

Royal Palm Beach Industrial Condo

581 105th Ave N Unit 36 | Royal Palm Beach, FL 33411

Owner/ User Industrial
Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

[Contact Broker](#)
For More Information

\$810,000

List Price

10' W x 12' H

Two Grade-Level Doors

±2,400 SF

Total GLA

±300 SF

Office GLA



Property Highlights

- **Vacant Upon Sale** - The property will be delivered 100% vacant, creating an ideal opportunity for an owner-user to occupy the facility or for an investor to lease the building.
- **Location** - Strategically located just one block off Southern Boulevard seeing ±71,800 vehicles per day, the property sits within a well-established flex/industrial corridor in the heart of Palm Beach County, surrounded by service-based businesses, contractors, and light industrial users. The location offers immediate access to Southern Boulevard and is less than three miles from Florida's Turnpike, providing efficient connectivity throughout South Florida and into major population centers. Positioned directly across from the rapidly growing Tuttle Royale development, the property is within one of the most active and expanding submarkets in western Palm Beach County, where ongoing commercial and residential growth continues to drive strong demand for small-bay industrial and flex space.
- **2007 Construction | Functional Small-Bay Design** - Very Well-maintained industrial condo featuring an efficient ±2,400 SF , including approximately ±300 SF of office space under air, a private restroom, and shower. The unit offers a clean balance of office and warehouse space, making it ideal for a wide range of service-based and contractor users. The roof was redone in 2025 with a transferable warranty.
- Equipped with **two (2) grade-level roll-up doors (10' W x 12' H), 16' clear ceiling heights, and pallet support bars** included in the sale, the space is highly functional for storage, light manufacturing, and distribution uses.
- **Strong Industrial Demand In West Palm Beach** - The West Palm Beach industrial condo market continues to see strong demand driven by continued population growth and economic expansion throughout Palm Beach County and the broader South Florida region. Limited availability of small-bay industrial condos, combined with rising costs in core South Florida markets, has pushed more users toward well-located, functional units like this, supporting strong occupancy and sustained pricing growth.

581 105TH AVE N UNIT 36
ROYAL PALM BEACH, FL
33411

Owner/User

Opportunity

16'

