

OFFERING MEMORANDUM

1590/1600 N. Florida Mango Road, West Palm Beach

Approx. 98,367sqft Ice Skating Facility & Warehouse



S·E·N·A·D·A

EXECUTIVE SUMMARY

Offered at \$17.5 million

Douglas Elliman is pleased to present the iconic “Palm Beach Ice Works” property for sale. This unique and expansive industrial property is strategically located in the highly sought-after city of West Palm Beach, just minutes from Palm Beach International Airport (PBI) and I-95, providing easy transportation access and accessibility for distribution throughout Florida.

This property spans across two buildings and offers a unique combination of features that make it a prime investment opportunity.

- 1590 N Florida Mango Road – approx. 54,340 sqft currently built out as a world class skating rink
- 1600 N Florida Mango Road – approx. 46,547 sqft vacant column-free warehouse with dock high loading

The first building is a world-class ice skating rink that has been meticulously designed and maintained. This facility offers a large ice skating sheet that can accommodate a variety of uses including hockey, competitive skating, public skating and more. The ice

rink is fully equipped with state-of-the art amenities and attracts skaters from near and far. There is a lease currently in place which expires in October 2023. The new owners will have the opportunity to continue operations or customize to their own requirements.

The second building is a vacant approx. 46,547 sqft column free warehouse with high ceilings and both dock high and grade level access. This building is a blank slate, ready for the new owner to customize and utilize to meet their specific needs. With ample space and easy access for large trucks, this warehouse is ideal for distribution purposes, logistics, light manufacturing operations and related uses.

Overall, this industrial property offers an exceptional opportunity for investors or business owners looking for a unique combination of features. With a world-class ice skating rink and a customizable warehouse, this property has the potential to generate significant revenue and provide a strategic location for distribution within the West Palm Beach Airport industrial sub market and throughout Florida.

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LOCATION



LOCATION



S · E · N · A · D · A



PALM BEACH ICE WORKS
590 NORTH FLORIDA MANGO ROAD
CITY OF WEST PALM BEACH, FLORIDA

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Jeffrey N. Brophy,
Professional Landscape Architect
License # 6666666
Land Design South of Florida
Professional License L.C. 000006

SITE PLAN

SCALE	1"=40'
DRAWN BY:	JMS
DRAWING @	for Winter Shop Plan 04-10-07.dwg
FILE #	1341.1
DATE	4/1-6/2009

L.O.S. PROJECT SCHEDULE	
DATE	DESCRIPTION
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SHEET #
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BUILDING SPECS

Offered at \$17.5 million

1590 North Mango Road, West Palm Beach

- 44,295 sqft Olympic Size Ice Skating Facility
- Fully Insulated Hurricane Rated Structure
- 10,045 Sqft Side Building
- Grade Level Roll Up Doors
- Lease in Place through end of October 2023
- Ceiling Heights between 14 - 40 FT Clear High

Land – Approx. 5.572 Acres or 242,716 sqft

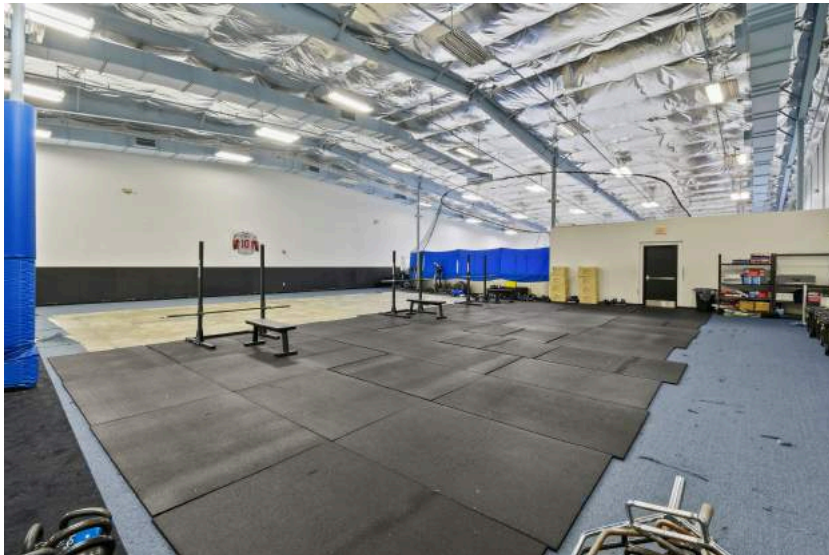
1600 North Mango Road, West Palm Beach

- 36,164 sqft Industrial Column Free Warehouse
- 2,928 SF Office
- Metal Building
- 10,383 Sqft Side Building with Loading Docks
- 3 Dock High Loading Dock and Grade Level Loading Docks
- Vacant
- Ceiling Height between 14 - 40 FT Clear High

