

A PREMIER CORPORATE PARK

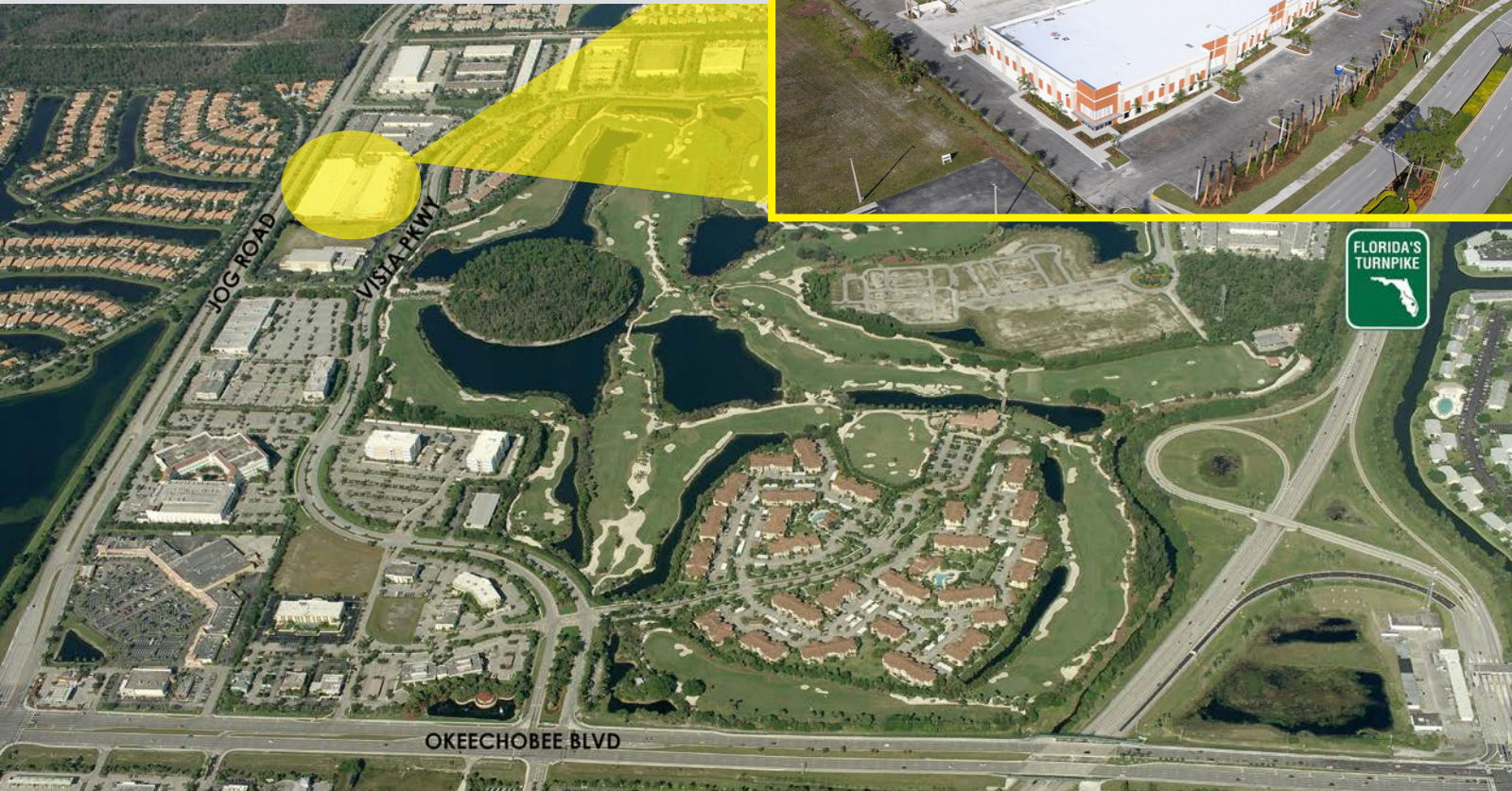
IMMEDIATE AVAILABILITY

MICHAEL
FALK&CO.
Commercial Real Estate Services

VISTA DISTRIBUTION CENTER
CLASS A WAREHOUSE

Building I: 51,760 SF +/-
Building II: 44,426 SF +/-

GREAT LOCATION!
EASY ACCESS TO THE FLORIDA TURNPIKE



**2211 - 2213 VISTA PARKWAY
WEST PALM BEACH, FLORIDA**

FEATURES

- Class A Industrial Building
- 6,476 to 51,760 SF with Offices to Suite
- 24' Clear Ceiling Height
- 52' Column Spacing
- ESFR Sprinkler System
- Dock High and Grade Level Loading
- Located at NW Corner of Okeechobee Blvd. & Florida Turnpike with Frontage on Jog Road

LEASE RATES *

- 6,476 -12,000 SF: \$8.95 NNN + \$3.00 CAM
- 12,000 SF & Over: \$7.95 NNN + \$3.00 CAM

* SUBJECT TO PERCENTAGE OF OFFICE ALLOCATED



PARK HIGHLIGHTS

- A Master Planned Industrial Park
- PBC Planning & Zoning Headquarters
- On FPL's Primary Power Grid
- Rapid Repowering after Major Outages
- Intersection of Okeechobee Blvd. & Florida Turnpike
- PBG and Jupiter Only Minutes Away



