Colliers

FOR SALE

10455 Riverside Drive

Palm Beach Gardens
Florida 33410

±39,920 SF Institutional Flex
Investment Offering



Table of contents

The Offering 03

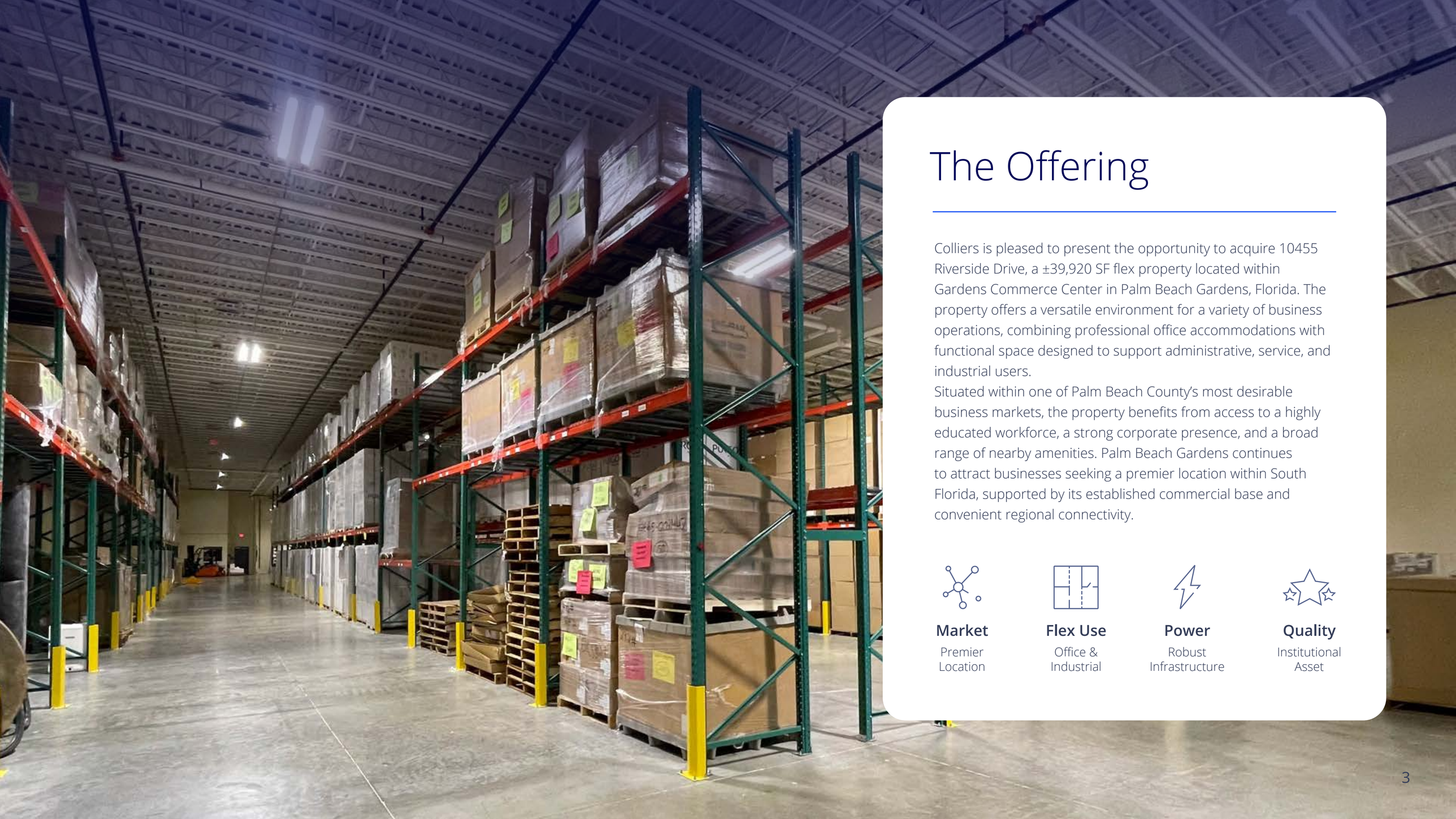
Investment Highlights 05

Property Overview 06

Location Overview 15

Market Overview 18





The Offering

Colliers is pleased to present the opportunity to acquire 10455 Riverside Drive, a ±39,920 SF flex property located within Gardens Commerce Center in Palm Beach Gardens, Florida. The property offers a versatile environment for a variety of business operations, combining professional office accommodations with functional space designed to support administrative, service, and industrial users.

Situated within one of Palm Beach County's most desirable business markets, the property benefits from access to a highly educated workforce, a strong corporate presence, and a broad range of nearby amenities. Palm Beach Gardens continues to attract businesses seeking a premier location within South Florida, supported by its established commercial base and convenient regional connectivity.

Market
Premier Location

Flex Use
Office & Industrial

Power
Robust Infrastructure

Quality
Institutional Asset

At a Glance

Building Size

±39,920 SF
Flex Asset

Office Space

±25,129 SF
Finished Area

Warehouse Space

±14,791 SF
Functional Area

Power Capacity

1,600 Amp
Three Phase

Loading Access

Two Dock High
Two Drive In

Climate Controlled

100% Air-Conditioned
Warehouse

Construction Type

Reinforced Concrete
Built 2008

Business Park

Gardens Commerce
Center

Zoning District

M1A Light
Industrial



Investment Highlights

10455 Riverside Drive offers buyers the ability to control a sizable ±39,920 SF asset in a market where comparable opportunities are limited. The building's scale, design, and existing suite layout create multiple paths for an investor or owner-user, whether the strategy is to preserve income, reposition select spaces, or consolidate future occupancy under one roof.

