

# PALM BEACH COUNTY

New Class 'A' Distribution Warehouse

# For Lease

## JAMES BUSINESS PARK

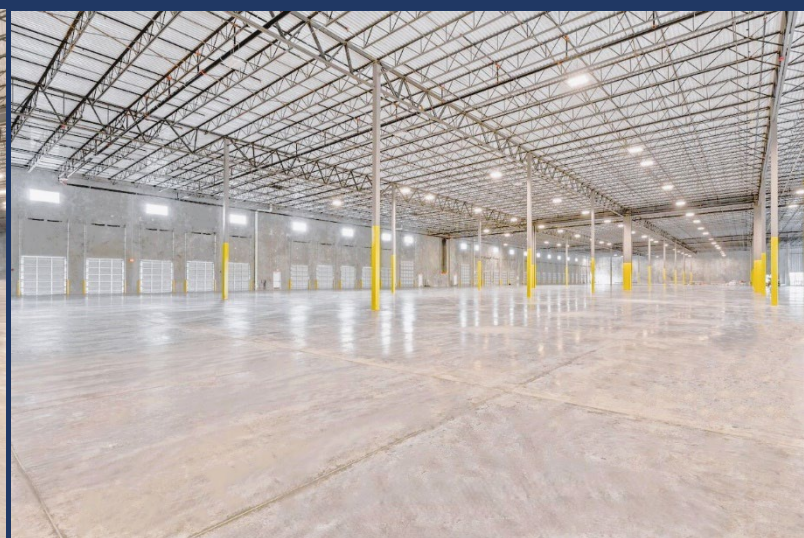
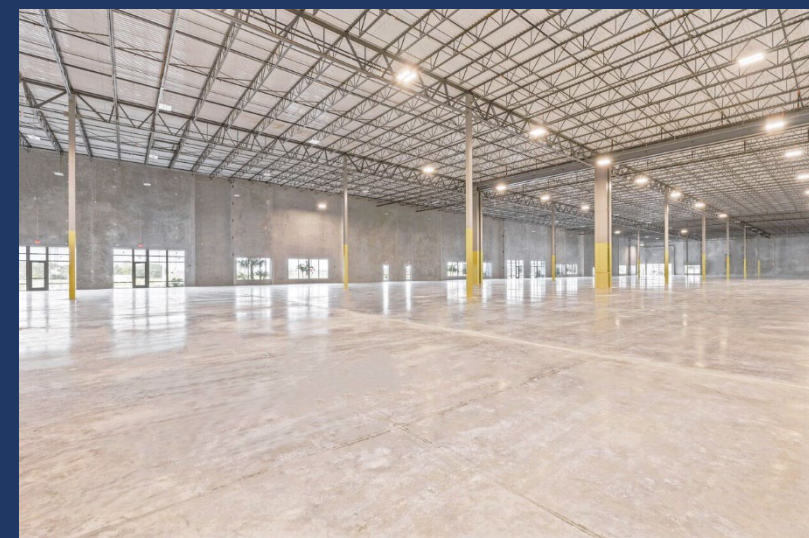
17035 Persimmon Blvd West  
Westlake, Florida 33470



