

From the South Florida Business Journal:

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## Butters proposes industrial project near Delray Beach

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Butters Construction & Development wants to build an industrial park with an auto repair building west of Delray Beach.

The Palm Beach County Zoning Commission will consider the application by West Atlantic Business Plaza LLC, managed by Butters Construction CEO [Malcolm Butters](#) and West Delray Collision owner [Greg DiMaria](#), on April 1. It concerns the 10.5-acre site on the south side of Atlantic Avenue, just east of U.S. 441. It's on the west side of Our Lady Queen of Peace church at 9600 W. Atlantic Ave.

While the site is currently farmland, it's zoned for commercial development. After buying the property for \$5.3 million in 2019, West Atlantic Business Plaza LLC wants to change the site plan obtained by the previous owner in 2017.

Originally, the plan was for two warehouses, an auto repair building, a car wash, and a self-storage building.

The new plan calls for three warehouses for a combined 106,139 square feet, a 25,800-square-foot auto repair building, and 215 parking spaces.

Butters said the warehouses would be for small-bay tenants seeking 1,500 to 10,000 square feet of space. The auto repair



BUTTERS

Auto Repair Center and the Tire Center

building would be for his partners at West Delray Collision so it can relocate its business.

“There are not many small-bay warehouses west of the Turnpike in Palm Beach County,” Butters said. “There’s a need for space for the plumbing supplier, the cabinet maker, and the pool supply store. There’s a need for services for the growing population there without them traveling east.”

E-commerce startups also need small-bay warehouse space, Butters added.

The developers are working with [Jennifer Morton](#) of JMorton Planning & Landscape Architecture, York Developments, and [Jim Knight](#) of the Knight Group on the project.

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