



CONTRACTORS BUSINESS PARK

At the Vista Center Corporate Park

+/- 53,371 SQUARE FOOT

WAREHOUSE / OFFICE BUILDING FOR SALE

2701-2781 Vista Parkway North
West Palm Beach, FL 33411



Home to contractors and distributors in construction trades

Just Off Turnpike, North of Okeechobee Blvd.



On-site discount Fuel Station & Free Car & Truck Wash

For Sale at \$5,250,000 Far Below Replacement Cost
Appreciating Asset for a Savvy Investor!
Class "A" Industrial Building, Built in 2006

- ± 53,371 SF Total Square Feet
- ± 29,913 SF 1st floor warehouse
- ± 7,349 SF 1st floor offices
- ± 8,466 SF 2nd floor offices
- ± 2,223 SF 2nd floor conference / training rooms & executive restrooms
- ± 5,420 SF common area: Covered corridors, elevator, electric vault, etc.

- ◆ **Tilt-wall construction with twin-T roof**
- ◆ **Dock high, rear-loaded building with 200' truck turning radius, 50' concrete apron**
- ◆ **(12) 10' x 12' dock high overhead loading doors, (2) 12' x 14' overhead loading doors with concrete ramps for street level access**
- ◆ **± 27'6" ft. clear from bottom of twin T to floor slab**
- ◆ **Electronic security gate access**



Elevator-served conference & training facilities



Rear-loaded Building



Just minutes away from Florida's Turnpike and 10 minutes from I-95, convenient access to all South Florida roadways



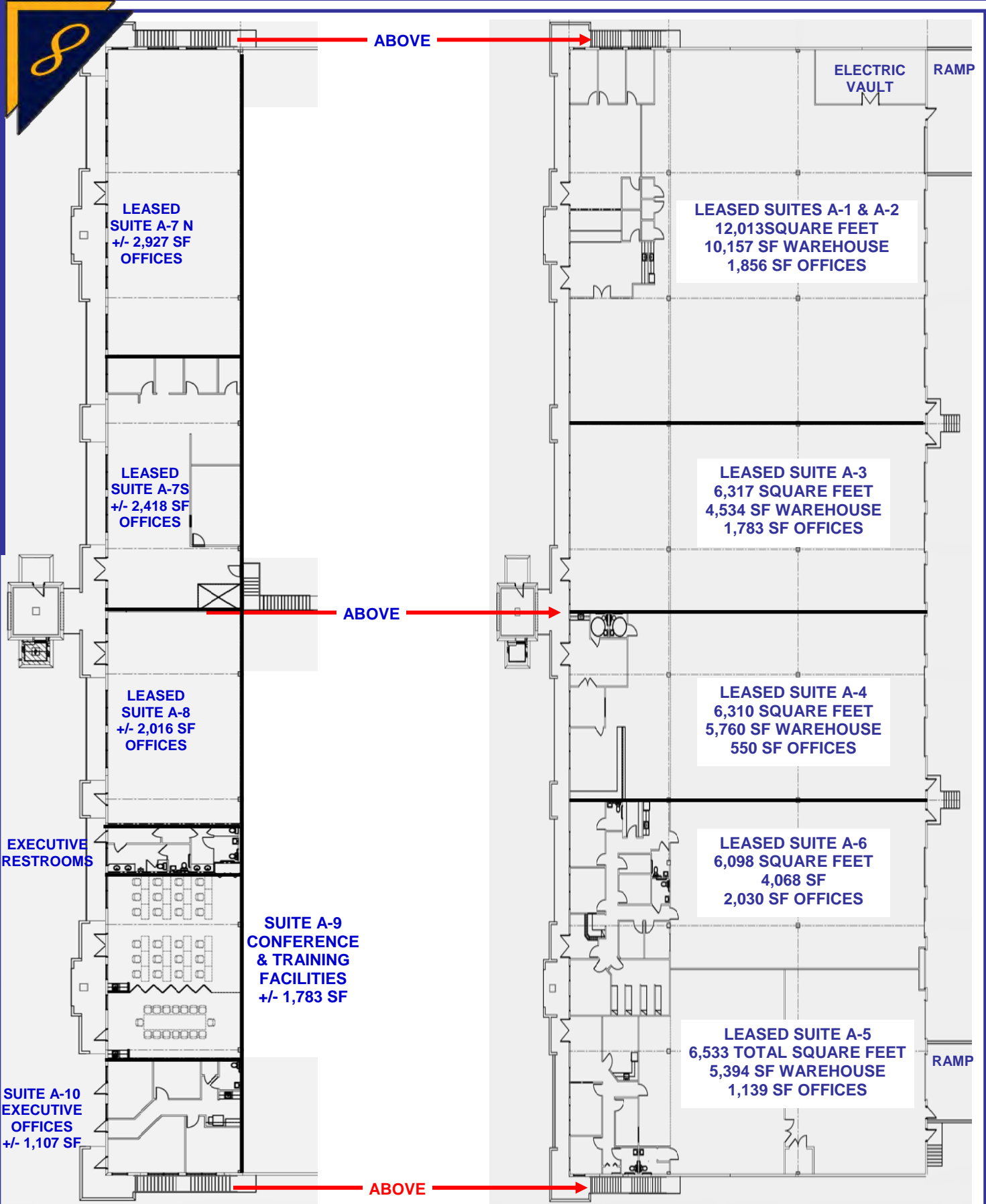
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Call for Details & Financial Information

This information is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior lease or sale, change of price or withdrawal from the market without notice.

