

1.04 AC INDUSTRIAL LAND

815 13th Street, Lake Park FL 33403



1.04 AC INDUSTRIAL LAND

FOR SALE | \$1,400,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Excellent opportunity to own over an acre of industrial land located in the heart of West Palm Beach.
- The property is centered in the bustling area of Lake Park, close to I95 and Northlake Blvd hosting great logistic advantages.
- These three parcels of land total 1.04 ac and are zoned for CLIC - CLIC CAMPUS LIGHT IND' & COMM' (36-LAKE PARK) allowing for a variety of usage options.



PRICE	\$1,400,000
ACREAGE	1.04 ac
TRAFFIC COUNT	6,800 ADT (Watertower Rd)
ZONING	CLIC - CLIC CAMPUS LIGHT IND' & COMM' (36-LAKE PARK)
PROPERTY USE CODE	4900 - OPEN STORAGE
PARCEL ID	36434220000007021 36434220000007071 36434220000007070

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	13,026	1 Mile	\$55,157	1 Mile	42
3 Mile	88,476	3 Mile	\$58,136	3 Mile	42
5 Mile	176,304	5 Mile	\$61,730	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	13,563	1 Mile	\$38,145	1 Mile	41
3 Mile	92,760	3 Mile	\$40,191	3 Mile	42
5 Mile	185,499	5 Mile	\$42,890	5 Mile	41

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ZONING INFORMATION

Within the CLIC campus light industrial/commercial district, the following regulations shall apply:

- (1) *Purpose and intent.* It is the purpose of the CLIC district to allow the development of a mixed-use, campus light industrial/commercial employment center. The location of this district abutting the MU mixed-use residential/commercial/light industrial district provides opportunities for employment in close proximity to higher population densities, thereby promoting walk-to-work activity and reduced traffic congestion. The regulations for this district are intended to encourage development compatible with surrounding or abutting zoning districts, with suitable open spaces, on-site landscaping and parking areas. A landscape buffer along Silver Beach Road is required so that this district will not be incompatible with residential land uses on the south side of Silver Beach Road.
- (2) *Uses permitted.* Within the CLIC zoning district, no building, structure, land or water use shall be permitted and no building shall be erected, structurally altered or enlarged, except for the following uses:
 - a. Any of the following uses shall be permitted:
 1. Freighting or trucking yard or terminal.
 2. Utility substations, easements, rights-of-way and alleys, transportation easements, alleys and rights-of-way.
 3. Building suppliers, including lumberyards and milling of wood products, but excluding sawmills and planning mills.
 4. Business offices and studios.
 5. Dance instruction.
 6. Electronic equipment, sales and manufacturing.
 7. Hardware, paint and garden supplies.

8. Laboratories, medical and dental.
9. Monuments, sales.
10. Nurseries and greenhouses.
11. Personal services, including but not limited to barbershops, beauty shops, masseurs and health studios.
12. Precision instruments and optics.
13. Printing and publishing plants.
14. Public and private utility services.
15. Retail sale, leasing or renting of vehicles, trailers or boats.

Motor vehicle sales on property on which a permanent building is erected, shall mean the area where buildings are used in connection with the sale or lease of motor vehicles and the areas where motor vehicles are displayed for lease or sale.
16. Transient residential use.
17. Community residential homes, provided that any such community residential home is not located within a radius of 1,200 feet of another such home.

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ZONING INFORMATION

18. Group home is a permitted use provided that any group home is not located within a radius of 1,000 feet of another existing group home.
 - b. The following uses are permitted uses when conducted within a completely enclosed building and when they conform to this Code:
 1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
 2. The manufacture, compounding, assembly or treatment of articles of merchandise from the following previously prepared materials: Aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, rubber, textiles, tin, iron, steel, tobacco, wood (excluding sawmill or planing mill), yarns, and paint not involving a boiling process.
 3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
 4. The manufacture and maintenance of signs.
 5. Light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.
 6. The manufacture of musical instruments, toys, novelties, and rubber or metal stamps.
7. Automobile assembling, painting, and upholstering, rebuilding, re-conditioning, body and fender works, truck repairing and overhauling.
8. Automobile recycling center, with the following conditions:
 - i. The facility must comply with all rules or be licensed and/or permitted (if required) and in compliance with all governmental agencies having jurisdiction over this type of business, including but not limited to the South Florida Water Management District, the state department of environmental protection and the state department of environmental resources management.
 - ii. As consistent with this section regarding the permitted uses being conducted within a completely enclosed building, any operations involving mechanisms which contain fluids, including but not limited to the working on or removal of the drive train, including engine removal, transmission removal; removal of the gas tank, radiator, the removal of the brake master cylinder or wheel cylinders or calipers, or power steering mechanism, must be done in a completely enclosed space. Any salvage operations other than those listed above may be done out of doors.
 - iii. All Freon removal from air conditioning systems must be done pursuant to MACS standards. No Freon shall be released into the atmosphere.
 - iv. Storage of cars used for stock may be out of doors.
 - v. No use of this kind may be within one mile of like use.