The current occupancy structure creates a more flexible acquisition profile than a traditional fully stabilized asset. Select occupants have indicated a willingness to vacate, giving a purchaser the ability to evaluate near-term space availability without starting from a completely vacant position. This creates a rare balance between in-place tenancy and future control.

The property's operational features, including substantial power, dock-high loading, drive-in access, and on-site parking, expand the pool of potential users. These physical attributes support a range of service, technology, light industrial, medical, and business operations without requiring the buyer to rely solely on one user profile.

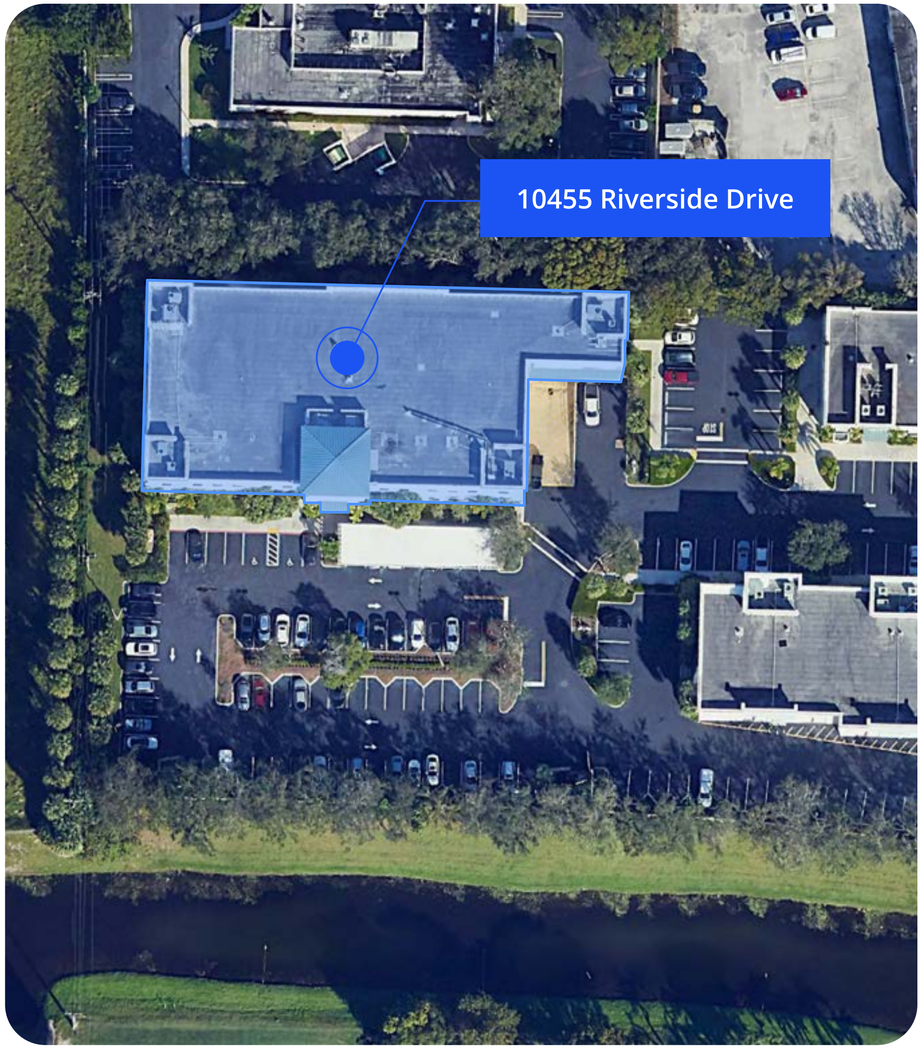
Located within Gardens Commerce Center, 10455 Riverside Drive benefits from a proven business setting surrounded by major employers, executive housing, and daily conveniences. These attributes continue to support long-term demand for well located commercial real estate.



