



21,000 - 381,000 SF Available

3800-3850 S Congress Avenue

BOYNTON BEACH, FLORIDA



Egret Point
LOGISTICS CENTER



**CUSHMAN &
WAKEFIELD**

EXECUTIVE SUMMARY

Cushman & Wakefield of Florida is delighted to present the Egret Point Logistics Center, a premier industrial hub situated at 3800 S Congress Ave. in Boynton Beach, Florida. This cutting-edge development features two Class-A rear-load buildings, encompassing a vast 457,000 square feet of space.

Designed with efficiency in mind, the facilities boast 32-foot clear height ceilings, 105 dock doors, four drive-in doors, and ample parking with 462 spaces. The site enjoys prime positioning with quick access to Woolbright Road and direct frontage on I-95, ensuring seamless connectivity to South Florida's arterial roadways.

Its strategic location offers unparalleled access to major ports and airports, facilitating swift and efficient transportation and logistics operations. This makes Egret Point Logistics Center an ideal nexus for businesses looking to capitalize on the region's robust infrastructure and trade opportunities.

BUILDING SPECIFICATIONS

- **Building 1 Available for Lease: 147,456 SF**
- **Building 2 Available for Lease: 233,958 SF**
- 32' Clear Ceiling Heights
- ESFR Sprinkler System
- Tilt Wall Construction
- Dock High and Grade Level Loading Available
- Divisible to $\pm 21,000$ SF
- 4 Dock High Doors Per Bay
- 180' Truck Court
- 265' Building Depths
- 54' Column Spacing
- Turnkey Offices
- R-19 Roofing
- 1.00:1,000 Parking Ratio
- I-95 Frontage for Building 2



