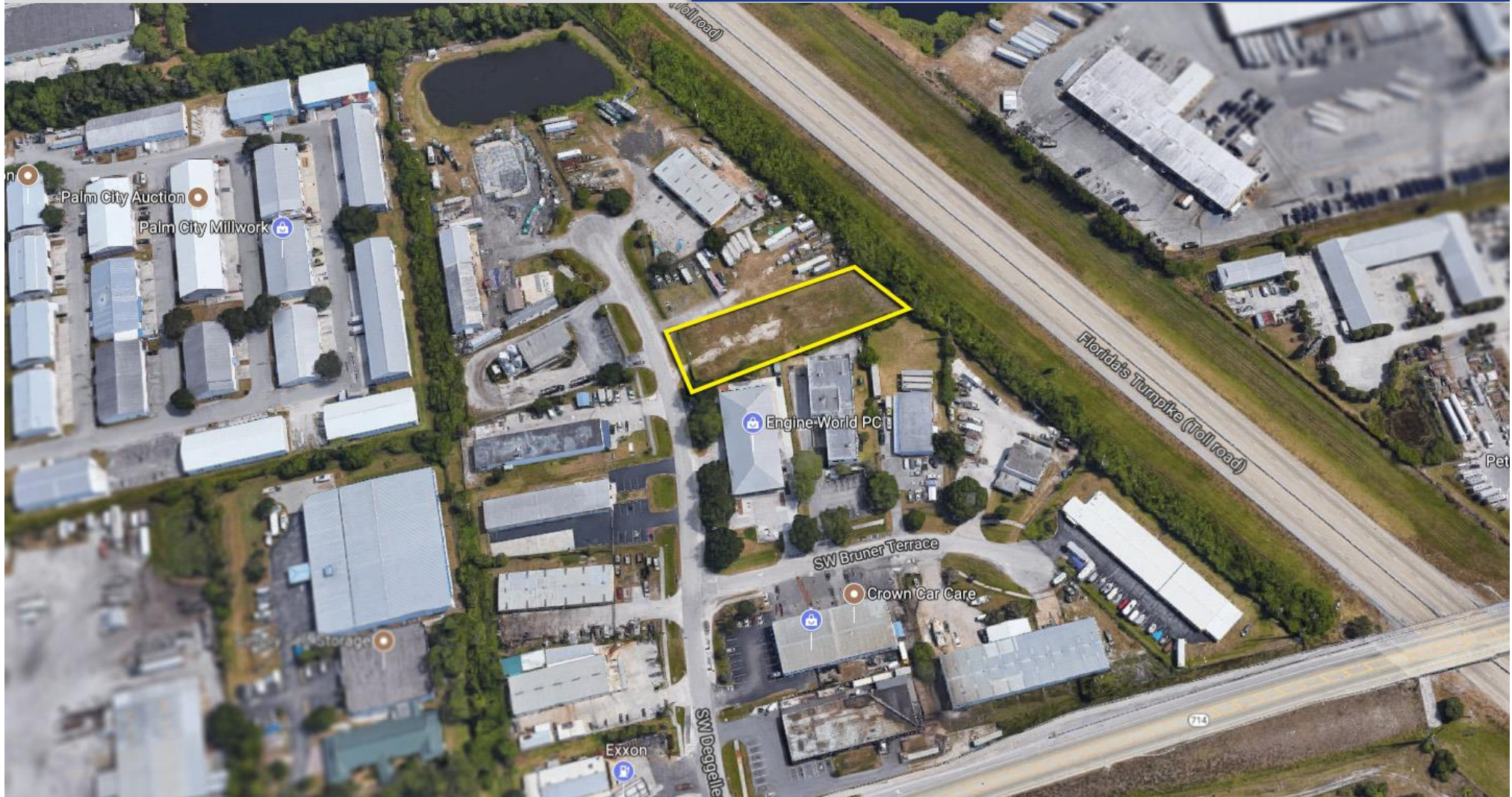


# FOR SALE / LEASE

\$450,000 / \$2,000/mo.

