



FOR SALE

Recently Renovated Flex Suite 18

2755 Vista Parkway, West Palm Beach, FL 33411

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

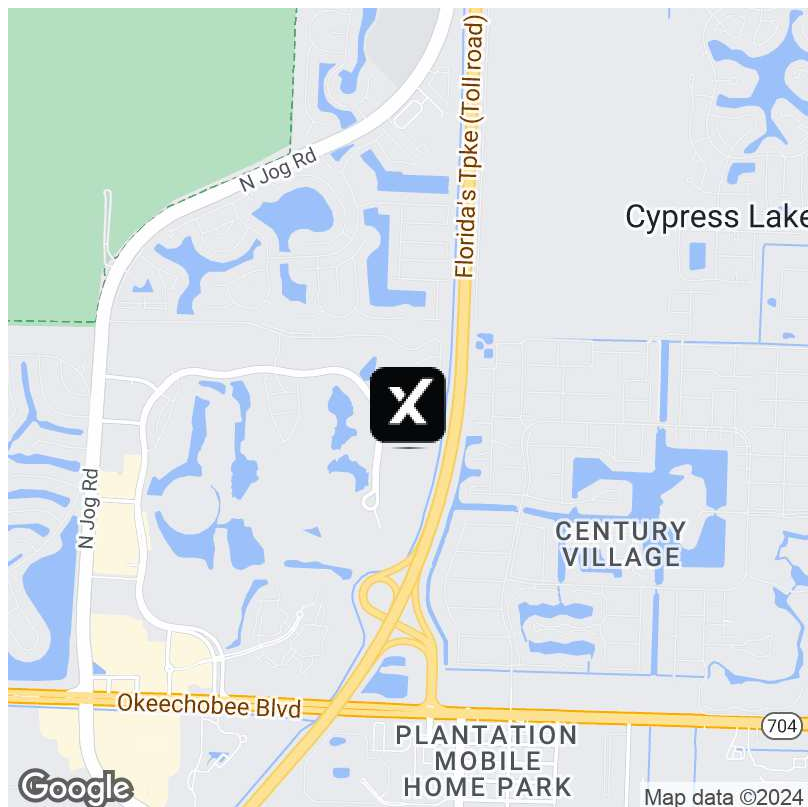
Chad Massaker, MICP, NCREA, CREIPS, EPRO

561.810.3537

chad@chadmassaker.com

FOR SALE | Recently Renovated Flex Suite 18

2755 Vista Parkway, West Palm Beach, FL 33411



Offering Summary

Sale Price:	\$415,000
Building Size:	1,306 SF
Available SF:	1,306 SF
Price / SF:	\$317.76
Year Built:	2005
Renovated:	2024
Zoning:	PIPD - PLANNED INDUSTRIAL PARK DEV
Market:	South Florida
Submarket:	West of Turnpike

Property Overview

Suite 8 of Building I is very rare find within this Flex/Industrial Park. It has been recently renovated throughout. The upper level is finished office space, and the lower level provides space for a 2-story warehouse - all of which is air-conditioned. There are bathrooms on both floors.

Property Highlights

- Recently Renovated Throughout
- HVAC Throughout (most units in this complex are NOT 100% HVAC)
- High Warehouse Ceiling Allows Additional Racking Storage
- Minutes from The Florida Turnpike
- 10 minutes from I-95
- Onsite Gas Station
- Onsite Car & Truck Wash

Chad Massaker, MICP, NCREA, CREIPS, EPRO

561.810.3537

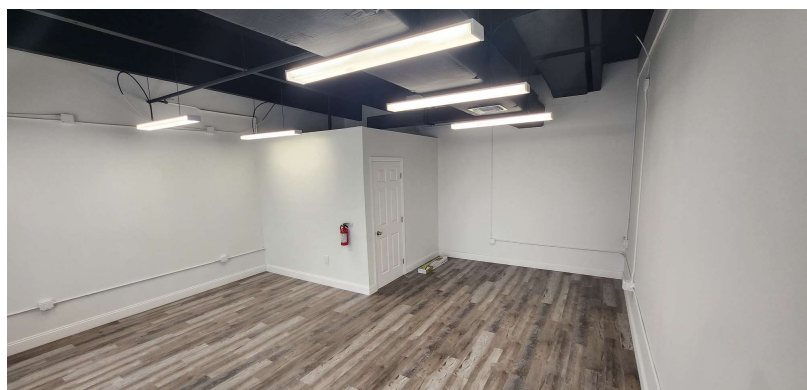
chad@chadmassaker.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Recently Renovated Flex Suite I8

