

1964 W 9th St

Riviera Beach, FL 33404

Industrial Opportunity
For Lease

Offering Memorandum



Subject Property

MATTHEWSTM

Exclusively Listed By



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PROPERTY OVERVIEW

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Riviera Beach, FL 33404



INVESTMENT HIGHLIGHTS

- **Building Features** – Located within the professionally maintained Port Commerce Center, this building offers functional industrial space designed to accommodate a wide range of warehouse, distribution, contractor, and light manufacturing users. The property features efficient warehouse layouts, grade-level loading, and flexible suite configurations that provide tenants with a practical and cost-effective operating environment.
- **Flexible Leasing Opportunity** – The property offers a 5,000 SF industrial suite with flexible lease terms, making it an ideal solution for businesses seeking quality industrial space in one of Palm Beach County's most established industrial parks. The functional layout is well-suited for a variety of uses, including warehousing, distribution, contractor operations, fabrication, light manufacturing, and service-related businesses.
- **Professionally Managed Industrial Park** – Located within the Port Commerce Center Property Owners Association, the property benefits from professionally maintained common areas, ample parking, and a clean business environment. The POA oversees common area maintenance, helping preserve the long-term appearance and functionality of the park.
- **Strategic Location** – Situated in the heart of Riviera Beach's established industrial corridor, the property provides excellent connectivity to Blue Heron Boulevard, I-95, US-1, the Port of Palm Beach, and Palm Beach International Airport. Its central location allows tenants to efficiently serve customers throughout Palm Beach County and the greater South Florida market.
- **Thriving Industrial Market** – Riviera Beach continues to experience strong industrial fundamentals driven by limited supply, increasing rental rates, and sustained demand from logistics, marine, construction, and service-oriented businesses. The property's location within one of Palm Beach County's most active industrial submarkets provides tenants with long-term operational advantages and access to a deep labor pool.



INTERIOR PHOTOS



VA



U.S. Department
of Veterans Affairs

Thomas H. Corey VA Medical Center

±333 Beds | ±2,803 Total Employees

**Public
Storage**

**Serta
Simmons
Bedding**

Manufacturer

±30 Total Employees



**Eastern Freight
Forwarders, Inc.**

Customized, Personalized, Computerized

**ExtraSpace
Storage**



95



Distribution Center

±700 Total Employees



Subject Property

708

±44,500 VPD

CR-811



woodgrain

Manufacturer

±125 Total Employees

±15,800 VPD



EASTERN METAL SUPPLY

Aluminum Supplier

±125 Total Employees

sam's club

**Walmart
Supercenter**

**Cheney
Brothers**

Headquarters

±750 Total Employees

710

±16,800 VPD

amazon

Warehouse

±120 Total Employees



Port of Palm Beach

Supports international manufacturing,
warehousing, and distribution.

±3,800 Employees



HCA Florida

JFK North Hospital

HCA Florida JFK North Hospital

±280 Beds | ±690 Total Employees

±253,000 VPD



President Donald J. Trump International Airport

±250 Employees | ±10.6 Miles Away

Home to 150 Active On-Site Businesses

\$4.8 B annual economic impact to Palm Beach County

1964 W 9th St
Riviera Beach, FL 33404

± 5,000
Rentable Area (SF)

± 0.46
Lot Size (AC)

1986
Year Built

Concrete Block
Construction

24'
Clear Height

2 Grade-Level Doors
10'w x 10'h

49.91%
Building/Lot Coverage

IL - Light Industrial
Zoning



FINANCIAL OVERVIEW

1964 W 9th St
Riviera Beach, FL 33404



FINANCIAL OVERVIEW

\$18/SF NNN

Lease Rate

\$3/SF

Operating Expenses

±5,000

Rentable SF

±10,000

Building SF

Property Summary

Address	1964 W 9th St, Riviera Beach, FL 33404
Parcel	56-43-42-31-08-000-0180
MSA	South Florida
County	Palm Beach County

Property Specifications

Building SF	±10,000
Rentable SF	±5,000
Acres	±0.46
Lot Square Feet	±20,038
Building/Lot Coverage	49.91%
Year Built	1986
Construction	Concrete Block
Zoning	IL
Grade Level Doors	4 (10'H x 10'W)

Building Highlights

5,000 SF Available
24' Clear Heights
Healthy Blend of Warehouse and Office Space
3-Phase Power Available

Location Highlights

Proximity to MLK Jr Blvd and I-95	Light Industrial Zoning Use
Supportive Business Environment	Warehousing
±6 Miles to Palm Beach International Airport	Distribution Service
±4 Miles from the Port of Palm Beach	Manufacturing
Located In a Well-Established Industrial Corridor	



