

NEW CONSTRUCTION INDUSTRIAL

Mangonia Park, FL

Industrial Opportunity
For Sale/Lease
Offering Memorandum



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PROPERTY HIGHLIGHTS

STRATEGIC LOCATION – Located within the established industrial zone of Mangonia Park, the property offers immediate access to key regional transportation routes, including I-95 and Florida’s Turnpike. Its close proximity to the Port of Palm Beach supports logistics operations, particularly for businesses engaged in import/export activities. Surrounding amenities—such as retail centers, restaurants, and recreational venues—enhance convenience for employees and operations.

NEWLY CONSTRUCTED, INSTITUTIONAL-GRADE FACILITY – Delivered in 2025, the facility reflects current industrial design standards, featuring durable materials, high ceilings, and adaptable configurations. Its modern layout supports a variety of uses, including warehousing, manufacturing, and distribution. The availability of newly built industrial space in this supply-constrained West Palm Beach submarket presents a rare opportunity.

HIGH-FUNCTIONALITY BUILDING FEATURES – The ±16,150 SF building offers 22' clear heights, full fire sprinkler coverage, and multiple drive-in overhead doors to streamline logistics. It can be configured as a single-tenant facility or divided into multiple bays, each with the potential for dedicated office build-out. The property’s plumbing infrastructure supports several restrooms, offering operational flexibility for industrial tenants.

STRONG MARKET FUNDAMENTALS – The surrounding submarket continues to attract a wide range of industrial users, including logistics providers, manufacturers, and construction supply firms. With limited new development and consistent tenant demand, the area demonstrates favorable leasing activity and long-term asset value stability. Its accessibility and proximity to South Florida’s consumer base further support occupancy strength.

ATTRACTIVE DEMOGRAPHICS – The property is situated within a five-mile radius encompassing more than 233,629 residents and an average household income of approximately \$121,815. These conditions contribute to sustained industrial demand, rental rate growth, and tightening vacancy levels.



PROPERTY OVERVIEW

CONTACT BROKER
For List Price/Lease Rate



Address 1319 53rd St, West Palm Beach, FL

Parcel 44-43-43-05-25-003-0000

MSA South Florida

County Palm Beach County

Total Building Size ±16,150 SF

Lot Size ±1.20 AC

Lot Square Feet ±52,272 SF

Building/Lot Coverage 30.90%

Year Built 2025

Warehouse Size ±16,150 SF

Construction Metal (Hurricane-Rated)

Zoning I

Grade Level Doors 6 (14'h x 12'w)





PET SMART
KOHL'S

ExtraSpace
Storage

FedEx **FLOOR DECOR**
Ship Center

Walmart
Supercenter

LATICRETE

Public Storage **K&M**
KAM ELECTRIC SUPPLY, INC.

BEACON **PEPSICO**
NASSAU CANDY
Specialty Confections & Fine Foods

amazon FedEx
ESTES **SUNCREST**
SUNCREST SUPPLY, INCORPORATED
PVC FENCE SUPPLY **BEYEL BROS.** **AUTO KRATERS**
Eastern Freight Forwarders, Inc.
Customized, Personalized, Computerized

