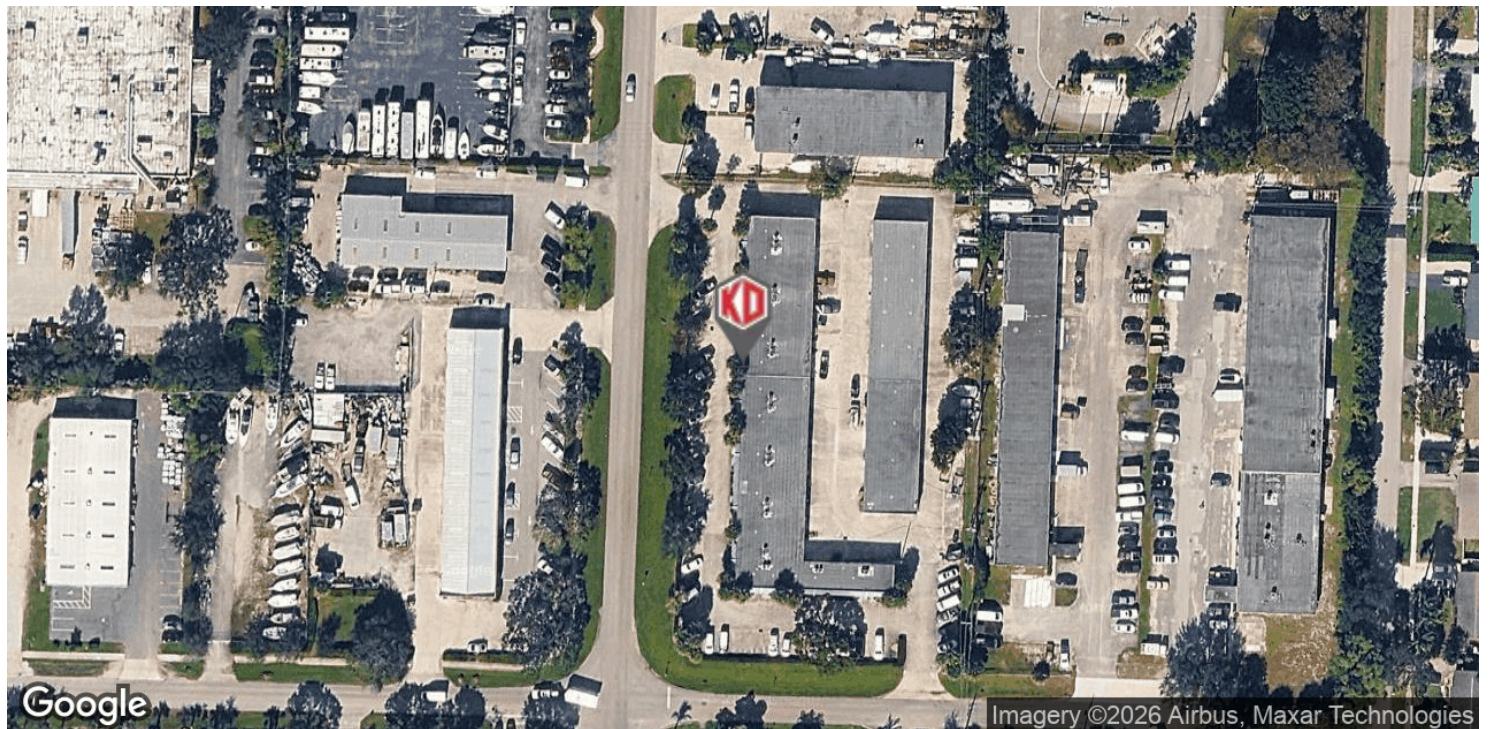
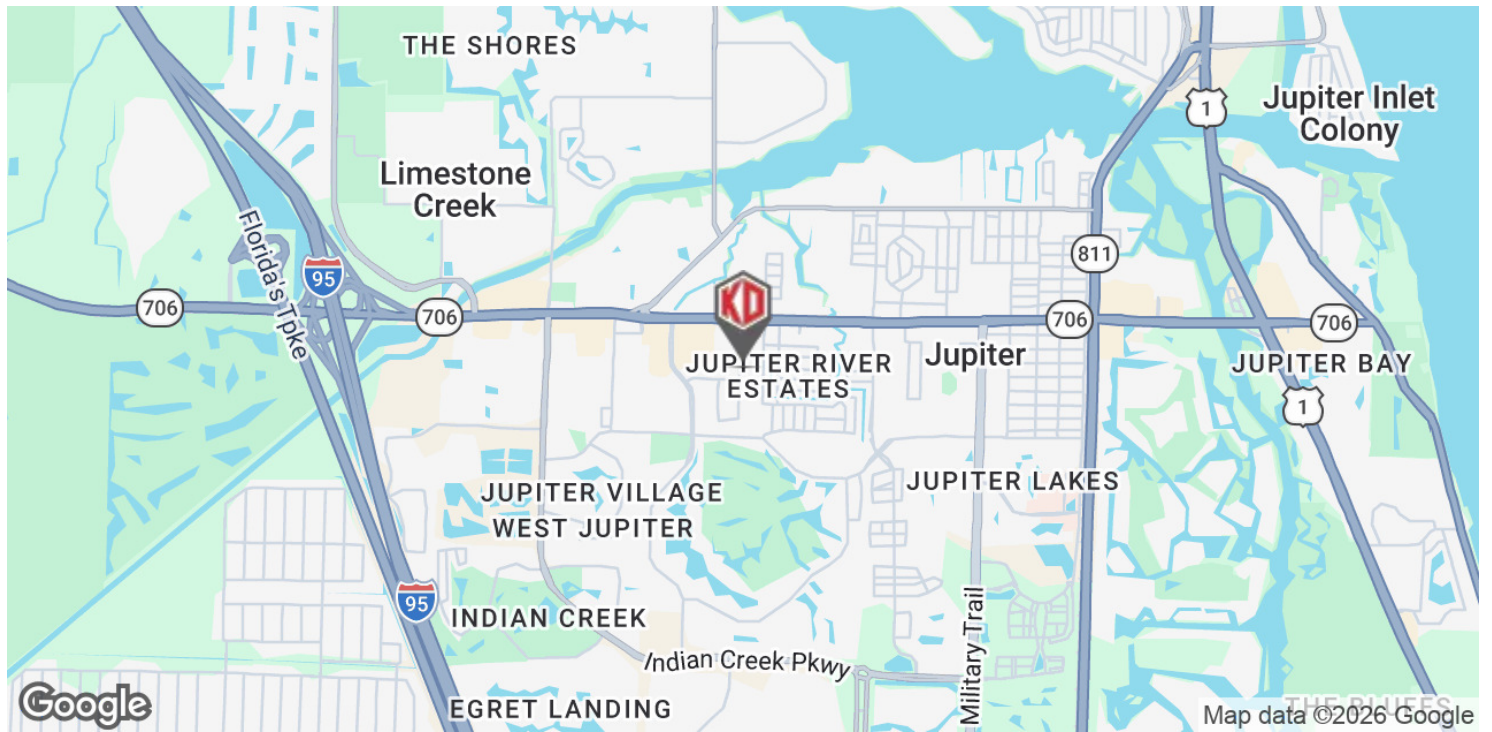
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