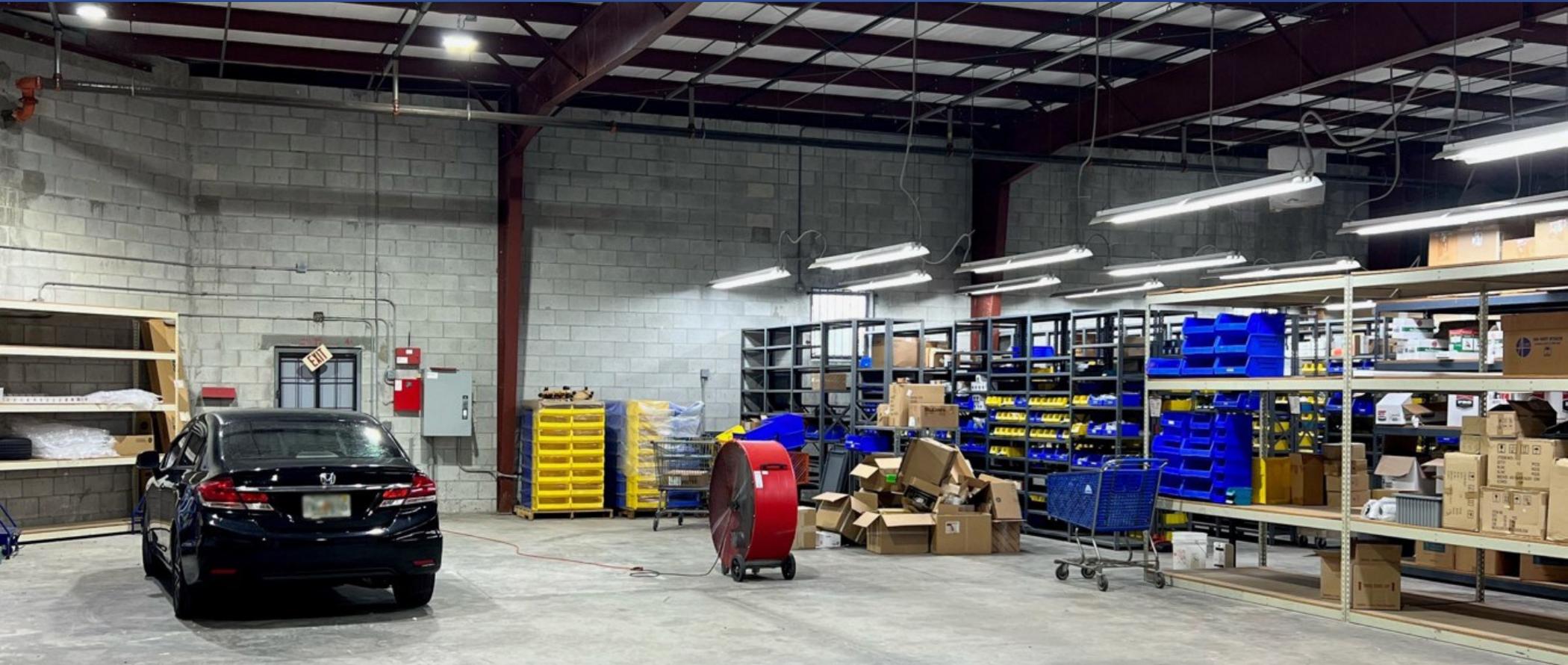


# WAREHOUSE/STORAGE SPACE

2501 Westgate Ave Unit 1. West Palm Beach, FL 33409



FOR LEASE | \$26.00/SF

**JEREMIAH BARON  
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# PROPERTY OVERVIEW

- Presenting a 2,000 SF open concept warehouse space with high clear ceilings, ideal for storage, distribution, light industrial, or comparable uses.
- The unit features two roll-up doors (one grade-level and one dock-high) providing flexible loading capabilities for a variety of operational needs.
- This space does not include a storefront, making it well-suited for businesses focused on logistics, warehousing, or back-of-house operations.
- Conveniently located off Westgate Avenue in West Palm Beach, the property offers quick access to both Florida's Turnpike and Interstate 95, and is less than five miles from Palm Beach International Airport, providing excellent regional connectivity for distribution and transportation needs.