MARKET OVERVIEW

1964 W 9th St
Riviera Beach, FL 33404



Riviera Beach, FL

Market Demographics

107,977

Total Population

\$88,253

Average HH Income

39,691

Total Households

37.8 Years

Median Age



**West Palm Beach
±6 Miles Away**

Local Market Overview

Riviera Beach is a strategically positioned coastal community in Palm Beach County that benefits from direct access to one of South Florida's most established economic regions. The city is supported by a diverse employment base spanning healthcare, marine industries, logistics, tourism, government, and professional services, while its proximity to West Palm Beach and neighboring municipalities expands access to a broad regional workforce. Ongoing public and private investment throughout Palm Beach County has strengthened the area's infrastructure, residential growth, and commercial activity, creating sustained demand across multiple real estate sectors. Residents and businesses also benefit from convenient access to Interstate 95, Florida's Turnpike, Brightline rail service in nearby West Palm Beach, and Palm Beach International Airport.

The area's coastal setting, recreational amenities, and expanding redevelopment initiatives continue to enhance Riviera Beach's long-term appeal. The city's waterfront, marinas, and nearby beaches contribute to a strong tourism economy, while improvements within the Port of Palm Beach and surrounding commercial corridors support industrial and trade-related growth. Continued investment in mixed-use development, public infrastructure, and neighborhood revitalization has helped position the community for future economic expansion.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,114	105,647	235,873
Current Year Estimate	7,588	103,616	231,544
2020 Census	6,947	94,642	203,239
Growth Current Year-Five-Year	6.93%	1.96%	1.87%
Growth 2020-Current Year	9.22%	9.48%	13.93%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,745	39,688	101,625
Current Year Estimate	2,620	39,727	101,720
2020 Census	2,334	36,572	88,664
Growth Current Year-Five-Year	4.77%	-0.10%	-0.09%
Growth 2020-Current Year	12.26%	8.63%	14.72%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$89,554	\$99,751	\$123,832

West Palm Beach, FL



Local Market Overview

West Palm Beach's economy is anchored by its Atlantic Coast location and role as a cultural, commercial, and lifestyle center within South Florida. The city supports a mix of tourism, professional services, healthcare, finance, and creative industries that collectively contribute to local employment and consumer spending. Premium waterfront districts, arts and entertainment venues, and a growing array of corporate offices help maintain a diversified economic base.

The local economy is further strengthened by steady population growth and migration from higher-cost urban markets in the Northeast and West Coast, as well as other parts of Florida. West Palm Beach attracts a broad spectrum of residents—including professionals, families, and retirees—drawn by employment opportunities, cultural assets, and coastal access. This demographic mix supports sustained demand for residential, office, and mixed-use real estate, particularly in walkable urban corridors and transit-oriented locations. Continued investment in infrastructure and amenities reinforces the city's long-term growth prospects.

119,508

Total Population

\$69,261

Median HH Income

50,518

of Households

40.2

Median Age



Economic Drivers

West Palm Beach's economy is closely tied to its coastal geography, tourism activity, and waterfront development. Ocean, intracoastal, and marina-oriented recreation supports charter boats, pleasure craft, and marina services, underpinning segments of the city's hospitality sector. These activities support hotels, dining, and recreational businesses that serve both year-round residents and seasonal visitors.

In addition to waterfront-linked commerce, West Palm Beach plays an important role in regional professional services, healthcare, and finance. The city is home to hospitals, legal and financial firms, and corporate offices that serve the broader Palm Beach County market. Concentrated near downtown and along major thoroughfares, these employers generate weekday foot traffic that supports retail, dining, and short- and long-term lodging. Public event programming and cultural institutions also contribute to local spending outside peak tourism periods.

Attractions

West Palm Beach's main attractions are centered around its Atlantic coastline, intracoastal waterfront, and urban cultural districts. Outdoor activities on the water include scenic cruises, boating excursions, and access to beaches and nature preserves. The downtown waterfront and Flagler Drive offer connections to parks, walking paths, and marina views that draw both locals and visitors.

The city's urban core—anchored by Clematis Street, CityPlace (The Square), and cultural venues—features shopping, restaurants, arts institutions, and music events that serve year-round community engagement. Nearby green spaces such as Okeeheelee Park and Peanut Island expand outdoor recreation options. West Palm Beach also hosts a variety of festivals, markets, and public programs that support steady visitation and lifestyle activity throughout the calendar year.

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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 1964 W 9th St, Riviera Beach, FL, 33404 ("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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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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