INDUSTRIAL FOR SALE

7354 Central Industrial Dr | Riviera Beach, FL 33404

OFFERING MEMORANDUM

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

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INVESTMENT OVERVIEW

Exceptional Location – Situated in the heart of Palm Beach County's thriving industrial corridor, 7354 Central Industrial Dr offers a premier location for logistics, distribution, and service-based operations. Located just minutes from I-95 and the Port of Palm Beach, the property provides unmatched access to key regional transportation arteries, facilitating efficient connectivity throughout South Florida and beyond.

Owner/User Opportunity – The property presents a rare opportunity for an Owner/User to acquire a functional and versatile industrial facility in one of South Florida's most supply-constrained markets. Featuring a beautifully finished two-story office component with elevator access and a spacious warehouse footprint, the building is well-suited for businesses seeking a consolidated headquarters, operations hub, or service center. The property offers immediate occupancy and operational readiness, eliminating the uncertainty and delays of new construction or retrofitting.

Building Features – The property boasts ±11,738 SF of newer metal/CBS construction. It features a high-end, two-story office component with elevator access, offering ample space for executive offices, conference rooms, and administrative functions. The warehouse is equipped with two grade-level loading doors, 24' clear heights, and open floor space conducive to storage, distribution, or light manufacturing. With its contemporary design and functional amenities, this property provides a turnkey solution for businesses seeking an efficient and professional environment.

Submarket Fundamentals – With little industrial development or supply over the past 18 months, landlords have been able to push rental rates much higher than the metro average as the market becomes tighter. Situated in the heart of a well-established industrial and commercial corridor, industrial vacancies are hovering near all-time lows, as tenants continue to have difficulty finding available space. The submarket has experienced steady rental rate growth, reflecting the limited supply and high demand for quality commercial facilities.

Affluent Area – Average household income is around $123,418 in a 5-mile radius with population estimates of over 211,000 people. These extremely positive demographics are strongly influenced by location, increased rental growth, and declining vacancy rates.

BUILDING HIGHLIGHTS
±11,738 SF
Newly Replaced Roof
Modern Two-Story Office with Elevator Access
24' Warehouse Clear Heights
24 Parking Spaces