## .71 AC Vacant Industrial Land

SW Deggeller Court, Palm City FL 34990



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Tim Tully | 305-834-0816 | [Ttully@commercialrealestatellc.com](mailto:Ttully@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744



# Property Details

## .71 AC Vacant Industrial Land

SW Deggeller Court, Palm City FL 34990

PRICE / RATE	\$450,000 / \$2,000/mo.
LAND SIZE	30,839 sf
PARCEL ID	14-38-40-001-000-00120-1
ACREAGE	.71 AC
FRONTAGE	100.32'
TRAFFIC COUNT	14,154 (from SW Martin Highway)
YEAR BUILT	--
ZONING	M-2 Industrial
LAND USE	Industrial
UTILITIES	Undisclosed

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Excellent Industrial Development Opportunity!! 0.71 acre fenced land located in the industrial hub of Palm City. Great accessibility to the Florida's Turnpike via SW Martin Downs Blvd. Ideal for a number of uses which includes but not limited to a manufacturing plant\*, whole sale businesses, storage yards, and offices. Surrounding tenants include: FedEx Ship Center, Exxon, Ruby Tuesday, and more!



**Jeremiah Baron**  
& CO.  
Commercial Real Estate, LLC

### Listing Contact:

Tim Tully | 305-834-0816 | [Ttully@commercialrealestatellc.com](mailto:Ttully@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

## Property Demographics

# .71 AC Vacant Industrial Land

SW Deggeller Court, Palm City FL 34990

### 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	3,719	1 Mile	\$80,725	1 Mile	43.90
3 Mile	25,344	3 Mile	\$94,446	3 Mile	46.30
5 Mile	62,664	5 Mile	\$80,485	5 Mile	44.60

**Jeremiah Baron**  
& CO.  
Commercial Real Estate, LLC

#### Listing Contact:

Tim Tully | 305-834-0816 | [Ttully@commercialrealestatellc.com](mailto:Ttully@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Zoning Information

## .71 AC Vacant Industrial Land SW Deggeller Court, Palm City FL 34990

### M-2 - Industrial District

3.421.A.

Uses permitted. In this district a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the M-1 Industrial District.
2. General manufacturing plants that meet the following standards:
  - a. Manufacturing operations conducted in the open shall be screened from view outside the real property boundary. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as part of the area allowed for occupation by buildings and structures.
  - b. No smoke with opacity exceeding 20 percent, shall be emitted, except smoke with opacity not exceeding 40 percent, shall be permitted for not more than six minutes of any one hour.
  - c. No particle from any flue or smokestack exceeding 0.2 grains per cubic foot of the flue gas at stack temperature of 500 degrees Fahrenheit shall be permitted.
  - d. No odor nuisance shall be permitted to extend beyond lot lines. Tanneries, abattoirs, glue factories, oil tank farms, soap factories, artificial gas manufacturers, rubber manufacturers, distilleries and similar industries shall present detailed plans for elimination of odors to the zoning director before a permit shall be granted.
  - e. Dust and dirt shall be confined within the buildings of the plant.
  - f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
  - g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.
  - h. Buildings and fences shall be painted, unless the materials are naturally or

artificially colored.

3. Manufacture of the following:

Automobile accessories, except tires  
Acids, except hydrochloric, nitric, picric, sulphurous or sulphuric acid  
Boxes  
Carbon  
Canvas, cloth, cork, excelsior or textiles  
Disinfectants and insecticides  
Batteries and other electrical apparatus  
Mattresses  
Rope  
Sash and doors  
Starch, glucose and dextrin

More information available at: [Municode Martin County.](#)

**Jeremiah Baron**  
& CO.  
Commercial Real Estate, LLC

### Listing Contact:

Tim Tully | 305-834-0816 | [Ttully@commercialrealestatellc.com](mailto:Ttully@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

## Site Photos

# .71 AC Vacant Industrial Land

SW Deggeller Court, Palm City FL 34990



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Tim Tully | 305-834-0816 | [Ttully@commercialrealestatellc.com](mailto:Ttully@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744



# Property Aerial

## .71 AC Vacant Industrial Land

SW Deggeller Court, Palm City FL 34990



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Tim Tully | 305-834-0816 | [Ttully@commercialrealestatellc.com](mailto:Ttully@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744