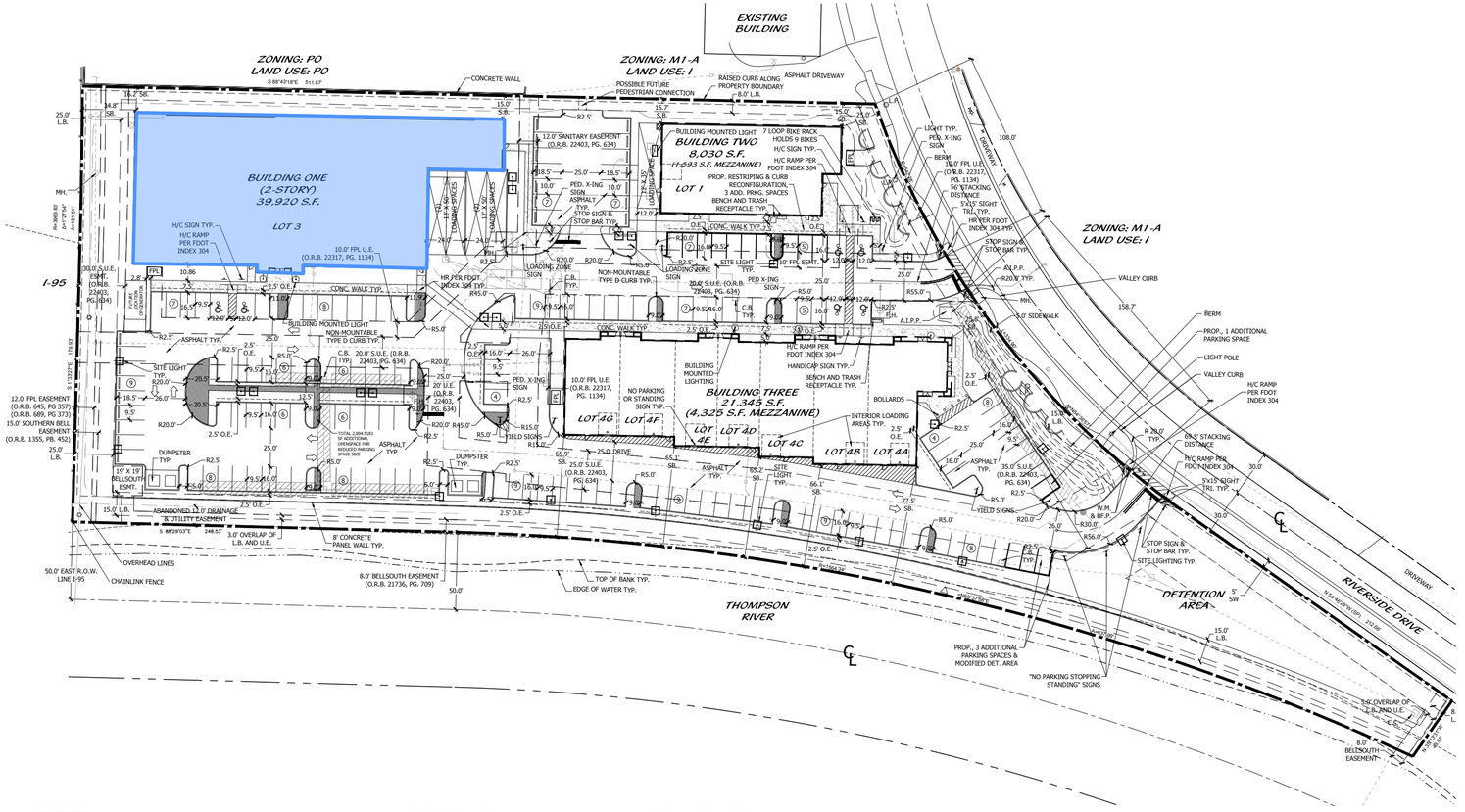


Property Overview

Site Plan



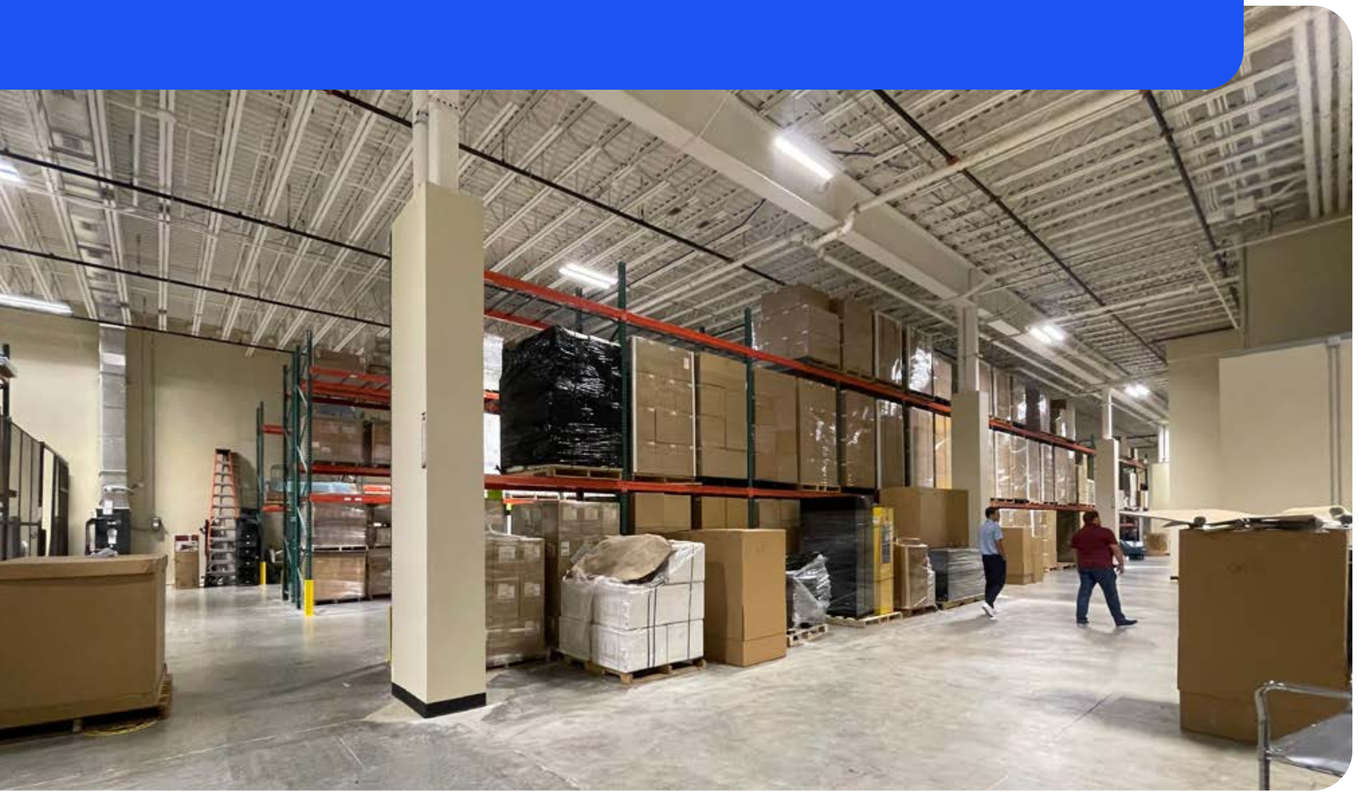
Site Plan



Property Description

10455 Riverside Drive

Located in the heart of Palm Beach Gardens, 10455 Riverside Drive benefits from a business environment defined by strong demographics, corporate investment, and sustained economic growth. The property's scale and adaptability position it to serve the evolving needs of businesses seeking a presence in one of South Florida's most desirable commercial markets.