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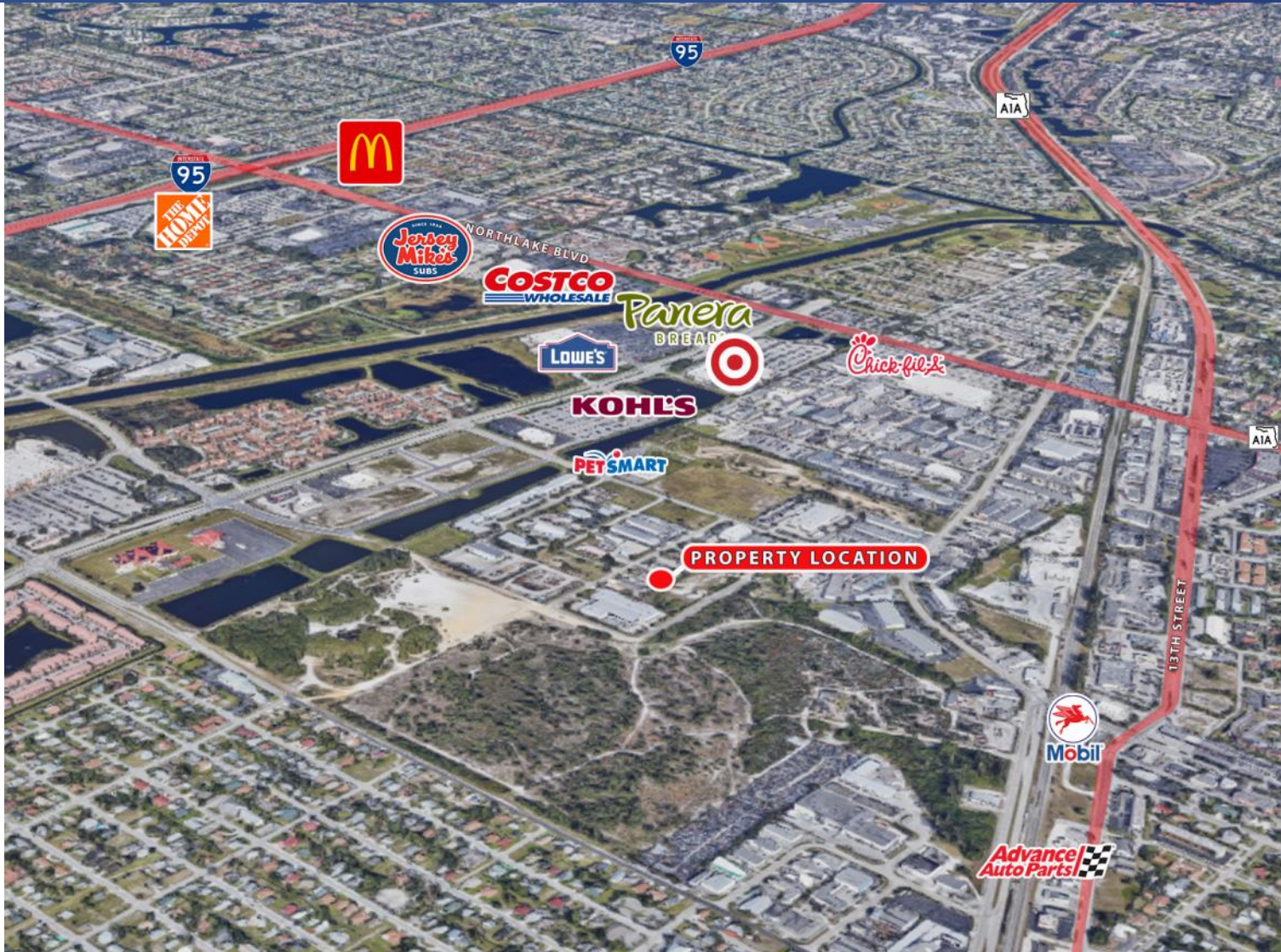
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TRADE AREA MAP



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