<b>LEASE RATE</b>	\$26.00/SF MG
<b>UNIT SIZE</b>	2,000 SF
<b>BUILDING TYPE</b>	Warehouse
<b>ACREAGE</b>	1.99 AC
<b>FRONTAGE</b>	380'
<b>TRAFFIC COUNT</b>	9,100 ADT
<b>YEAR BUILT</b>	1989
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	GC- General Commercial
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	00-43-43-30-03-029-0160

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# SITE PHOTOS



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# DEMOGRAPHICS

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## 2024 Population Estimate

## 2024 Average Household Income

## Average Age

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1 Mile	14,965	1 Mile	\$53,850	1 Mile	34.9
3 Mile	126,580	3 Mile	\$69,786	3 Mile	40.7
5 Mile	278,689	5 Mile	\$75,961	5 Mile	40

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## 2029 Population Projection

## 2029 Median Household Income

## Median Age

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1 Mile	15,383	1 Mile	\$44,356	1 Mile	33.4
3 Mile	132,098	3 Mile	\$49,945	3 Mile	39.4
5 Mile	289,639	5 Mile	\$54,750	5 Mile	39.10

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# ZONING INFORMATION

TABLE IX-1: PERMITTED USE TABLE																			
USES		SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	RTD	NC	GC	CM	CC2	INDL	IND	ROS	CS	UT	CON
1.	ADULT ENTERTAINMENT													PXR	PXR				
2.	AIRPORTS, LANDING FIELDS, HELIPADS AND HELISTOPS; PRIVATE OR PUBLIC																Sb		
3.	APPAREL & ACCESSORY RETAIL SALES RENTAL STORES						P		P	P	P		P	P	P				
4.	ART MERCHANDISING STUDIOS						P		P	P	P		P	P	P				
5.	ART & DRAFTING SUPPLY STORES, INCLUDING PICTURE FRAMES						P		P	P	P		P	P	P				
6.	BAIT AND TACKLE SHOPS									P	P	P		P	P				
7.	BARBER & BEAUTY SHOPS						P	PXR		P	P		P	P	P				
8.	BARS AND LOUNGES AND RELATED ENTERTAINMENT						Sb			Sb	P	P	P	P	P				
9.	BATHROOM AND KITCHEN CONTRACTOR SHOWROOMS									P	P		P	P	P				
10.	BED AND BREAKFAST ESTABLISHMENTS <sup>1</sup>																		
10.1	BED AND BREAKFAST INNS <sup>3</sup>						PXR			PXR	PXR								
11.	BOOK & STATIONARY STORES						P		P	P	P	P	P	P	P				
12.	BOTANICAL GARDENS AND ACCESSORY OFFICES								P							P	P		
12.1.	BREW/PUB/MICROBREWERY/MICRO -DISTILLERY/MICRO-WINERY										PXR			PXR					
13.	BUSINESS AND COMMERCIAL MACHINE SALES						P			P	P		P	P	P				
14.	CANDY, NUT AND CONFECTIONARY STORES						P		P	P	P		P	P	P				
15.	CATERING ESTABLISHMENTS								P	P	P			P	P				
16.	CEMETERIES, PUBLIC/PRIVATE																P		
17.	CHURCHES, SYNAGOGUES & OTHER HOUSES OF WORSHIP	Sb	Sb	Sb	Sb	Sb	Sb	Sb		P	P	P	P			P			P
18.	CLINICS-PUBLIC & PRIVATE						PXR			PXR	PXR						PXR		