Property	P10455 Riverside Drive
Property Type	Flex
Building Size (RBA)	±39,920 SF
Year Built	2008
Zoning	M1A Light Industrial
Office Area	±25,129 SF
Warehouse Area	±14,791 SF
Power	1,600A, 3 Phase
Loading	2 Dock Doors, 2 Drive In Doors
Sprinklers	Yes
Parking	100 Spaces (2.26/1,000 SF Ratio)
Construction	Reinforced Concrete
Stories	2
Business Park	Gardens Commerce Center
County	Palm Beach County
Features	Air Conditioning, Signage, Storage Space
Property Use Code	4800 Warehouse/Distribution Terminal
Parcel Control Number	52-43-42-07-44-001-0030

Photo Gallery

10455 Riverside Drive





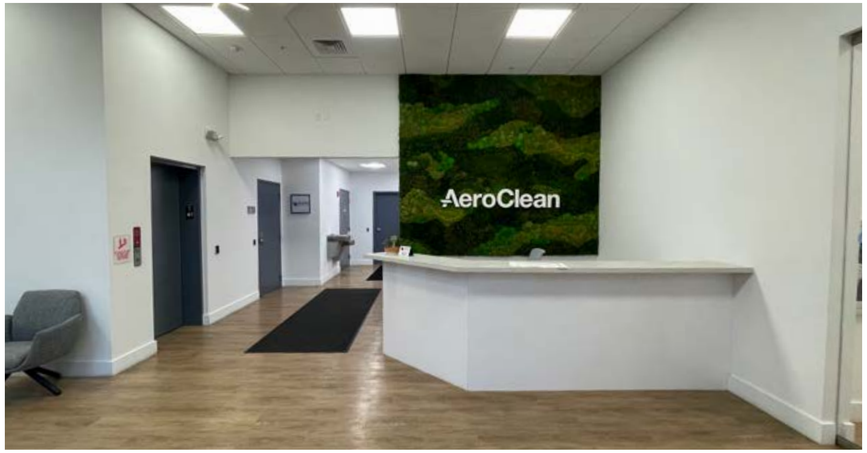