Up to **43,426 SF** Contiguous Space



**Prime  
Proximity to  
Quality Labor  
Force**



**Safe & Secure  
Location in the  
Center of  
Palm Beach County's  
Newest City!**



NOW Available For Lease

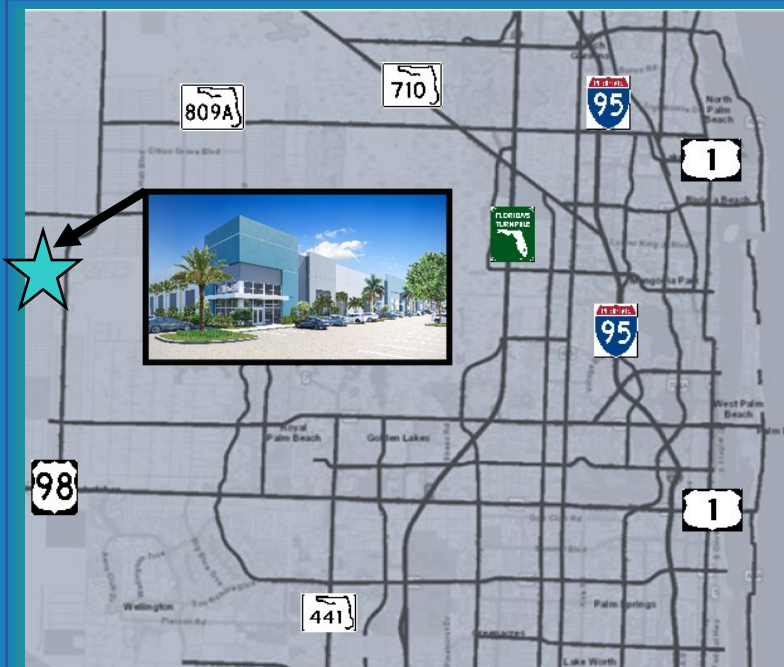
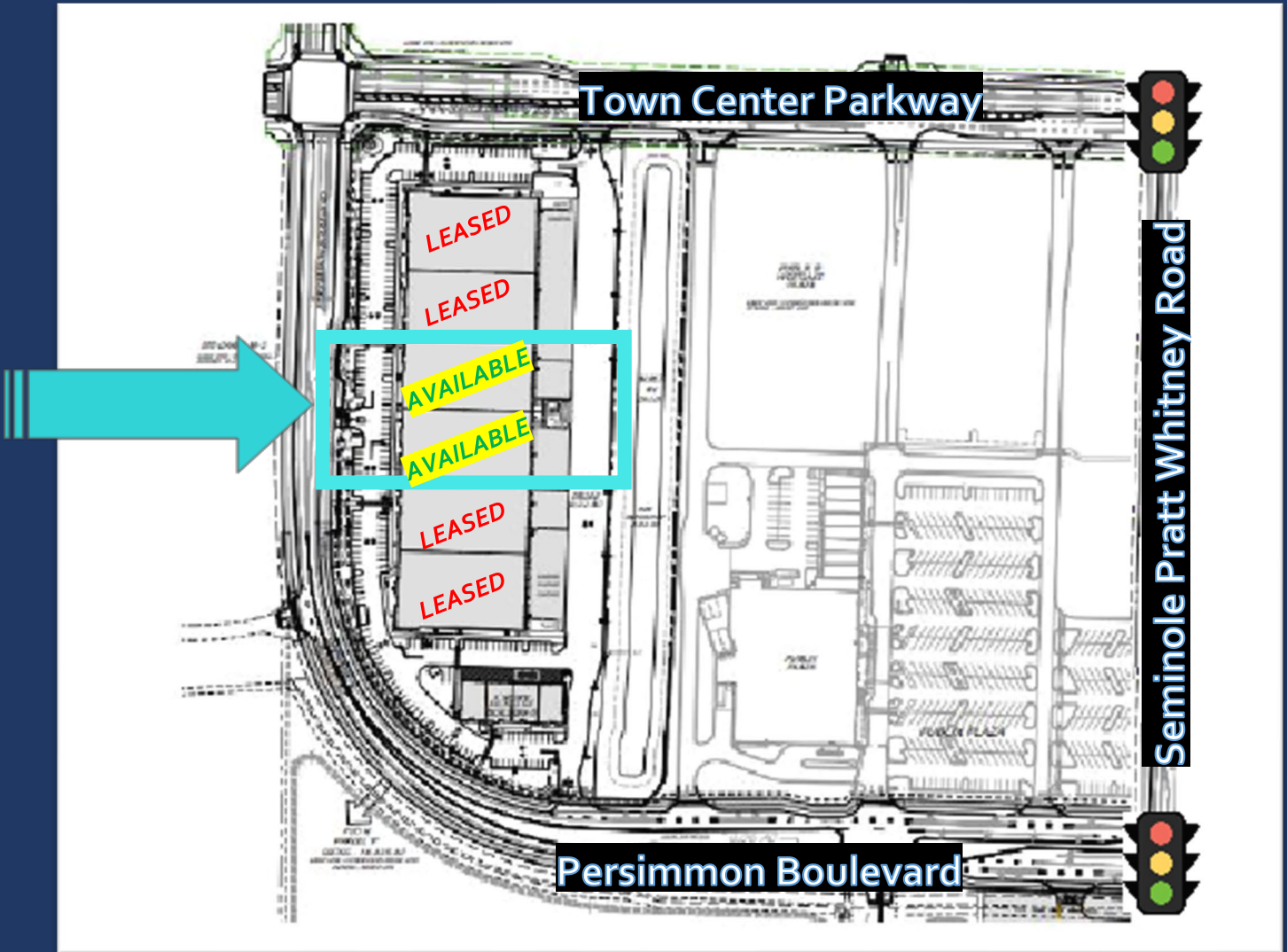


