

New Construction Shallow Bay Industrial

Mangonia Park, FL

Industrial Opportunity
For Sale
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 2026, 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. The property’s plumbing infrastructure supports several restrooms, offering operational flexibility for industrial tenants.

FULLY STABILIZED INVESTMENT – The property is offered to market as a fully stabilized, income-producing industrial asset, leased in its entirety to three (3) new tenants across the building. The tenancy profile produces a Weighted Average Lease Term (WALT) of 4.95 years, providing an acquiring investor with a durable, predictable cash flow stream from day one of ownership. This level of lease-up execution on a newly delivered building reflects strong tenant demand for quality industrial product in the Mangonia Park submarket and positions the asset as a true turnkey opportunity for investors seeking stabilized industrial exposure in South FL.

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

\$4,200,000
List Price

6.49%
CAP Rate

4.95 Years
WALT



Address 1319 53rd St, West Palm Beach, FL 33407

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)

FINANCIAL OVERVIEW



EXPENSES

Gross Income	\$351,469.96
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Current Vacancy	0%
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EGI	\$351,469.96
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EXPENSES

Property Taxes (Adjusted for Sale)	\$60,000.00
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Insurance	\$12,500.00
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Maintenance / Reserves	\$6,460.00
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Total Expenses	\$78,960.00
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NOI	\$272,509.96
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CAP Rate	6.49%
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Asking Price	\$4,200,000.00
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RENT ROLL

Tenant	SF	Rent Per SF Per Year	Monthly Rent	Annual Rent	Lease Commencement	Lease Expiration	Annual Increases
Zimmerman Marine Hydraulics	± 8,000	\$21.68	\$14,455.83	\$173,470.00	3/4/2026	3/3/2031	3%
ML Metalwerks	± 4,075	\$22.09	\$7,500.00	\$90,000.00	3/3/2026	4/30/2030	CPI
Shanko Tin Ceilings USA	± 4,075	\$21.60	\$7,333.33	\$87,999.96	4/15/2026	6/14/2032	3%
Totals	± 16,150	\$21.79	\$29,289.16	\$351,469.96			







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

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

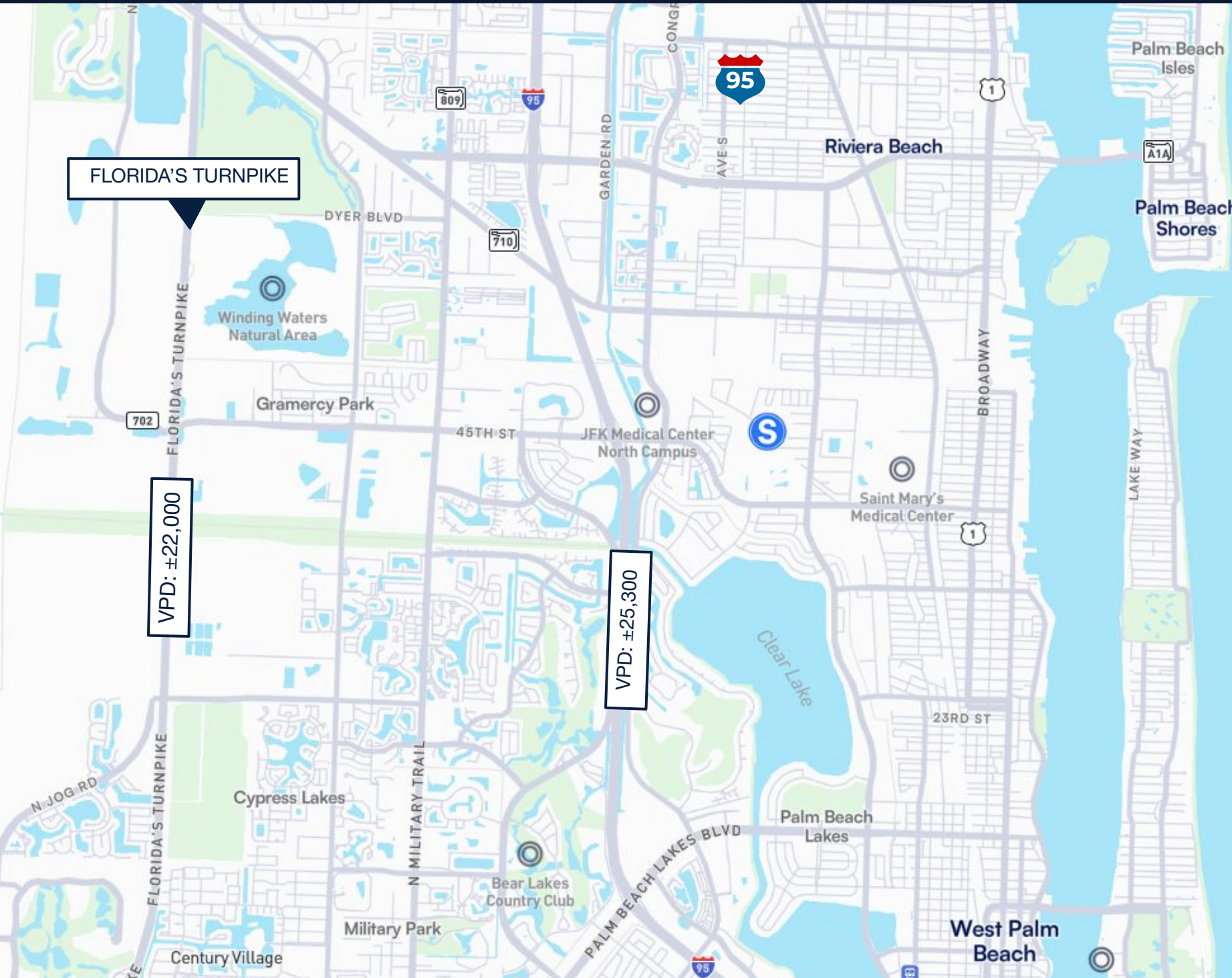
ST. MARY'S MEDICAL CENTER
420 BEDS

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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1319 53rd St, West Palm Beach, FL** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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