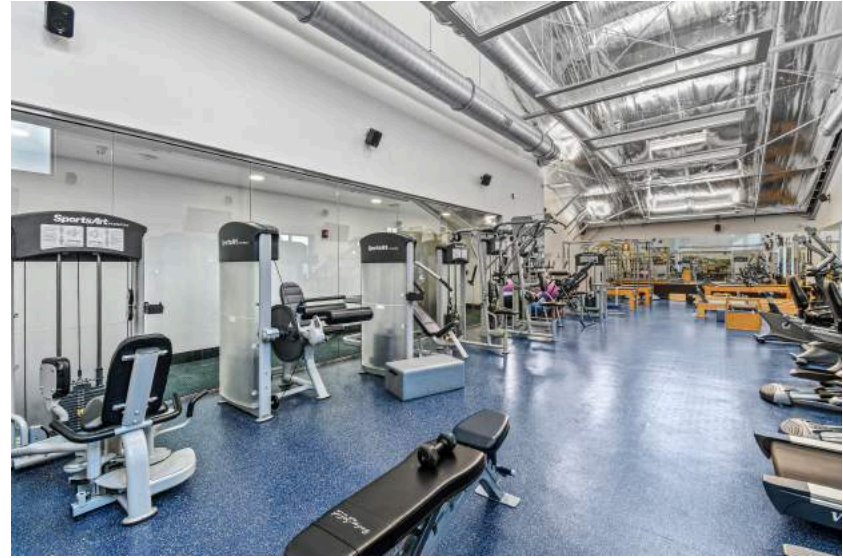
Total Building Size – Approx. 98,367 sqft

All data per public record. Requires verification by Buyer. Douglas Elliman makes no representation or warranties as to the accuracy of information contained herein.

BUILDING SPECS 1590 North Mango Road



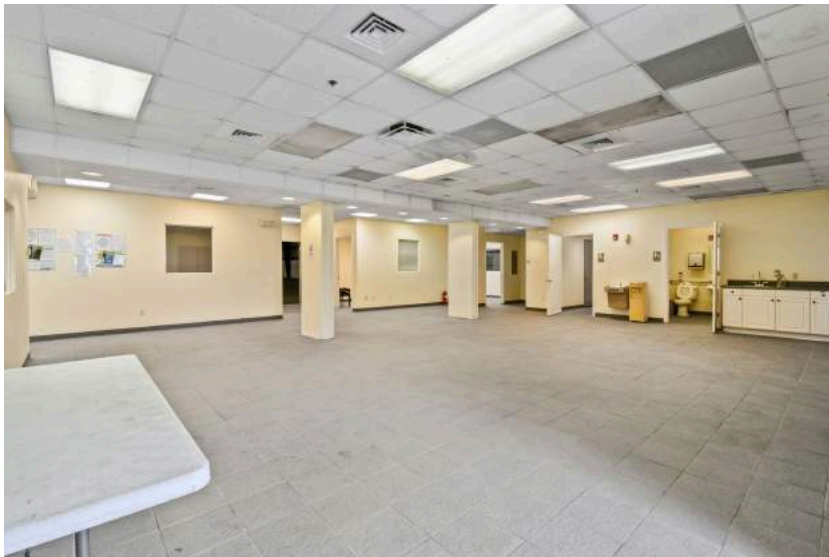
BUILDING SPECS 1590 North Mango Road



BUILDING SPECS 1600 North Mango Road



BUILDING SPECS 1600 North Mango Road



C O N T A C T I N F O

Senada Adžem

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Senada Adžem is a respected and authoritative voice in luxury real estate circles, as evidenced by a career with over \$2 billion in sales.

Ms. Adžem is internationally renowned as a luxury real estate expert, speaker and media celebrity. She regularly appears on CNBC's Power Lunch, Bloomberg Television and Fox Business News.

Ms. Adžem serves as the Executive Director of Luxury Sales at Douglas Elliman in Florida, and personally advises global leaders and Fortune 500 executives. The Senada Team is #1 boutique group for Elliman nationwide with \$570 Million in sales transactions in 2021. Previously, Ms. Adžem spent five years as a Top 1 percent producer for Corcoran Group Real Estate.

Paul Bergman

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Paul Bergman is Palm Beach's number one "Go-To Guy". Consistently ranked among the top producing real estate agents, Paul credits his success to a business built on repeat clients and referrals, serving his clients with the utmost level of dedication, and professionalism. For those of you that have not yet had the opportunity to meet Paul, you should!

Originally from South Africa, Paul has lived in London, New York, Los Angeles and now calls Palm Beach home. Paul specializes in both luxury residential and commercial transactions and is one of the leaders in the industry. The Douglas Elliman Palm Beach office alone has just hit over \$2.8 billion in sales for 2022 alone.