FLOORPLAN



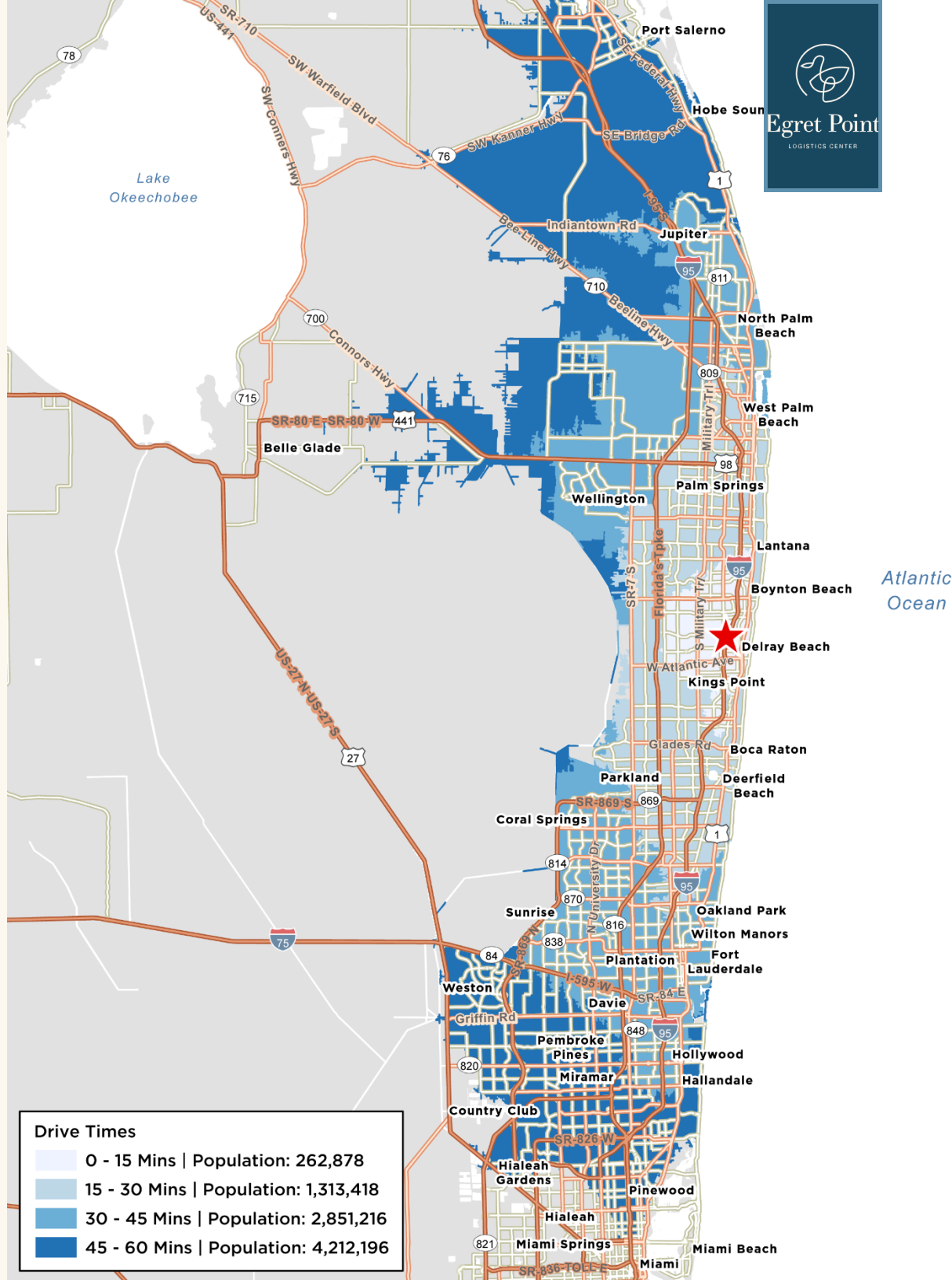
LOCATION HIGHLIGHTS

- **DRIVE TIMES- MAJOR ROADWAYS:**
 - » **Interstate 95:** 2.3 Miles | 7 Mins
 - » **Florida's Turnpike:** 7.4 Miles | 15 Mins
 - » **Sawgrass Expressway:** 32.5 | 40 Mins
- **DRIVE TIMES- AIRPORTS:**
 - » **Palm Beach Airport:** 16.8 Miles | 20 Mins
 - » **Fort Lauderdale Airport:** 34 Miles | 37 Mins
 - » **Miami Airport:** 55.1 Miles | 58 Mins
- **DRIVE TIMES- SHIPPING PORTS:**
 - » **Port Everglades:** 33.4 Miles | 38 Mins
 - » **Port of Palm Beach:** 24.3 Miles | 33 Mins
 - » **Port of Miami:** 54.7 Miles | 1 Hr 7 Mins



DEMOGRAPHICS

| | 30 MIN. | 45 MIN. | 60 MIN. | 90 MIN. |
|-----------------------------|--------------------|--------------------|--------------------|----------------------|
| POPULATION | 774,715 | 2,641,947 | 4,794,702 | 6,490,925 |
| WORKFORCE | 361,623 | 1,316,179 | 2,384,704 | 3,277,697 |
| HIGH SCHOOL GRADUATES | 122,295 (33.8%) | 422,579 (32.1%) | 812,211 (34.1%) | 1,090,675 (33.3%) |
| BLUE COLLAR/SERVICE WORKERS | 116,274 (33.9%) | 386,381 (30.9%) | 731,283 (32.4%) | 687,883 (22.22%) |



Drive Times

- 0 - 15 Mins | Population: 262,878
- 15 - 30 Mins | Population: 1,313,418
- 30 - 45 Mins | Population: 2,851,216
- 45 - 60 Mins | Population: 4,212,196

AMENITIES OVERVIEW



The following highlights emphasize the property's convenience and appeal to potential businesses and residents alike.

Retail Access: The property is in close vicinity to a variety of shopping options, including the Boynton Beach Mall, offering a comprehensive retail experience.

Hotel Accommodations: Multiple hotels are nearby, such as the Courtyard Boynton Beach and Hampton Inn & Suites Boynton Beach, providing comfortable lodging for visitors and business travelers.

Educational Institutions: There are several public schools in the area, ensuring educational opportunities for residents and families living and working around the property.