PROPERTY SUMMARY

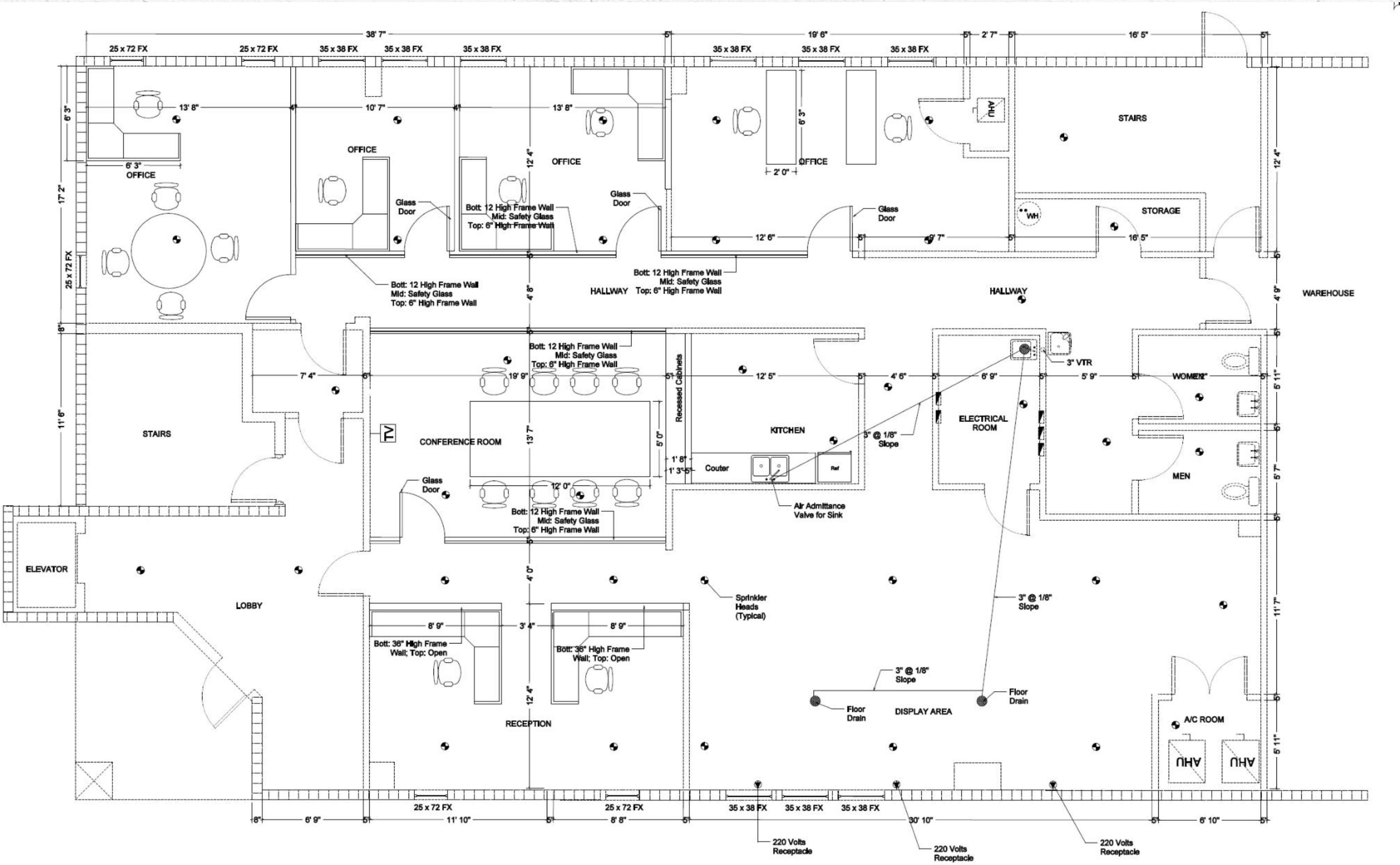
CONTACT AGENT
LIST PRICE

±1.05 AC
LOT SIZE

±11,738 SF
BUILDING SIZE

PROPERTY SPECIFICATIONS	
Address	7354 Central Industrial Dr, Riviera Beach, FL 33404
APN/Parcel #	56-43-42-30-13-000-0020
MSA	South Florida
Year Built	1999
Lot Size	± 45,738 SF
Building/Lot Coverage	± 25.66%
Warehouse Size	± 4,000 SF
Office Size	± 7,738 SF
Construction	Metal and Concrete Block
Zoning	IG
Grade Level Doors	2 (14'h x 12'w)

