

FOR LEASE

\$2,500/mo.

0.71 AC Vacant Industrial Land

SW Deggeller Court, Palm City FL 34990



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | mcrady@commercialrealestatellc.com

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

Property Details

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LEASE RATE	\$2,500/mo.
LAND SIZE	30,839 sf
PARCEL ID	14-38-40-001-000-00120-1
ACREAGE	0.71 AC
FRONTAGE	100.32'
TRAFFIC COUNT	14,154 (from SW Martin Highway)
YEAR BUILT	--
ZONING	M-2 Industrial
LAND USE	Industrial
UTILITIES	Undisclosed

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- Excellent 0.71 acre fenced yard space located in one of Palm City's industrial corridors.
- Ideal space can be used to store equipment, manufacturing materials, and other industrial type use.
- Easy accessibility to Florida's Turnpike via SW Martin Downs Blvd.
- Surrounding tenants include: FedEx Ship Center, Exxon, Ruby Tuesday, and others.



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Site Photos

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Zoning Information

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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, timer, 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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Property Demographics

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Demographics

2018 Population Estimate		2018 Average Household Income		Average Age	
1 Mile	3,755	1 Mile	\$83,972	1 Mile	43.70
3 Mile	25,467	3 Mile	\$97,561	3 Mile	46.30
5 Mile	64,268	5 Mile	\$83,926	5 Mile	44.70

2023 Population Projection		2018 Median Household Income		Median Age	
1 Mile	4,046	1 Mile	\$64,325	1 Mile	46.60
3 Mile	27,311	3 Mile	\$74,324	3 Mile	50.90
5 Mile	69,111	5 Mile	\$61,494	5 Mile	47.90

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Property Aerial

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