Professionally Owned & Managed By



561.478.6400

Michael Falk CCIM, SIOR / michael@falkandco.com / 561.662.2624

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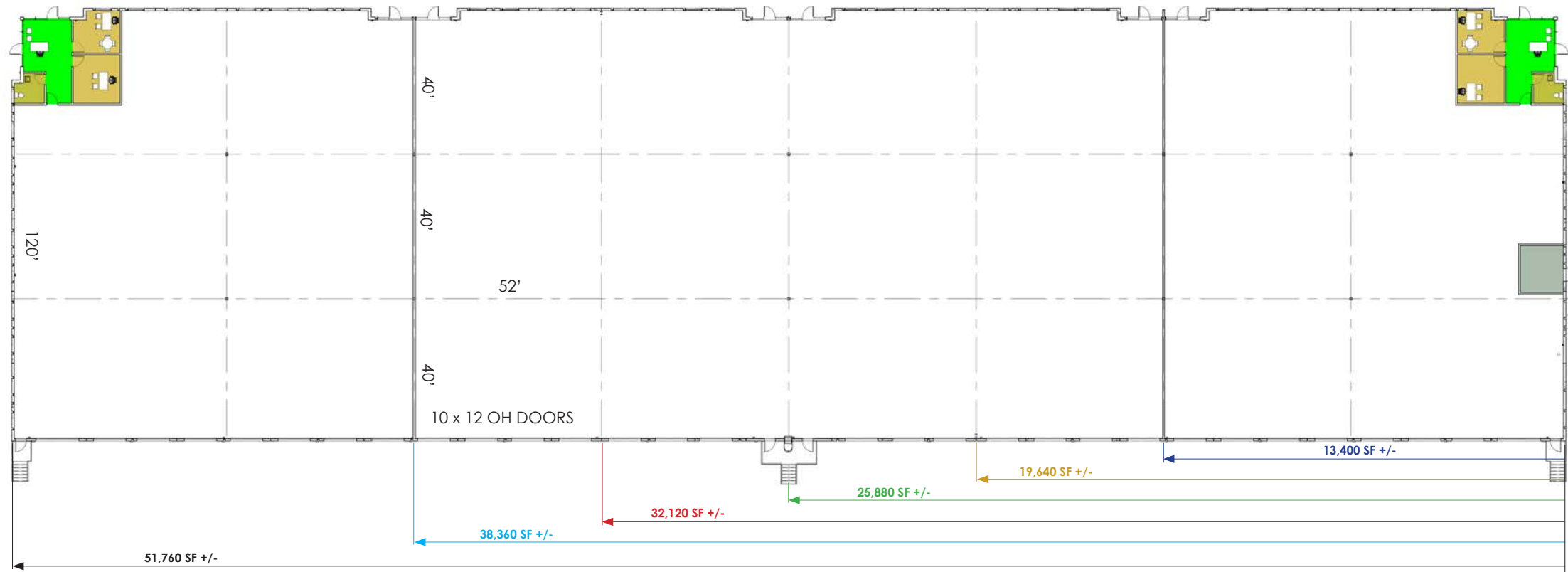
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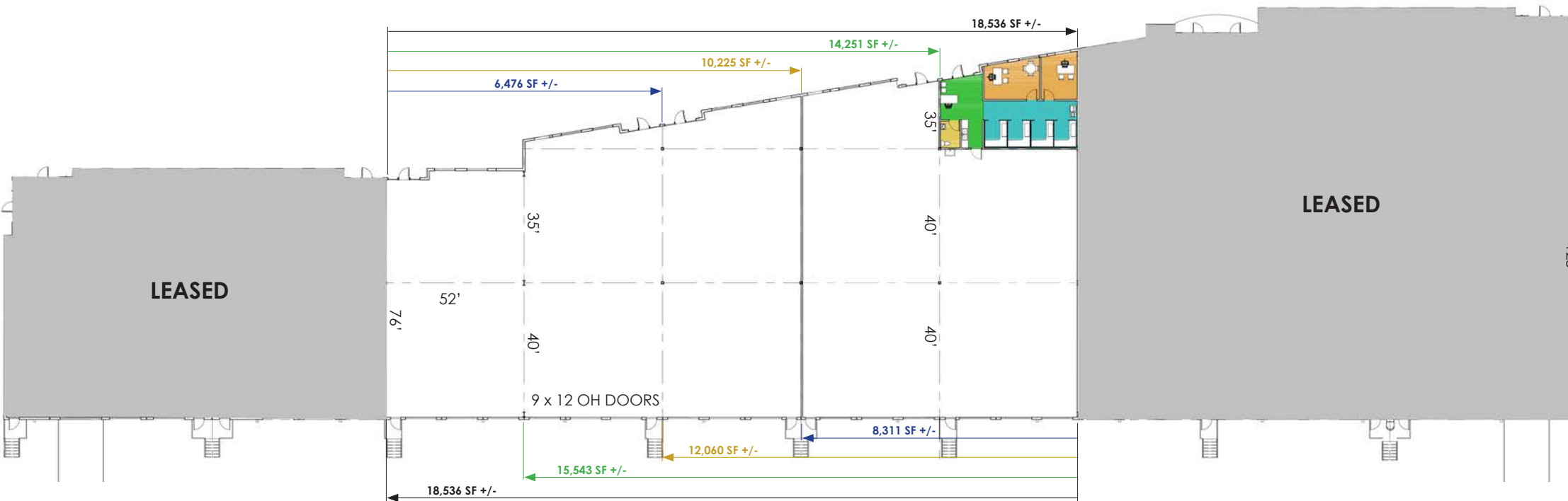
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FLOOR PLANS

SITE PLAN



2211 VISTA PARKWAY - FROM 13,400 - 51,760 SF +/-



2213 VISTA PARKWAY - FROM 6,476 - 18,536 SF +/-



UNSURPASSED PLANNING

Excellent Column Spacing allows for greater efficiency

3 to 4 Docks per bay with some bays having 14' wide loading ramps and 12' High Doors (can be added to other bays)

Zoning allows for Over 30% office or showroom build out to accommodate every need

Signage either facing Jog Road or Vista Center Parkway