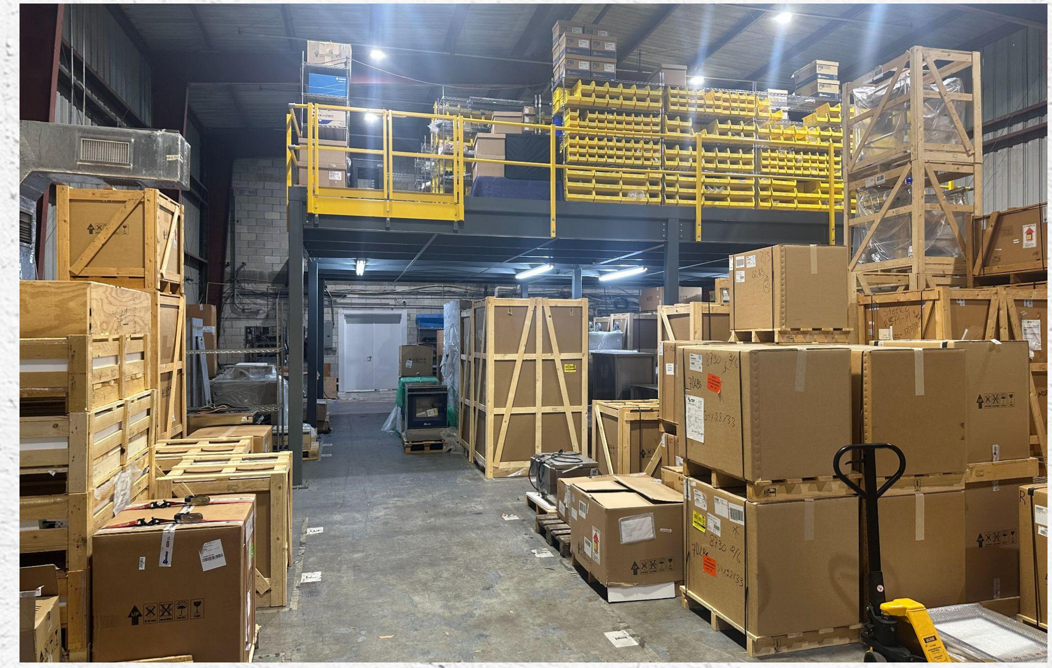
PROPOSED FIRST FLOOR PLAN




N
FedEx Ship Center
Walmart Supercenter
RWC ROYAL WHITE CEMENT
ARVISTA CORPORATION GENERAL CONTRACTOR
CMi Air Conditioning & Electrical
ARTISTIC GRANITE
±253,000 VPD
95
FLOOR & DECOR
PEPSICO
INLET GROVE HIGH SCHOOL
774 STUDENTS
ProSource WHOLESALE
SUBJECT PROPERTY
Eastern Freight Forwarders, Inc.
Customized, Personalized, Computerized
atlas SIGN INDUSTRIES
W BLUE HERON BLVD ±34,000 VPD
ups
Serta Simmons Bedding
HG HINTERLAND GROUP INC.
BEYEL BROS.
M.L.K. JR BLVD ±28,000 VPD
SAIA
SUPERIOR WATERWAY SERVICES, INC.
National Millwork
LATICRETE
Cummins
Sysco
Tropical SHIPPING
amazon
EMS
Cheney Brothers C-B-I

