

0.71 AC FENCED INDUSTRIAL LOT

SW Deggeller Court, Palm City FL 34990



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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Asking Price: \$550,000

PROPERTY OVERVIEW

- Excellent 0.71 acre fenced yard space located in one of Palm City's industrial corridors.
- Site has the potential for development of a warehouse building with storage space or the entire site can be utilized for storage purposes.
- Easy accessibility to Florida's Turnpike via SW Martin Downs Blvd.
- Surrounding tenants include: FedEx Ship Center, Exxon, Dunkin', CubeSmart self storage, and others.



PRICE	\$550,000
LAND SIZE	30,839 sf
ACREAGE	0.71 AC
FRONTAGE	100.32'
TRAFFIC COUNT	24,500 ADT (from SW Martin Highway)
YEAR BUILT	N/A
ZONING	M-2 Industrial
LAND USE	Industrial
UTILITIES	Undisclosed
PARCEL ID	14-38-40-001-000-00120-1

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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	3,751	1 Mile	\$92,324	1 Mile	44.00
3 Mile	26,075	3 Mile	\$107,597	3 Mile	46.50
5 Mile	65,543	5 Mile	\$93,123	5 Mile	45.10

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	3,927	1 Mile	\$81,497	1 Mile	47.00
3 Mile	27,292	3 Mile	\$84,979	3 Mile	51.30
5 Mile	69,093	5 Mile	\$67,608	5 Mile	48.50

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ZONING INFORMATION

Sec. 3.421. - 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
4. Any of the following:
- Automatic screw machines
 - Automobile assembly plant
 - Animal refuge
 - Assaying

- Airplane hangar
 - Airport
 - Blacksmith shop
 - Canning factory
 - Cider mill
 - Construction or contractor yard
 - Cooperage
 - Cemetery, columbarium, mausoleum or crematory
 - Die casting
 - Livery stable, riding academy or dude ranch
 - Lumberyard with planing mill
 - Meat processing, no slaughtering
 - Metal buffing, plating and polishing
 - Machine shop
 - Millwork, lumber and planing mill
 - Motor freight terminal and depot
 - Mattress and bedding renovator
 - Painting and varnishing
 - Radio or television broadcasting towers or antennas
 - Welding shop
5. Storage in bulk of asphalt, brick, building materials, butane, cement, clay products, concrete products, coal, contractors' equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber machinery, propane, roofing, rope, sand, stone, tar, tarred, or creosoted products, terra-cotta, timber, wood or wool, provided the area so used is located inside a fully enclosed building or masonry wall at least six feet in height.
6. Residences for the use of watchmen or custodians only.

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SITE PHOTOS



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TRADE AREA MAP



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