3800 S CONGRESS AVENUE
BOYNTON BEACH, FLORIDA

LEASING:

CHRISTOPHER THOMSON, SIOR

Vice Chairman

+1 561 301 2390

christopher.thomson@cushwake.com

MATTHEW G. MCALLISTER, SIOR

Executive Director

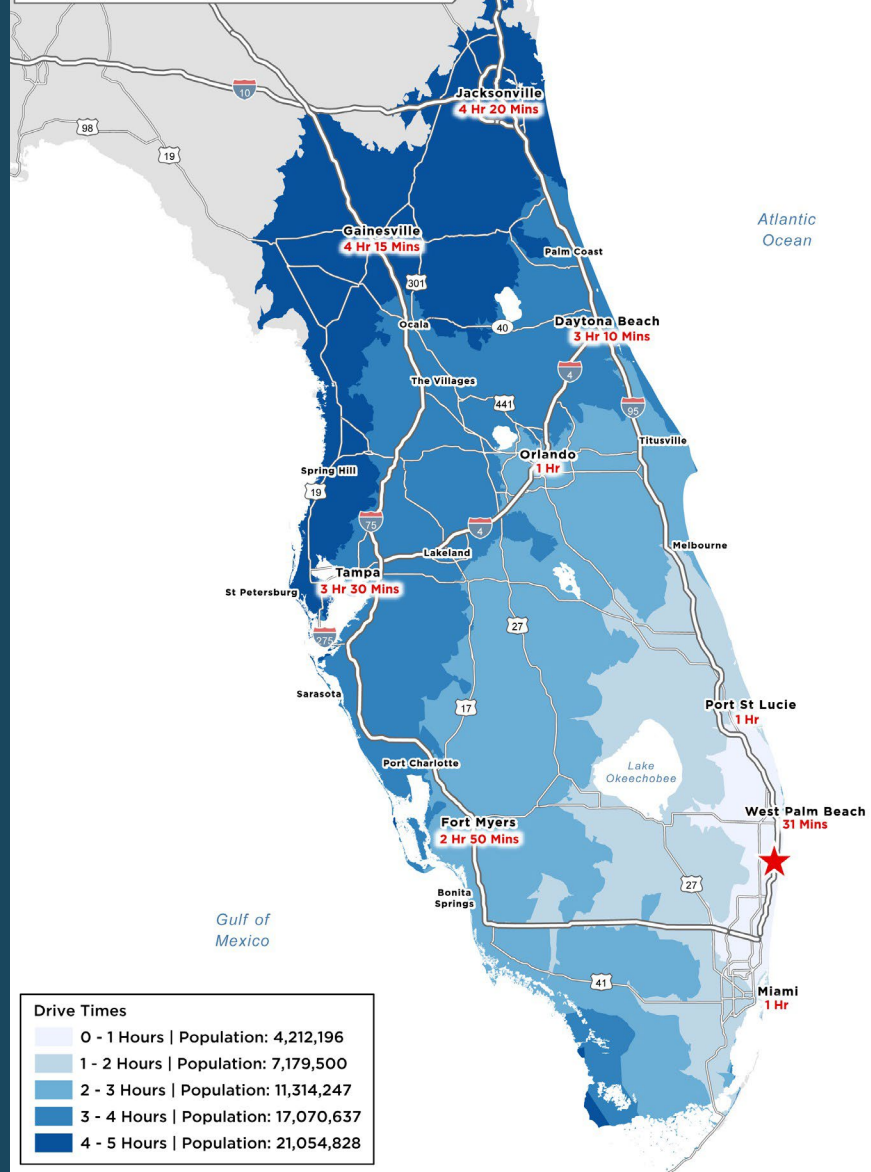
+1 561 901 5216

matthew.mcallister@cushwake.com



225 NE Mizner Boulevard, Suite 300
Boca Raton, FL 33432 | USA
cushmanwakefield.com

OWNERSHIP/DEVELOPMENT:



| Drive Times | |
|-------------|------------------------|
| 0 - 1 Hours | Population: 4,212,196 |
| 1 - 2 Hours | Population: 7,179,500 |
| 2 - 3 Hours | Population: 11,314,247 |
| 3 - 4 Hours | Population: 17,070,637 |
| 4 - 5 Hours | Population: 21,054,828 |

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