MARTIN LUTHER KING JR BLVD ±16,100 VPD



PRESIDENT BARACK OBAMA HWY ±11,900 VPD

Serta Simmons Bedding

PORT OF PALM BEACH

EMS

AUSTRALIAN AVE ±13,800 VPD

Sysco ±16,800 VPD

Cheney Brothers **C-B-I**

SUBJECT PROPERTY

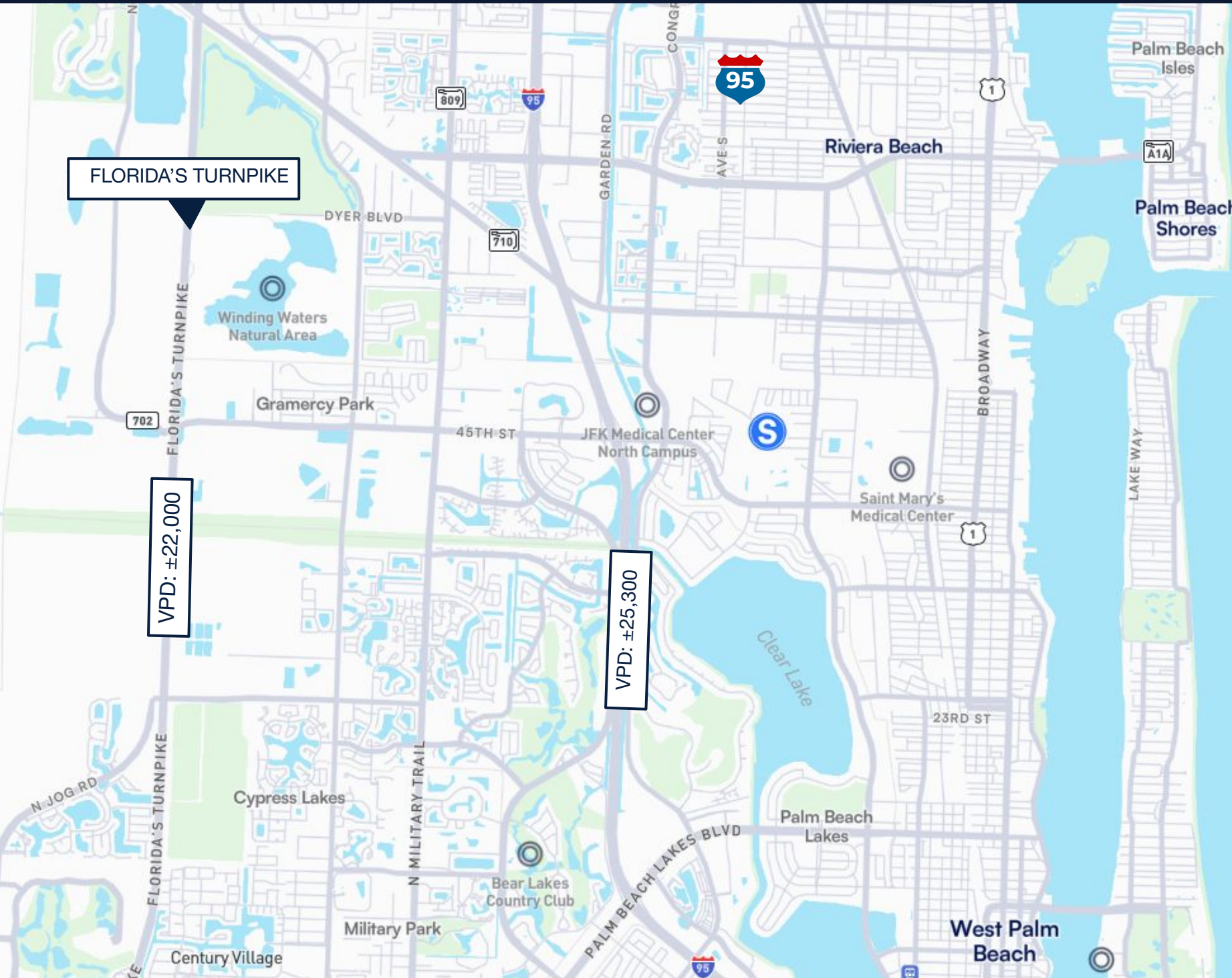
ST. MARY'S MEDICAL CENTER
420 BEDS

45TH ST ±43,000 VPD

MANGONIA PARK INDUSTRIAL AREA

Walmart **sam's club**
Supercenter

MAJOR ROADWAY DISTANCE MAP



MARKET OVERVIEW

West Palm Beach, FL

West Palm Beach, located on Florida's southeastern coast, is the county seat of Palm Beach County and part of the Miami metropolitan area, which is home to more than 6.1 million residents. The city has a population of over 116,377 and a steadily growing economy, drawing both established companies and new businesses. It is a well-connected urban center: the Port of Palm Beach lies just ±6 miles away, Palm Beach International Airport is about ±3.5 miles southwest of downtown, and the Brightline high-speed rail connects the city directly to Miami, Fort Lauderdale, and Orlando. Additional transport options include Amtrak and Tri-Rail commuter services, as well as access to Interstate 95 and Florida's Turnpike, making it highly accessible for freight, travel, and commuting.

West Palm Beach is also a tourism-driven city offering a variety of attractions. It features 20 golf courses—more than any other city in Florida—and key destinations like Clematis Street, Rosemary Square, and FITTEAM Ballpark of The Palm Beaches. Cultural highlights include museums, theaters, and the annual SunFest waterfront music and art festival, which draws over 275,000 attendees. The city is home to Palm Beach Atlantic University, a private institution that contributes to the area's educational and professional landscape. With accessible infrastructure, economic momentum, and a broad range of entertainment and lifestyle offerings, West Palm Beach continues to attract both residents and visitors.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	119,969	240,672	566,696
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	45,388	101,551	227,833
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$87,894	\$100,130	\$109,220





ECONOMY

West Palm Beach is a thriving business center. The local economy of the city is supported by several industries including marine services, investment, financial services, healthcare, biotech, and professional services. Companies headquartered in West Palm Beach include Affiliated Managers Group Inc., Ion Media, Ocwen, Florida Crystals Corporation, and Shoes for Crews. Businesses in the city have easy access to air, port, rail, and highway transportation. In addition, local universities, including the Palm Beach Atlantic University, provide talented workers into the local workforce.

DEVELOPMENTS

At least seven companies in the technology, life sciences, biotechnology, and financial sectors are planning to relocate to West Palm Beach, highlighting the city's growing business appeal. Project Wire, a French tech firm, aims to open offices and create 20 jobs with an average salary of \$75,000. Exuma Biotech is expanding on Flagler Drive with plans to hire around 100 employees. Elliott Management, a \$41 billion hedge fund, is relocating its headquarters to the city, joining other relocation efforts including Point72, Project Washington, Project Lake, and Project Kraft.

Alongside this business growth, West Palm Beach is seeing a wave of new multifamily developments. In July, Hyperion Group and Winter Properties will break ground on a 17-story, 425-unit project at 350 South Australia Avenue. The development will include 278,000 square feet of residential space—ranging from studios to three-bedroom units—along with a 20,000-square-foot pool deck and 7,000 square feet of retail.

MATTHEWS™

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