2755 Vista Parkway, West Palm Beach, FL 33411



Chad Massaker, MICP, NCREA, CREIPS, EPRO

561.810.3537

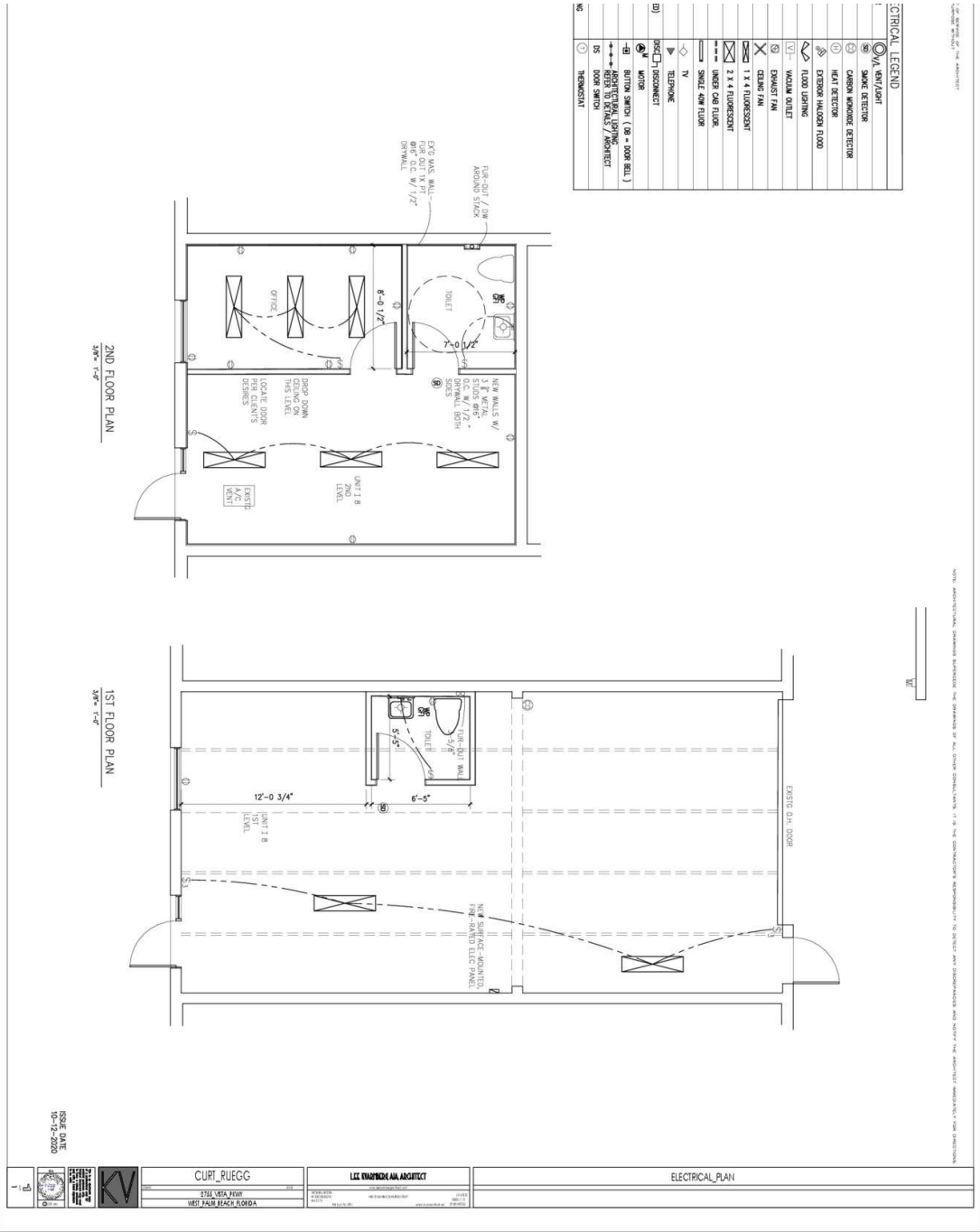
chad@chadmassaker.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Recently Renovated Flex Suite I8