SECOND FLOOR / FLOOR-PLAN

FIRST FLOOR / FLOOR-PLAN



This information is believed to be accurate and was provided by sources deemed reliable. The space sketches herein have not been verified for accuracy and are not to scale. Interested parties are advised to conduct and rely upon their own due diligence, only. We are not responsible for misstatements of facts, errors or omissions, prior lease or sale, change of price or withdrawal from the market without notice.



**CONSERVATIVE CAP RATE AT
\$5,250,000 PURCHASE PRICE
(Currently Over 95% Leased)**

2014	5.2%
2015	5.6%
2016	6.7%
2017	6.8%
2018	7.9%



**Corporate Campus
Appearance & Quality**



HIGH-END TENANT FINISHES

MULTIPLE WAREHOUSE SUITES

AIR-CONDITIONED



**FREE USE OF 2nd FLOOR, ELEVATOR
SERVED CONFERENCE/TRAINING ROOM
KITCHENETTE & RESTROOMS**



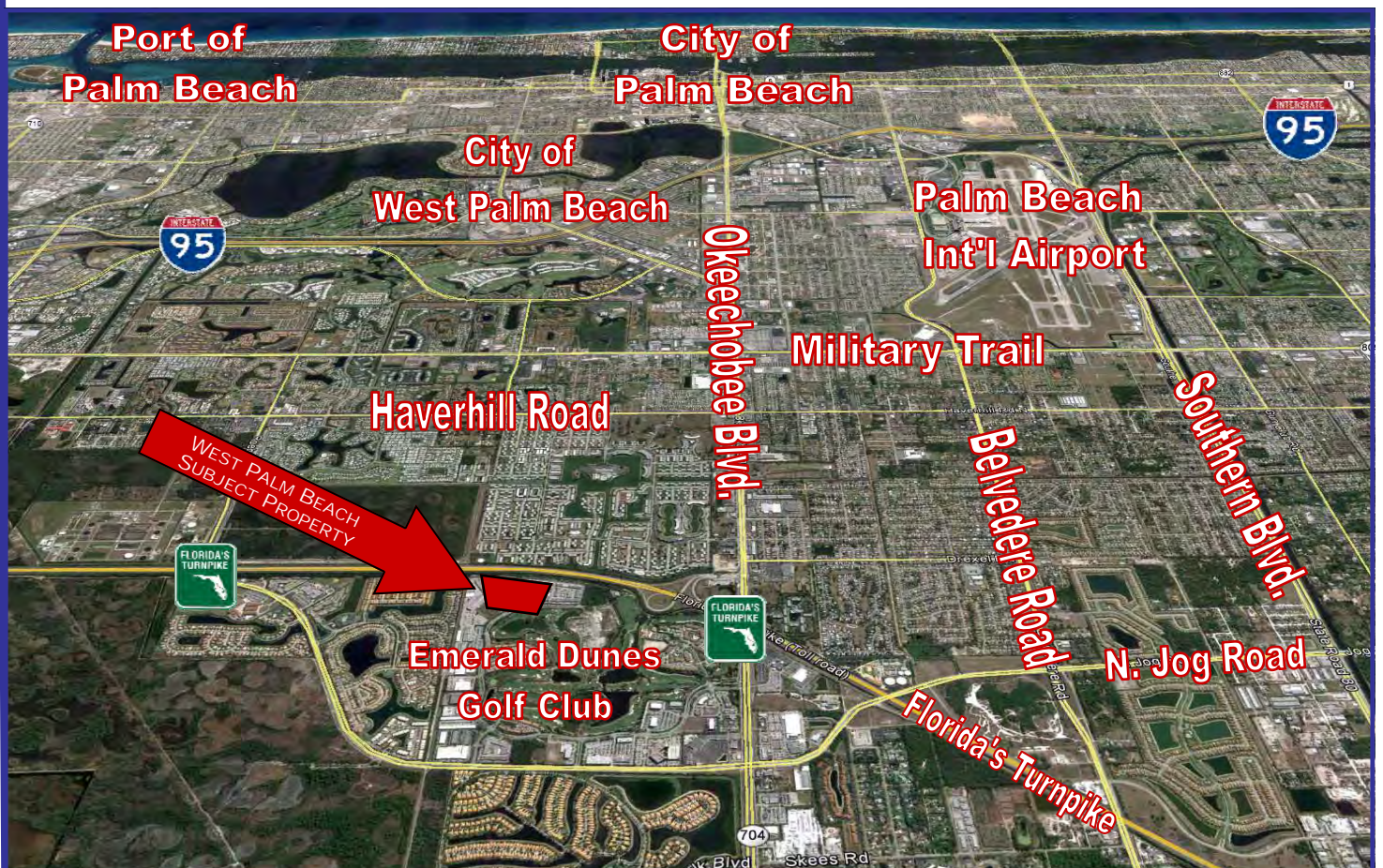
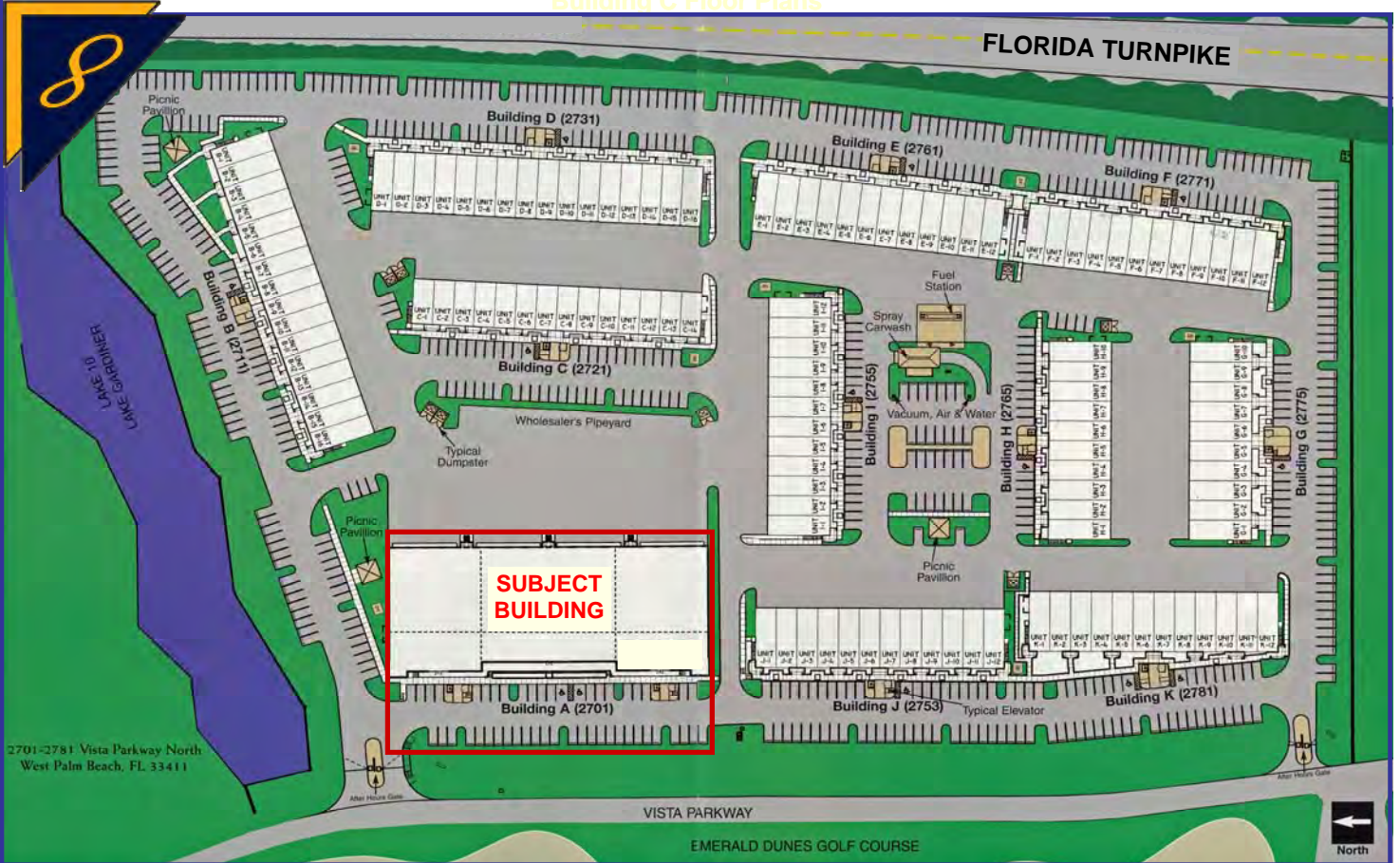
Truck Court & Storage Yard



**Warehouse with Concrete Twin T Roof
+/- 26' Clear to Center Beam
+/- 27'6" to Bottom of Twin T**

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Vista Site Plan & Location Map



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