

# WAREHOUSE STORAGE WITH YARD

4300 SW Mallard Creek Trail, Palm City FL 34990



**FOR LEASE | \$12.50/sf NN**

**Jeremiah Baron  
& CO.**

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# PROPERTY OVERVIEW

- Excellent leasing opportunity of an industrial warehouse property with dual street access in Palm City, Florida.
- The main building measures a total of 10,800 sf (60'x180') plus an extension that is 312 sf (12'x26') with 3-phase power and eight 14' roll up doors. Adjacent to the main building is a 5,000 sf pole barn and a 1,080 sf chemical building.
- There are two fuel stations with electric pumps that hold 500 gallons of diesel and 500 gallons of gasoline.
- Additional features include a washdown station for cleaning equipment with a chemical separator/sump.
- Plenty of outdoor storage area making it ideal for a landscaping company, pavers, and other comparable uses.



LEASE RATE	\$12.50/sf NN
BUILDING SIZE	11,112 SF + 1,080 SF (5,000 SF Pole Barn)
BUILDING TYPE	Storage Warehouse
ACREAGE	3.21 AC
FRONTAGE	413' to SW Sand Ave.
TRAFFIC COUNT	48,400 ADT (Florida's Turnpike)
YEAR BUILT	1983-1993
CONSTRUCTION TYPE	Metal on Steel Frame / Concrete Block
PARKING SPACE	Ample
ZONING	PUD-R (Residential)
LAND USE	Low Density
PARCEL ID	11-38-40-007-000-00020-2

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# SITE PHOTOS



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# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	3,046	1 Mile	\$99,163	1 Mile	46.30
3 Mile	68,415	3 Mile	\$98,399	3 Mile	45.00
5 Mile	284,246	5 Mile	\$85,893	5 Mile	44.90
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	3,101	1 Mile	\$85,840	1 Mile	50.50
3 Mile	71,334	3 Mile	\$78,833	3 Mile	48.20
5 Mile	302,600	5 Mile	\$68,411	5 Mile	47.70

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# ZONING INFORMATION

## DIVISION 5. PLANNED UNIT DEVELOPMENTS

### Sec. 3.241. Purpose and intent.

The Planned Unit Development (PUD) is an alternative to the standard zoning districts in which the landowner and the Board of County Commissioners negotiate the zoning standards that will apply to a specific parcel of land such that the resulting development will be of superior quality and design while protecting the health, safety and welfare of the general public.

(Ord. No. 608, pt. 1, 3-19-2002)

### Sec. 3.242. Applicability of standards of this article to PUD.

The zoning standards for each PUD shall be set forth in a PUD agreement, which shall be a written, mutual agreement signed by the landowner and the Board of County Commissioners. The PUD agreement shall include a master and/or a final development plan and shall comprehensively set forth all of the zoning standards that shall apply to the subject parcel of land and shall be approved pursuant to article 10.

(Ord. No. 608, pt. 1, 3-19-2002)

### Sec. 3.243. Status of previously adopted PUD agreements.

All PUD agreements adopted prior to the effective date of this ordinance shall continue to be governed by the terms of such agreements. All PUD zoning designations shall be indicated on the Zoning Atlas.

(Ord. No. 608, pt. 1, 3-19-2002)

### Sec. 3.244. Standards for PUD zoning agreements.

3.244.A. All PUD zoning agreements, as well as amendments to such

agreements, shall be consistent with the CGMP. Applicants for PUD zoning shall have the burden of demonstrating that the proposed PUD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations set forth in this article.

3.244.B. Areas designated Agricultural on the Future Land Use Map shall not be eligible for PUD zoning.

3.244.C. Areas designated Agricultural Ranchette on the Future Land Use Map shall comply with all applicable policies of the Comprehensive Growth Management Plan. In particular, any PUD within the Agricultural Ranchette Future Land Use designation shall be consistent with the following:

The plan recognizes the primary value of these lands for small agricultural operations and open space, and, therefore, assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one unit per five gross acres shall be permitted within the areas designated for agricultural ranchettes. However, residential development on these lands should be related to agricultural uses. These areas are situated in locations removed from urban services, have developed at very sparse densities, and maintain their original agricultural and rural character.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003)

Secs. 3.245–3.259. Reserved.

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# BIRD'S EYE VIEW



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# TRADE AREA MAP



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