Photo Gallery

10455 Riverside Drive





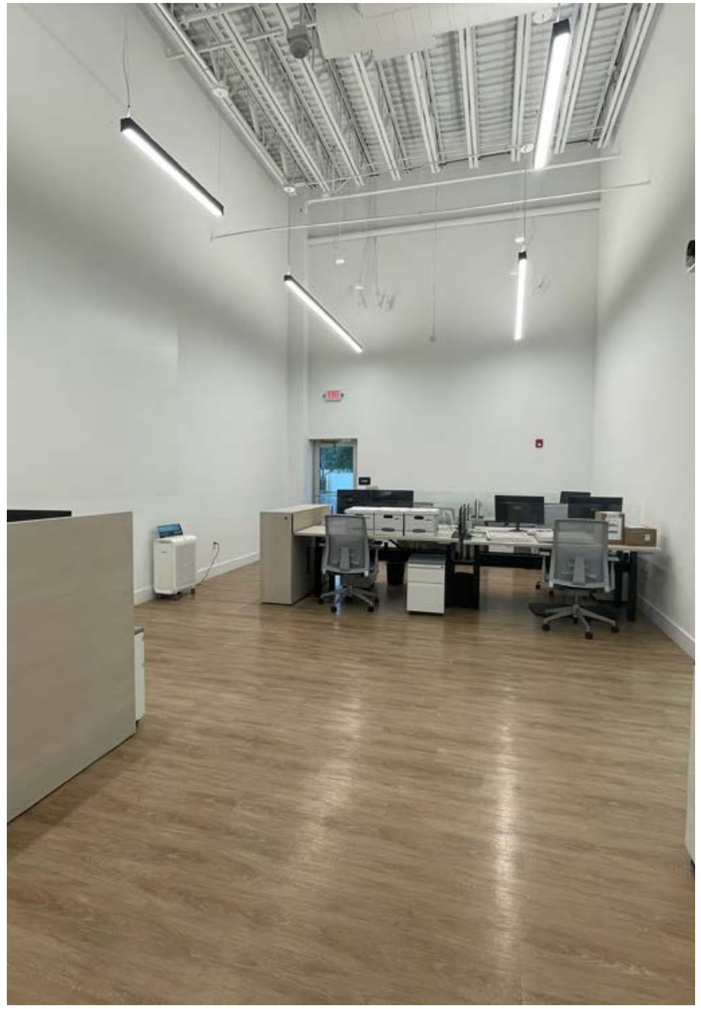




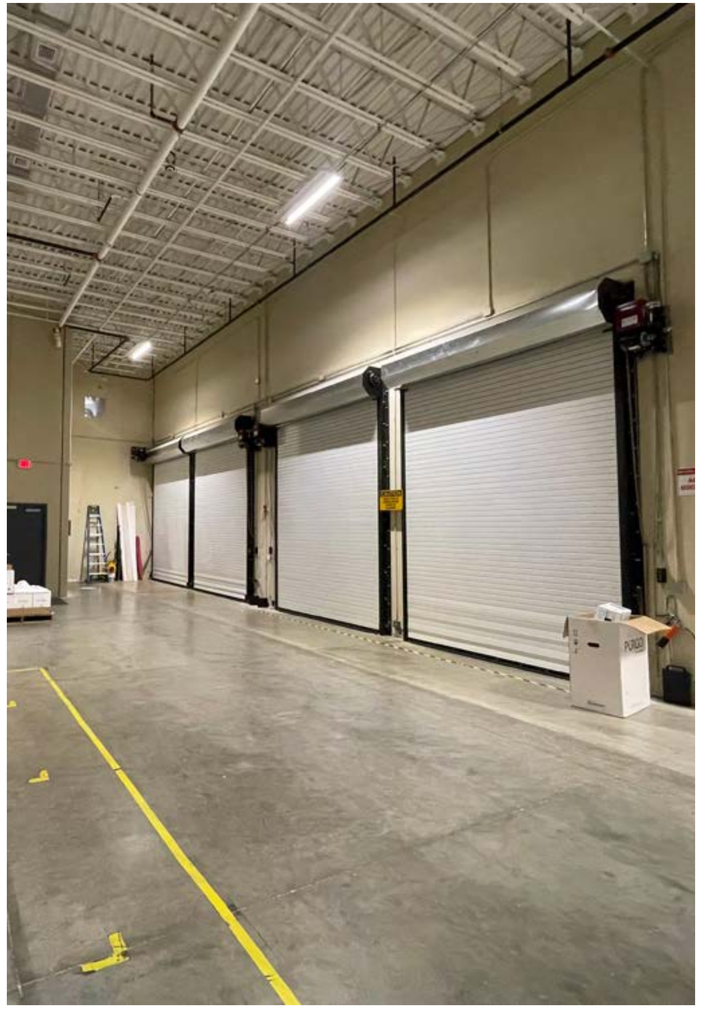


Photo Gallery

10455 Riverside Drive











Floor plan

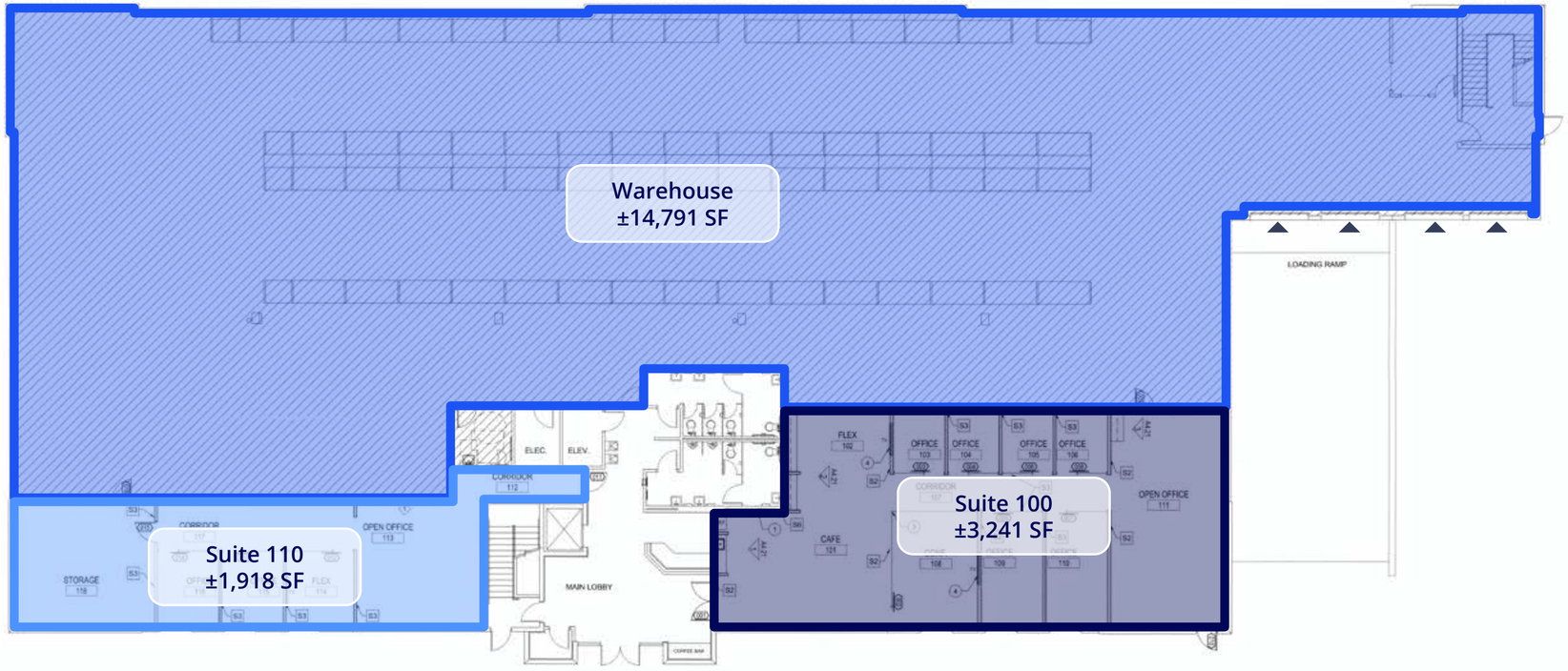
10455 Riverside Drive

Matterport Suite 100

Matterport Suite 110

Suite	Occupant	Area	Lease Exp.
Suite 100	Molekule	±3,241 SF	Dec 2027
Suite 110	Molekule	±1,918 SF	Dec 2027
Warehouse	Molekule	±14,791 SF	Dec 2027

Molekule currently occupies the first floor; however, the tenant has expressed a willingness to vacate the premises, providing flexibility for future occupancy strategies.



