

FOR SALE
BANK FORECLOSURE
87,317 SF WAREHOUSE/FLEX OFFICE FACILITY
PALM BEACH GARDENS, FLORIDA



ATLANTIC WESTERN REALTY CORPORATION
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414
561-832-3400
www.atlantic-western.com

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice.

PROPERTY DESCRIPTION:

87,317 sf Warehouse/Office/Distribution facility situated on 10.3 acres in Palm Beach Gardens, Florida. The Property includes:

- (i) a 61,317 sf air-conditioned Warehouse with 24-26' clear ceiling heights, rollup/dock-hi loading doors, and 3,600 SF of interior offices;
- (ii) a 26,000 sf Flex Office building with 20 private offices and extensive interior open/flex work space;
- (iii) an outparcel approved for an additional 40,000 sf of office space.

LOCATION:

350 & 354 Hiatt Dr., in the PGA National Commerce Park, Palm Beach Gardens. Hiatt Dr. is a signalized intersection on Northlake Blvd., immediately west of the Florida Turnpike. This location offers easy access to: (i) the Turnpike via the new Beeline Highway (SR 710) interchange access road currently being constructed to just west of Hiatt Dr., (ii) I-95 via Northlake Blvd. 2.5 miles east; and (iii) the Beeline Highway with easy access to the Port of Palm Beach, Pratt & Whitney, and the North County Airport.

ZONING:

The Property is zoned PCD, by the City of Palm Beach Gardens and has an Industrial (I) Future Land Use designation within the Planned Community District & Planned Unit Development Overlays. Zoning Designation: Research and Light Industrial Park District (M1). Approved uses include offices, warehouse, storage, research & development, and limited manufacturing and processing.



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PROPERTY FEATURES:

WAREHOUSE: 61,317 sf Warehouse/Distribution facility located at 350 Hiatt Dr. Constructed in 2000 with tilt wall concrete & stucco and flat, built-up roof. Currently configured for a single user, the Warehouse includes:

- ◆ 100% air conditioned space
- ◆ 24'-26' Ceiling Heights
- ◆ 18 Dock - High Overhead Doors
- ◆ 2 Access Ramp Doors
- ◆ Fire Sprinklers Throughout
- ◆ Three Phase, 1600 amp service
- ◆ Separate mechanicals and electric for future sub-tenanting of 5,000 sf zones
- ◆ 12 front doors providing for future sub-tenanting
- ◆ 3,600 sf of existing demised interior offices

FLEX OFFICE: 26,000 sf one-story, office-flex building located at 354 Hiatt Dr. Constructed in 1998 with concrete block and metal pitched roof, and configured for a single user, the Flex Office Building includes:

- ◆ 12,000 sf of air conditioned Office Space
- ◆ Reception area
- ◆ 20 private offices/5 conference-training rooms
- ◆ Cafeteria area
- ◆ Large center core flex space.
- ◆ Three Phase, 1000 amp service
- ◆ 14,000 sf of air- conditioned Flex Space - open floor plan with 18' ceilings

PARKING: The site has 316 parking spaces plus 7 handicap spaces for a current overall parking ratio of 1:270 sf.

REAL ESTATE TAXES:

2012 Assmt: \$4,750,460

Tax: \$124,889

Tax ID: 52-42-42-15-38-000-0070

LEGAL: Lots 7 & 8 - PGA National Commerce Park. Both lots are governed and subject to a recorded unity of title.

POA: The Property is located within and subject to the PGA Property Owner's Master Association and PGA National Commerce Park Association requirements including total combined annual assessments equating to approximately \$41,425.

PRICE: \$6,700,000. **Cash. As-Is.** Qualified investors are encouraged to carefully consider the Property through independent due diligence, and submit a written offer to purchase. Offers should include the buyer's qualifications and financial capabilities.

For additional information on the Property please contact the Owner's exclusive agent:

Atlantic Western Realty Corporation

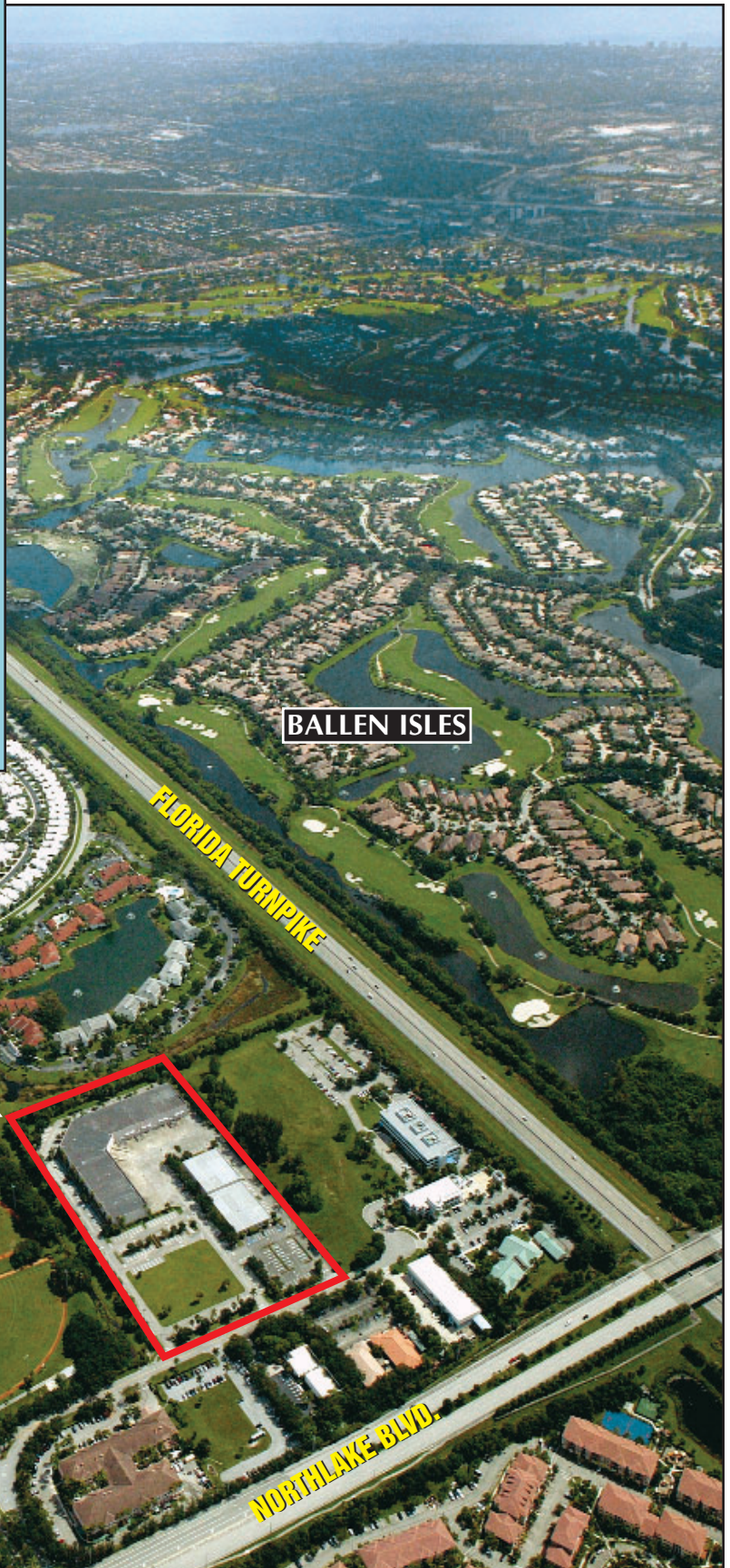
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