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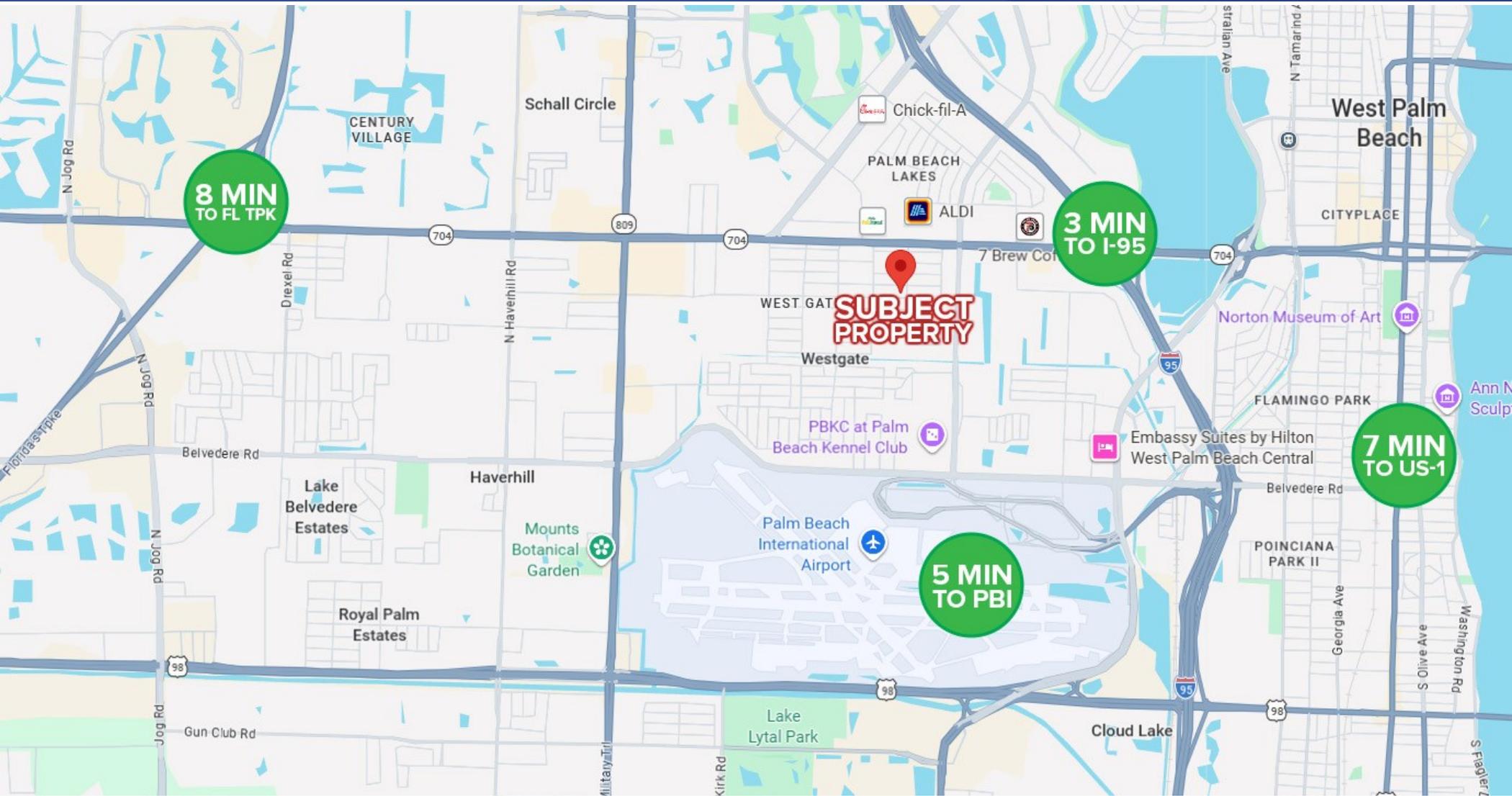
19.	CLUBS AND LODGES WITHOUT A RESTAURANT									Sb	P	P							
20.	COIN & PHILATELIC STORES							P		P	P		P	P	P				
21.	COLUMBARIUMS AS ACCESS, USE IN REL. INST., OTHER THAN CEMETERIES, PUBLIC OR PRIVATE	PXR	PXR	PXR	PXR	PXR	PXR			PXR	PXR		PXR					PXR	
22.	COMMERCIAL, COMPARISON SHOPPING EXCEPT AS OTHERWISE LISTED									P	P				P	P			
23.	COMMERCIAL, CONVENIENCE SALES & PERSONAL SERVICES, EXCEPT AS OTHERWISE LISTED									P	P				P	P			
24.	COMMERCIAL, SINGLE DESTINATION USES, EXCEPT AS OTHERWISE LISTED										P				P	P			
25.	COMMUNITY CENTERS	Sb	Sb	Sb	Sb	Sb	P	Sb	P	P	P		P				P	P	
25.1	COMMUNITY GARDENS				PXR	PXR				PXR									
25.2	COMMUNITY RESIDENTIAL HOMES	PXR		PXR	PXR		PXR					PXR							
26.	CONVENIENCE STORES, FOOD, SPECIALTY FOOD AND BEV. SALES (INCLUDING SALE OF ALCOHOLIC BEV.)									Sb	Sb		Sb	Sb	Sb				
27.	CONVENTS, MONASTERIES AND SEMINARIES				Sb	Sb	P			P	P	P	P						
28.	CULTURAL FACILITIES, PUBLIC AND PRIVATE						P	P	P	P	P		P				Sb	P	
29.	DAY CARE HOMES, FAMILY ACCESSORY, CHILDREN	PXR							PXR										
29.1	DAY CARE HOMES, ACCESSORY, CHILDREN	PXR							PXR										
30.	DAY CARE FACILITIES, ADULT	Sb		PXR	PXR	PXR			PXR <sub>7</sub>	PXR <sub>7</sub>			PXR						
31.	DAY CARE FACILITIES, CHILDREN AS ACCESSORY USE IN HOUSES OF WORSHIP, SCHOOLS, BOTH PUBLIC AND PRIVATE	Sb	Sb	Sb	Sb	Sb	P	P		P	P		P						P

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# PROXIMITY MAP



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