1st Floor

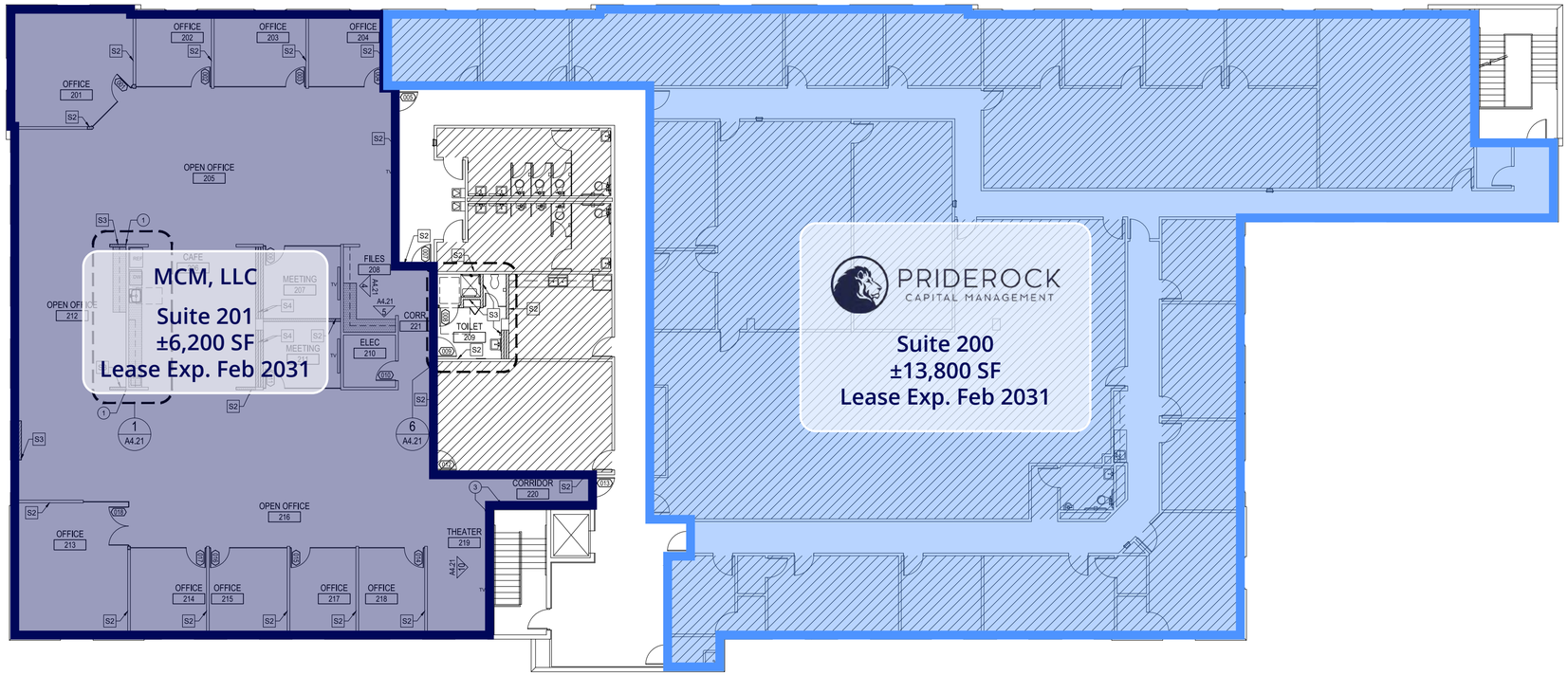
Floor plan

10455 Riverside Drive

Matterport
Suite 201

Suite	Occupant	SF	Lease Exp.
200	Priderock Capital Management	±13,800	February 2031
201	MCM, LLC Subtenant: Access Medical	±6,200	February 2031

Priderock Capital Management (Suite 200) and MCM, LLC (Suite 201) have each expressed a willingness to vacate their respective premises, providing flexibility for future occupancy strategies.