Cieling Clear Heights

2007

Year Built

2025

New Roof

\$337.50

Price Per SF



Interior Photos



Aerial Photo





Distribution Center



The Point at Palm Beach Grove ±245 Units

The King's Academy ±1,310 Students



Subject Property



±71,800 VPD



MAPLE STREET BISCUIT CO



Okeehellee Golf Course

The Point at Royal Palm Beach ±268 Units

The Shoppes at Isla Verde



±66,500 VPD



Florida's Tpk ±77,000 VPD



Wellington Regional Medical Center ±235 Beds

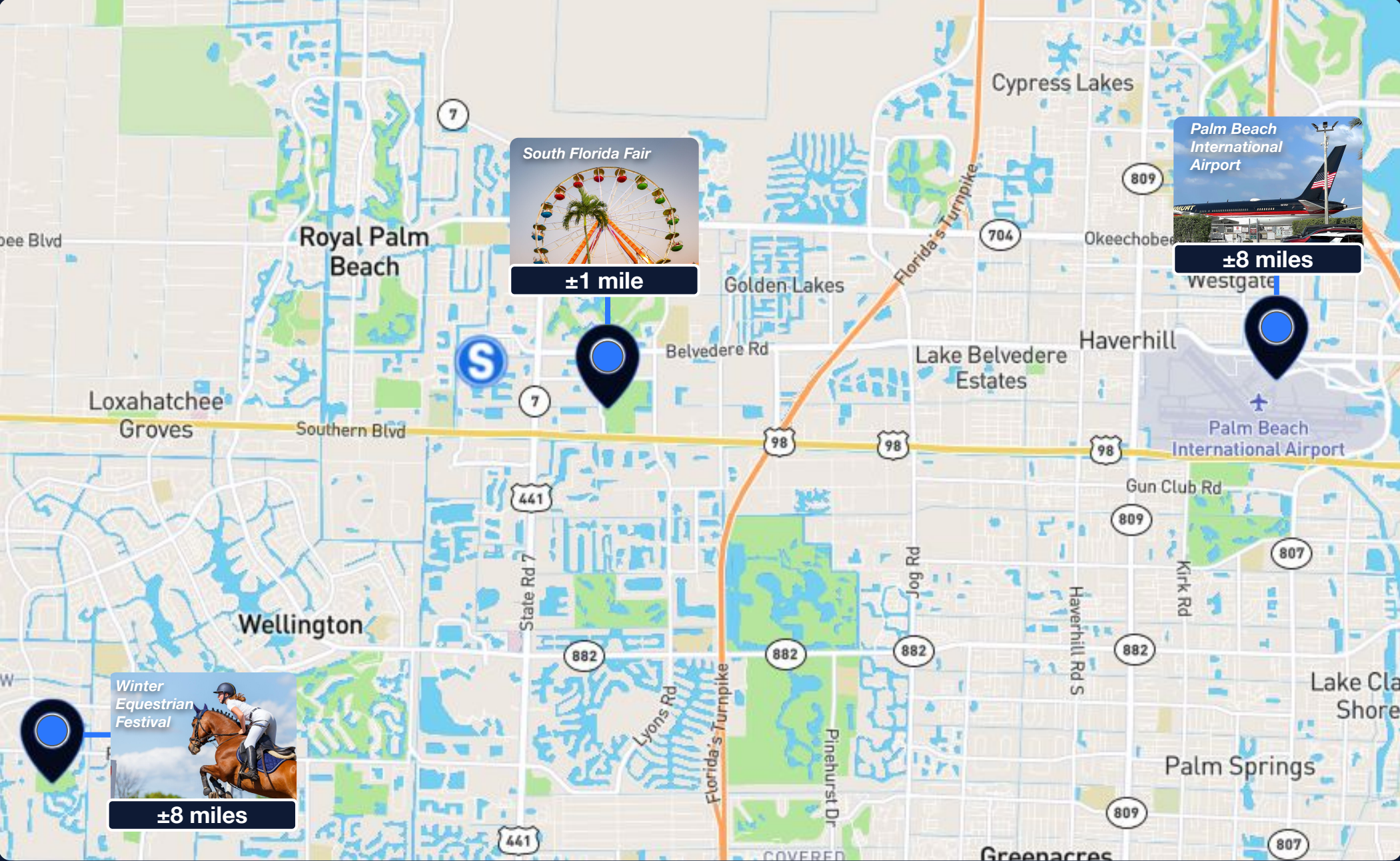


Palm Beach Central High ±12,841 Students



Market Overview

581 105th Ave N Unit 36
Royal Palm Beach, FL 33411



Royal Palm Beach , FL

76,611
3-Mile Population

20,000+
Employed Population

40
Median Age

\$135,013
Average HH Income

West Palm Beach, FL MSA

Local Market Overview

Royal Palm Beach is a well-established suburban community within Palm Beach County, benefiting from steady population growth and strong household formation driven by its proximity to major employment centers in West Palm Beach. The area features a balanced demographic profile with a mix of families, professionals, and retirees attracted to its accessibility, quality schools, and well-maintained residential neighborhoods. Median household incomes in the area exceed national averages, supported by employment in healthcare, education, retail, and professional services sectors throughout the broader county.

The surrounding region continues to experience in-migration from higher-cost northeastern markets, contributing to sustained housing demand and consumer spending growth. Residents benefit from convenient access to regional transportation corridors, including Florida's Turnpike and I-95, allowing connectivity to employment hubs and coastal amenities. The area's suburban character, combined with access to retail centers, parks, and lifestyle amenities, supports long-term residential stability and consistent demand across multiple property types.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,864	76,611	167,646
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,791	28,019	59,862
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$123,875	\$135,013	\$137,868

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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 581 105TH AVE N UNIT 36 ROYAL PALM BEACH, FL 33411, Royal Palm Beach, FL, 33411 ("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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2. You will hold it and treat it in the strictest of confidence; and
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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