2755 Vista Parkway, West Palm Beach, FL 33411



Chad Massaker, MICP, NCREA, CREIPS, EPRO

561.810.3537
chad@chadmassaker.com



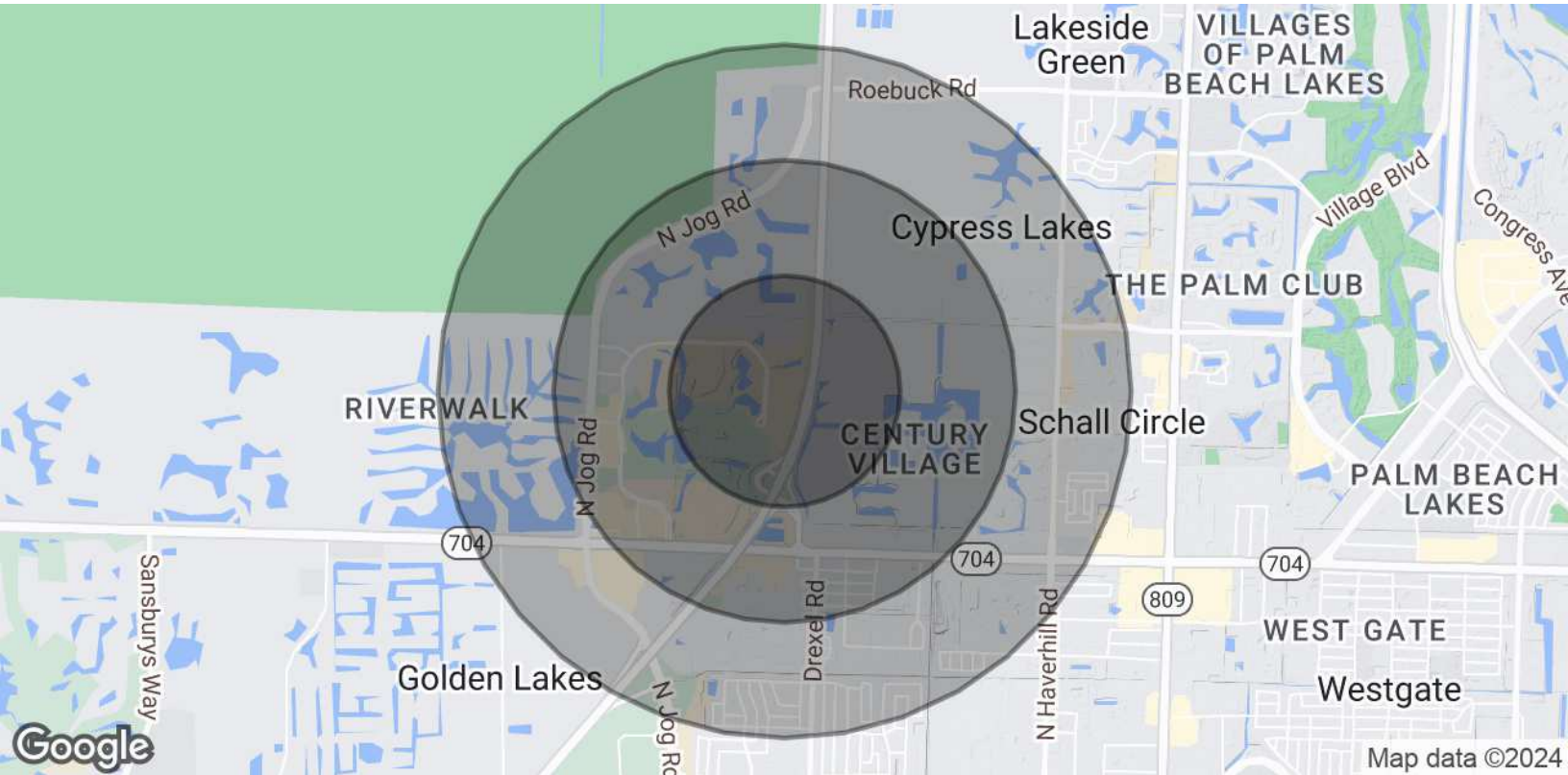
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE

|

Recently Renovated Flex Suite I8

2755 Vista Parkway, West Palm Beach, FL 33411



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	3,101	12,310	24,691
Average Age	54.6	52.3	49.0
Average Age (Male)	55.6	51.9	47.1
Average Age (Female)	52.5	53.0	51.0

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	2,551	9,315	15,870
# of Persons per HH	1.2	1.3	1.6
Average HH Income	\$28,917	\$31,722	\$38,455
Average House Value	\$63,431	\$93,121	\$104,689

2020 American Community Survey (ACS)

Chad Massaker, MICP, NCREA, CREIPS, EPRO

561.810.3537
chad@chadmassaker.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Recently Renovated Flex Suite I8

2755 Vista Parkway, West Palm Beach, FL 33411



Chad Massaker, MICP, NCREA, CREIPS, ePRO

South Florida Commercial Real Estate & Business Broker (Based in West Palm Beach)

chad@chadmassaker.com

Direct: 561.810.3537 | Cell: 561.810.3537

FL #BK3467373

Professional Background

- ★ MICP - Masters in Commercial Property
- ★ NCREA - National Commercial Real Estate Advisor
- ★ CREIPS - Certified Real Estate Investment Planning Specialist
- ★ ePRO - Commercial Property Digital Marketing Specialist
- ★ Certified EXP Commercial Mentor & 2023 National Mentor of the Year

<h1>A Strong History of Getting Things Done & Innovation</h1>

<h6>Chad Massaker is a long-time serial entrepreneur who has turned his considerable depth of experience and skill to the business of real estate, primarily driven by a desire to use what he knows to help clients adroitly navigate real estate transactions. Having worked primarily in technology, digital marketing, and sales, and boasting a nearly peerless personal online network, Chad is adept at solving problems, making connections, and finding the right information. Shifting to real estate has enabled him to apply his varied interests and proficiencies in a capacity that is much more people-focused.

His singular perspective helps Chad create strategic outcomes for his clients. The tangible effects—constructing a successful deal—are less vital for him than the more intangible, knowing people will benefit from his collaboration. As a successful entrepreneur and investor, Chad knows what it's like to be a business owner looking for space and negotiating lease issues. He is able to call upon his exceptional technical abilities to find off-market inventory, and fully optimize digital reach to market a property. You'll find working with Chad to be exciting, energizing, and ultimately more productive than you could imagine with any other agent.

Relocating from Atlanta to Palm Beach, Chad is highly optimistic about the region and the opportunities presented by challenge. With commerce in flux, evolving demographics, and demand in development, South Florida is dynamic and a compelling place to be involved with real estate.

Personally as well as professionally, Chad's achievements are many. He is highly philanthropic, having raised hundreds of thousands of dollars for the arts, and previously founding a charity, Tap Out Human Trafficking. Only committing himself to his passions 100 percent, Chad is a level 2 certified sommelier, certified tobacconist, certified SCUBA diver, gold- and silver-medal winner in Jiu Jitsu from the Pan Am Games, and multiple national gold-medal winner in Judo.

With technology, innovation, tactical thinking, and the right questions asked, Chad wants his experiences and lessons learned to be your

eXp Commercial

10752 DEERWOOD PARK BOULEVARD SUITE 100

Jacksonville, FL 32256

855.452.0263

Chad Massaker, MICP, NCREA, CREIPS, EPRO

561.810.3537

chad@chadmassaker.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.