2nd Floor

Rent Roll

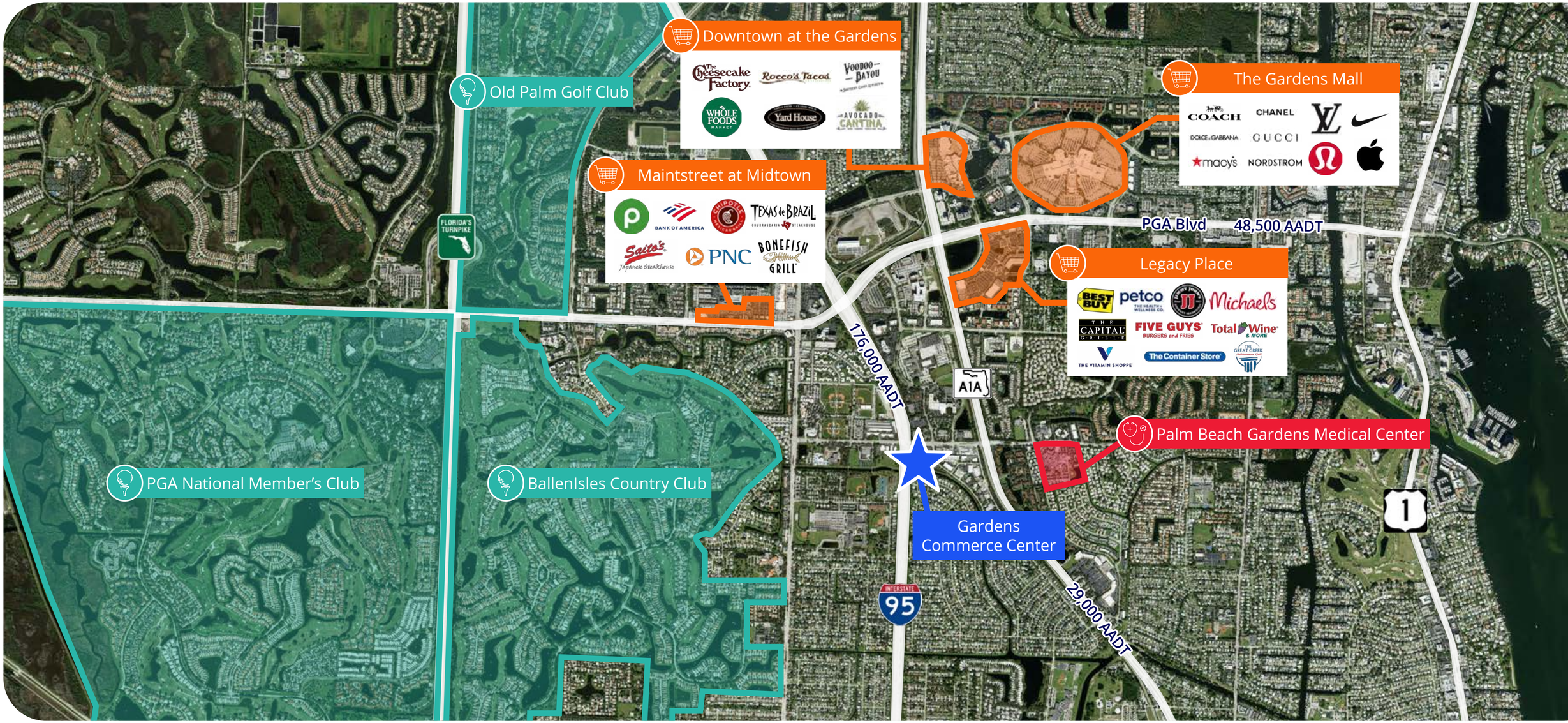
10455 Riverside Drive

Tenant / Space	SF	Base $/SF	CAM $/SF	Gross $/SF	Monthly Net Rent	Annual Net Rent	Monthly Gross Rent	Annual Gross Rent	Lease Type	Expiration
Suite 100 Molekule – Warehouse *Tenant has expressed a willingness to vacate.*	±15,000	$13.58	$10.92	$24.50	$16,975.00	$203,700.00	$30,625.00	$367,500.00	NNN	Dec 2027
Suite 100 Molekule – Office *Tenant has expressed a willingness to vacate.*	±5,000	$18.10	$10.92	$29.02	$7,541.67	$90,500.00	$12,091.67	$145,100.00	NNN	Dec 2027
Suite 200 Priderock *Tenant has expressed a willingness to vacate.*	±13,800	$18.16	$12.20	$30.36	$20,884.00	$250,608.00	$34,914.00	$418,968.00	NNN	Feb 2031
Suite 201 MCM, LLC *Tenant has expressed a willingness to vacate.*	±6,200	$18.52	$12.68	$31.20	$9,568.67	$114,824.00	$16,120.00	$193,440.00	NNN	Feb 2031
TOTAL	**40,000**				**$54,969.33**	**$659,632.00**	**$93,750.67**	**$1,125,008.00**		