**NEW  
BUILD**

Dock High & Grade Level Loading



# Site Plan



4.7 Miles to ----- 

4.9 Miles to ----- 

11.5 Miles to ----- 

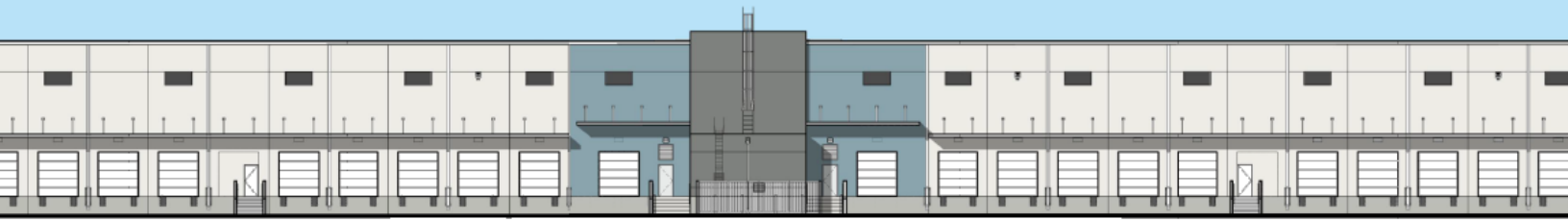
13.6 Miles to ----- 

14.1 Miles to ----- 

18.2 Miles to ----- 

# CAM

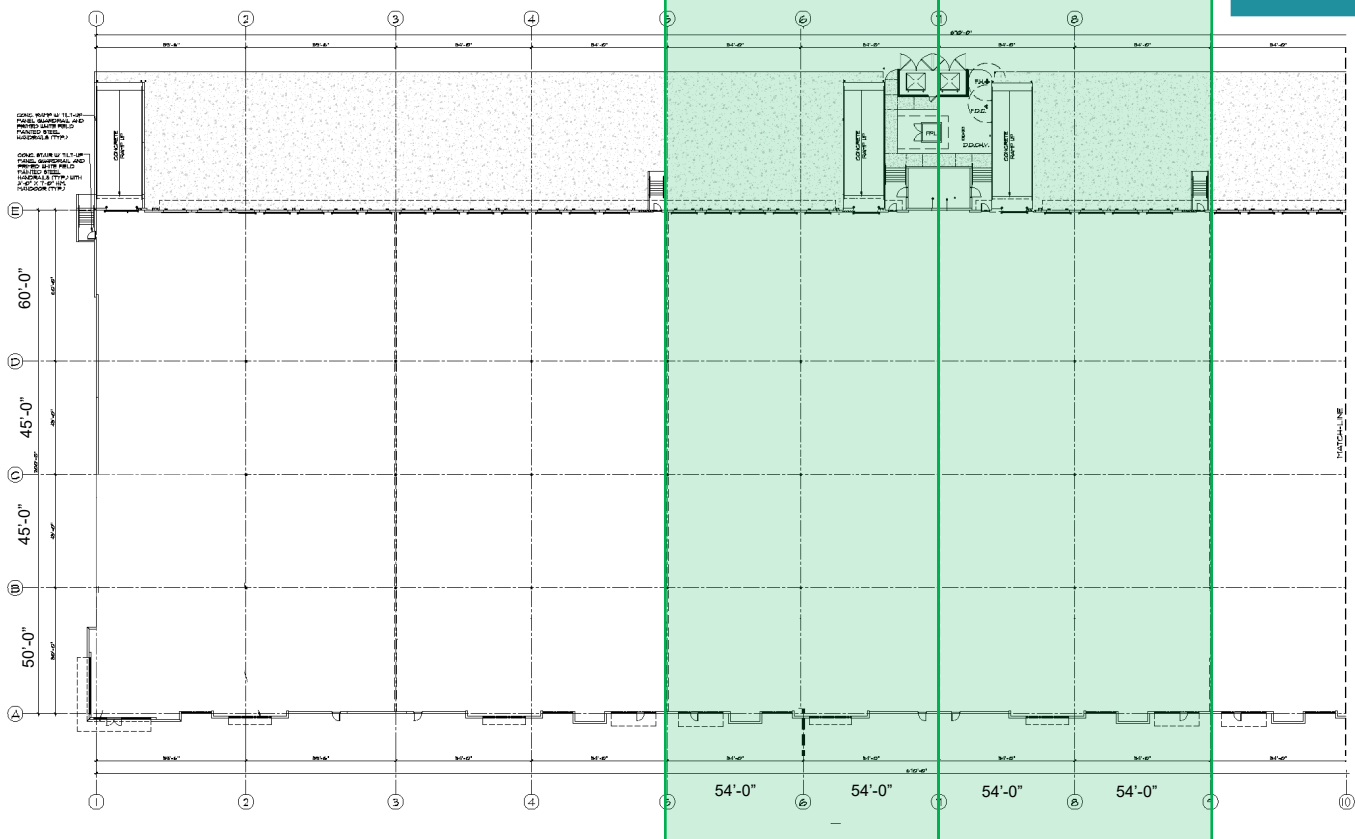
Est. \$4.50 PSF Expenses



Center of Building

Available Units

Floor Plan



# BUILDING SPECIFICATIONS



## Industrial Space Available

- Class A Industrial Dock-High Space
- Spaces Available From  $\pm$  10,800 SF to  $\pm$  43,426 SF

## Campus & Loading

- $\pm$  145,643 SF on  $\pm$  9.22 Acres
- Dock & Ramp Loading
- Ample Parking
- 120'+ Non-Shared Truck Court
- 60' Concrete Apron
- Prime Location

## Building Construction

- Year Built: 2024
- Clear Ceiling Height: 32'
- Building Depth 200'
- 7" Slab on Grade
- Tilt-Wall Construction
- Rear Clerestory Windows

## Building Safety

- E.S.F.R. Fire Sprinklers
- Hurricane Impact Glass



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