

IBS Investment Bank Pre-Finances \$3.0MM for Small Bay Industrial Portfolio in Boynton Beach, Florida



Small Bay Portfolio, Boynton Beach, Florida

February 2024: IBS Institutional Capital, a subsidiary of IBS Investment Bank (IBS), is pleased to present Project Small Bay at Boynton to qualified buyers for discussion. Located in the heart of Boynton Beach, Florida, the multi-building asset at 523 Industrial Ave and 602 Industrial Way, Boynton Beach, Florida, is approved for financing up to \$3.0MM by IBS.

Investment Highlights

- **Desirable Asset Class:** Strong demand and limited light industrial supply have resulted in increased rents and low vacancy in the sub-market.
- **Location:** The buildings are situated immediately off Interstate I-95 and Boynton Beach Boulevard and boast dual access roads on 602 W Industrial Way and 523 Industrial Ave.
- **Zoning:** M1 Light Industrial
- **Value-Add Opportunity:** The portfolio offers investors a significant upside below CPSF value for a rapidly growing regional destination in a thriving submarket, as well as parcel development to maximize tenancy.

Asset Approved For Financing

For interested buyers, the property is pre-approved for financing of up to \$3.0MM USD, with closing expected to occur within 21 days of receiving an executed contract and financing package. In addition, joint venture and co-investment opportunities will be disclosed to well-qualified investors. The prefinancing period will close on March 5, 2023.

For further inquiry, contact:

IBS Investment Bank | For Financing Details

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