Location Overview



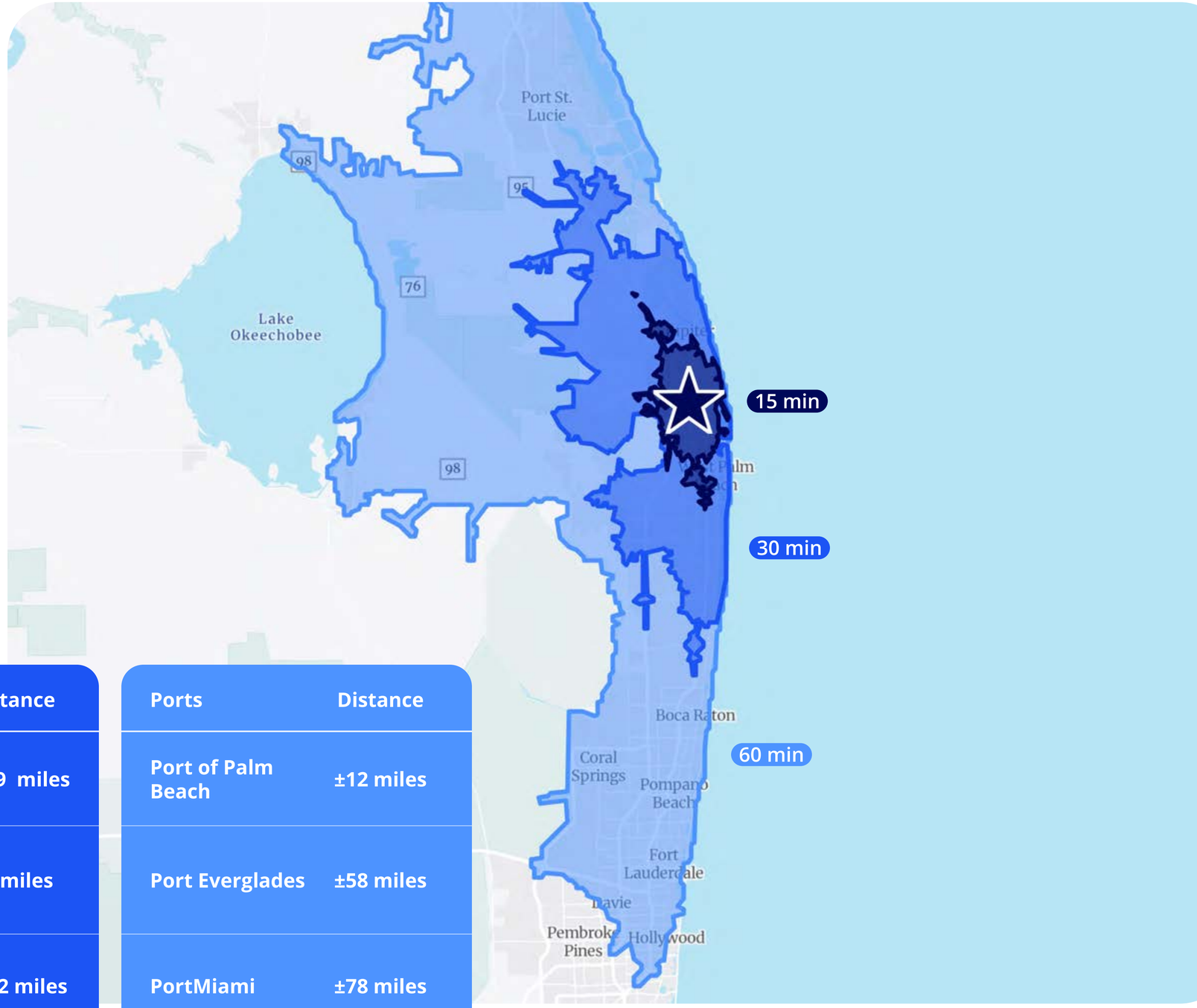
Location Aerial



Location Overview

The crown jewel of Florida's Golf Capital, Palm Beach Gardens is the largest city located in Palm Beach County. Palm Beach Gardens is a destination like no other, offering world-class luxury golf resort experiences and high-end retail shopping districts, all just a few miles inland from South Florida's renowned beaches.

While best known for its golf, hospitality, and luxury lifestyle offerings, Palm Beach Gardens has developed into a thriving economic center for Northern Palm Beach County. The city continues to attract investment across a variety of sectors, strengthening its reputation as one of the region's most desirable business addresses. Decades of thoughtful growth and investment have shaped a market defined by established commercial districts, premier amenities, and a strong sense of place. These characteristics continue to support Palm Beach Gardens' position as one of South Florida's most sought-after locations for business and investment.



Highways	Distance
I-95	±2.1 miles
Florida's Turnpike	±8.3 miles
US 1	±3.5 miles

Airports	Distance
President Donald J. Trump Int'l Airport	±12.9 miles
North Palm Beach County General Aviation Airport (F45)	±9 miles
Fort Lauderdale International Airport	±64.2 miles

Ports	Distance
Port of Palm Beach	±12 miles
Port Everglades	±58 miles
PortMiami	±78 miles

Market Overview



Area Overview

The current economic indicators for Palm Beach County point to a vibrant and healthy economy - one that is growing and thriving. Encompassing more than 2,000 square miles, Palm Beach County is one of the largest in the eastern United States and the third-largest in Florida.

Of 3,100 counties nationwide, Palm Beach County is one of a select group of only 22 to earn the highest possible bond rating, AAA, by all three of the major rating agencies, Moody's Investors Services, Fitch, and Standard & Poor's. Palm Beach County is also the only county in Florida to have earned this designation.

Fitch described Palm Beach County as one of the nation's wealthiest counties, with per capita personal income levels nearly 50% higher than state and national averages. The ratings firm said its grade reflects Palm Beach County's vital and diversifying economic base, sound financial position, and moderate debt levels. As for its economic base, Fitch noted our strengths in luxury tourism, technology manufacturing, and agriculture.

ALDI	amazon	ATD American Tire Distributors	Cheney Brothers C&B	FedEx
647,000 SF in Royal Palm Beach	1,400,000 SF in Palm Beach County (four facilities)	120,000 SF in Royal Palm Beach	Over 450,000 SF in Palm Beach County (Main Headquarters)	50,000 SF in Riviera Beach
Florida Crystals	Nestlé	niagara Bottling, LLC	Publix	Southeast Hay Distributors
230,000 SF in Western Palm Beach County	22,000 SF in Jupiter	409,000 SF in Unincorporated Palm Beach County	487,000 SF in Boynton Beach	10,000 SF in Riviera Beach
Sysco	CSX	Tropical Shipping	US Foods	Walgreens
314,000 SF in Riviera Beach	26,000 SF + 77 acres in Jupiter	110,000 SF in Riviera Beach	300,000 SF in Boca Raton	800,000 SF in Jupiter



THREE INTERNATIONAL AIRPORTS
including Top 10-ranked President Donald J. Trump International Airport

BRIGHTLINE
high-speed rail from West Palm Beach to Fort Lauderdale and Miami, and soon to Orlando

THREE PORTS
including the Port of Palm Beach – the state's fourth-busiest container port

MAJOR HIGHWAYS
among them I-95, Florida's Turnpike, U.S. Highway One, Military Trail, Beeline Highway, & SR 7



10455 Riverside Drive PALM BEACH GARDENS, FL 33410

Michael Falk, CCIM, SIOR
Executive Vice President
+1 561 662 2624
michael.falk@colliers.com

Scott Weprin
Executive Vice President
+1 561 239 9386
scott.weprin@colliers.com

Robert Dabrowski
Senior Associate
+1 561 722 8477
robert.dabrowski@colliers.com

Anthony Cicio
Senior Associate
+1 561 779 0189
anthony.cicio@colliers.com

Jake Falk
Associate
+1 561 373 7277
jake.falk@colliers.com

colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.

Colliers
Accelerating success.