PROPERTY PHOTOS

INTERIOR PHOTOS



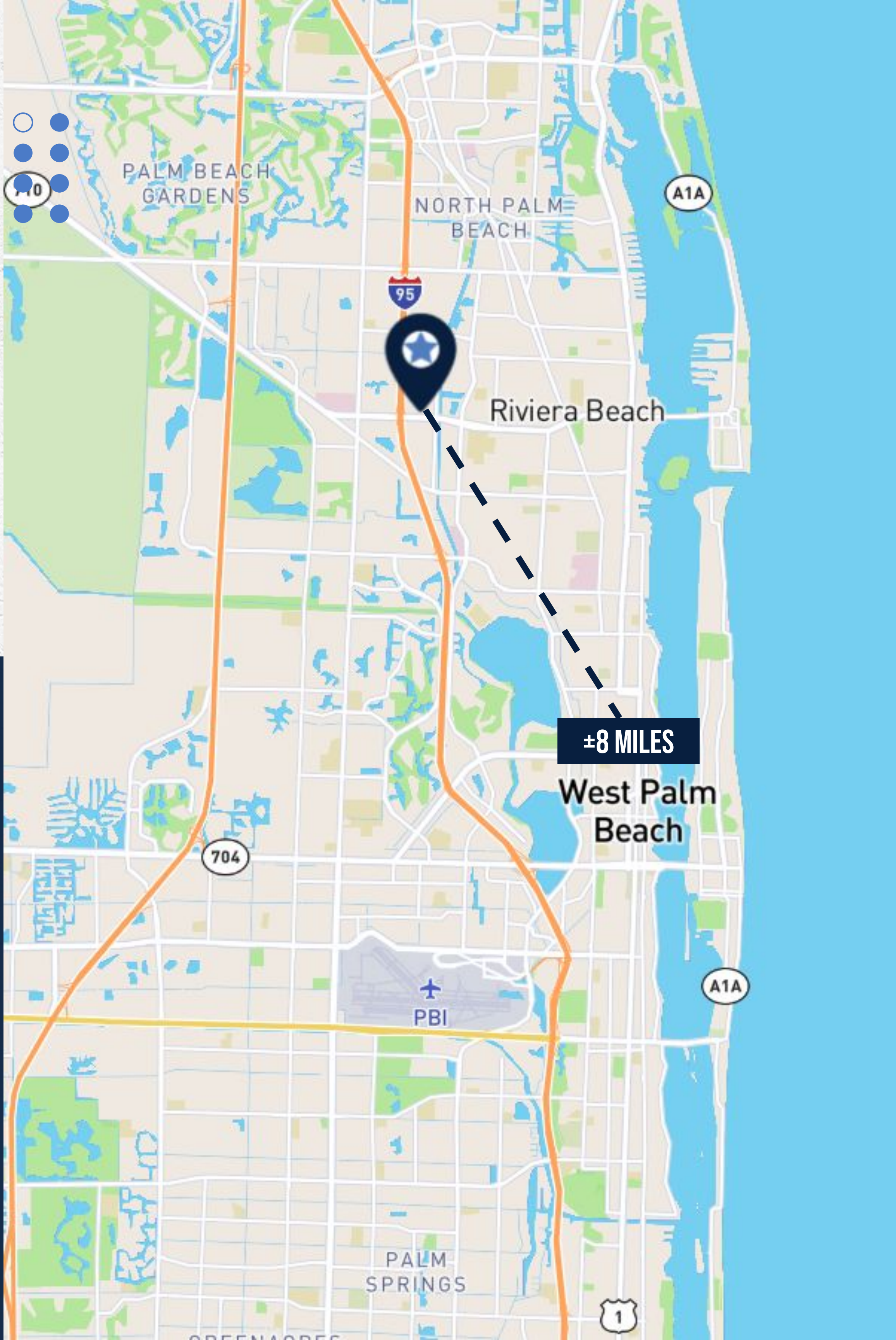
MARKET OVERVIEW

Riviera Beach, FL

Riviera Beach is a city in northeastern Palm Beach County, Florida, located along the Atlantic coast. It is home to the Port of Palm Beach, one of the busiest container ports in Florida, which supports shipping, logistics, and trade. The city has a mix of industrial and commercial activity, with companies in sectors such as energy, food distribution, and delivery services. Major employers include Florida Power & Light, FedEx, and PepsiCo. Construction, retail, and health services also play important roles in the local economy.

In addition to its economic activity, Riviera Beach offers public beaches, parks, and marine attractions. Popular spots include Ocean Reef Park and John D. MacArthur Beach State Park. Phil Foster Park is known for snorkeling and diving, and Manatee Lagoon gives visitors a view of local wildlife. Rapids Water Park provides family-friendly entertainment nearby. The city combines access to the waterfront with a working industrial base, making it both a business hub and a place for outdoor activities.

DEMOGRAPHICS			
POPULATION	**1-MILE**	**3-MILE**	**5-MILE**
Five-Year Projection	14,053	93,495	209,271
Current Year Estimate	14,073	94,548	211,781
2020 Census	12,132	90,839	192,840
Growth Current Year-Five-Year	-0.14%	-1.11%	-1.19%
Growth 2020-Current Year	15.99%	4.08%	9.82%
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
Five-Year Projection	5,098	35,443	89,752
Current Year Estimate	5,143	36,073	91,387
2020 Census	4,562	34,923	83,426
Growth Current Year-Five-Year	-0.88%	-1.75%	-1.79%
Growth 2020-Current Year	12.73%	3.29%	9.54%
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Average Household Income	$89,093	$109,778	$123,418



WEST PALM BEACH, FL

With a population of over 100,000 residents, West Palm Beach is a city in and the county seat of Palm Beach County. Located on the eastern shore of the Florida Panhandle, the city is part of the Miami metropolitan area, which is home to over 6.1 million residents. West Palm Beach has a growing economy. Several companies are based in the city and many more have plans to relocate to the city. West Palm Beach is a tourist-oriented city as it features several attractions for residents and tourists alike including shopping destinations, entertainment districts, theaters, museums, and many more. With 20 golf courses, West Palm Beach boasts having the most golf courses out of any city in Florida. Other major attractions include Clematis Street & Downtown West Palm Beach, Rosemary Square, FITTEAM Ballpark of The Palm Beaches, and many more. West Palm Beach also hosts SunFest, Florida's largest annual waterfront music and art festival. Over 275,000 people attend the festival each year to spectate some of the most popular musicians in the nation. The city is also home to Palm Beach Atlantic University, an institution of higher education that provides quality education to students in the area. With a flourishing economy, a variety of attractions and entertainment, and a high-quality university, residents live a rewarding life in West Palm Beach.

ECONOMY

West Palm Beach is a thriving business center. The local economy of the city is supported by several industries including marine services, investment, and financial services, healthcare, biotech, and professional services. Companies headquartered in West Palm Beach include Affiliated Managers Group Inc., Ion Media, Ocwen, Florida Crystals Corporation, and Shoes for Crews. Businesses in the city have easy access to air, port, rail, and highway transportation. In addition, local universities, including the Palm Beach Atlantic University, provide talented workers into the local workforce.

DEVELOPMENTS

At least seven companies, specifically in the technology, life science/ Residents of West Palm Beach will also be seeing lots of multifamily biotechnology, and financial sectors, have plans to relocate to West projects in the works throughout the city and Palm Beach County. In July, Palm Beach. Project Wire, a technology business from France, is seeking Hyperion Group and Winter Properties are breaking ground on 17-story, offices for 20 jobs with an average salary of $75,000. Exuma Biotech 425-unit multifamily project located at 350 South Australia Avenue. The is adding around 100 employees to its offices on Flagler Drive. Elliot project will include 278,000 square feet of residential space, with studios Management, a $41 billion hedge fund, is relocating its headquarters to and units up to three bedrooms. It will also feature a 20,000-square-foot West Palm Beach. Other company relocation projects include Point72, a pool deck, and 7,000 square feet of retail. Project Washington, Project Lake, and Project Kraft.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7354 Central Industrial Dr, Riviera Beach, FL, 33404** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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