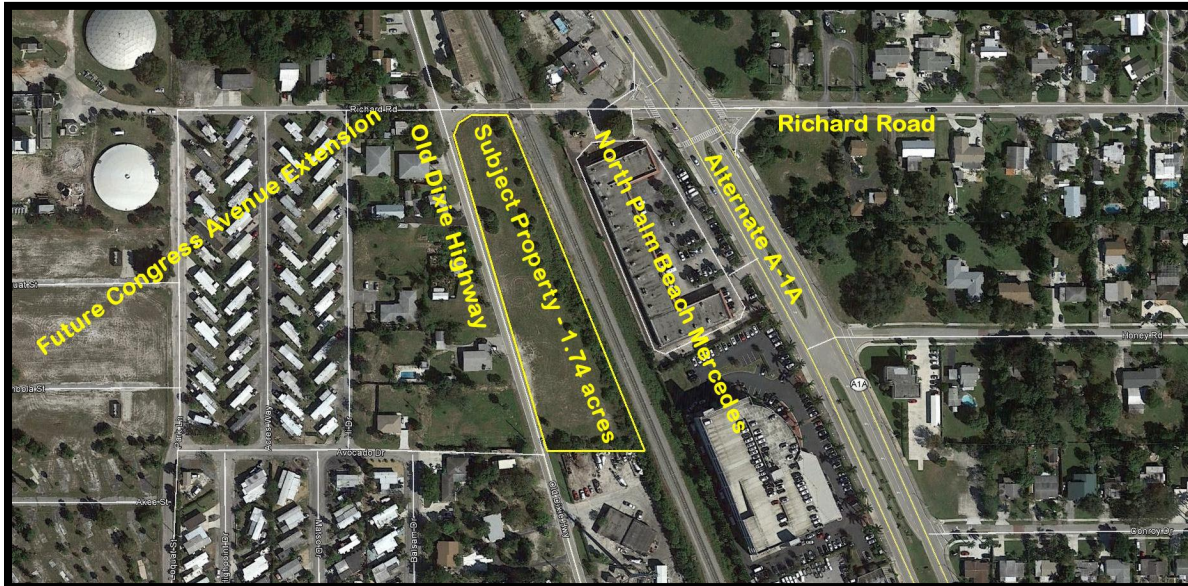


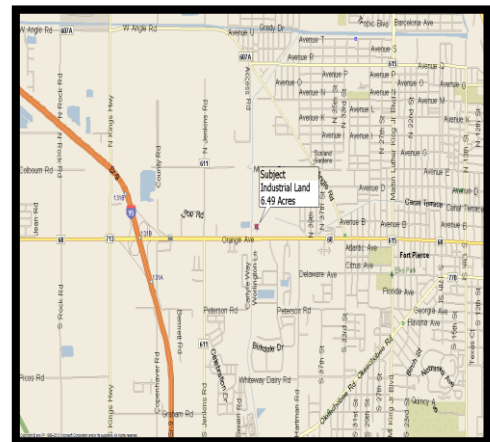
## INDUSTRIAL LAND FOR SALE IN NORTHERN PALM BEACH COUNTY



9300 Old Dixie Highway, North Palm Beach, Florida 33408

### PROPERTY HIGHLIGHTS

- 1.74 acres or 75,749 sf site
- Zoned (IL) Light Industrial-North Palm Beach
- Ideal for a user or investor who wants to build their own industrial building or office/warehouse condominium project.
- Site plan approval in place and vested for a 21,300 SF office/warehouse condominium development.
- Water & sewer available to the site.
- The new Congress Avenue extension (North of Northlake Boulevard) passes along the north property line creating a highly visible and desirable location.
- Adjacent to the new Mercedes Benz of North Palm Beach dealership on Alternate A-1-A.
- Asking Price: \$795,000



For More Information Contact:  
 William B. Reichel, President  
 Kerry B. Jackson, SIOR, Vice President  
 Reichel Realty & Investments, Inc.  
 8845 N. Military Trail, Suite 100  
 Palm Beach Gardens, FL 33410  
 (561) 478-4440  
[kjackson@reichelrealty.com](mailto:kjackson@reichelrealty.com)  
[www.reichelrealty.com](http://www.reichelrealty.com)

### Commercial Real Estate Expertise for Today's Market

Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market prior to sale or change price without notice.

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## *Property Information Sheet*

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- Site:** 1.74 acres or 75,749 SF lot
- Location:** Located on the East side of Old Dixie Highway approximately 1/4 mile north of Northlake Boulevard on the Southeast corner of Old Dixie Highway and Richard Road, North Palm Beach, FL 33408.
- Zoning:** Currently (CG) Commercial General – Unincorporated Palm Beach County. Since the property was Annexed into the Village of North Palm Beach, rezoning to (IL) Light Industrial – North Palm Beach will be required as a condition of any new development. This zoning district allows a variety of commercial and industrial uses.
- Utilities:** Water and sewer is onsite. Electric is supplied by Florida Power & Light.
- Site Plan:** The property is site plan approved and vested for a 21,300 SF multi-tenant office/warehouse condominium building with ±14,910 SF of warehouse space and ±6,390 SF of office space.
- Congress Avenue Extension:** Palm Beach County is extending Congress Avenue north from Northlake Boulevard then east terminating at Alternate A-1-A. This will bring phenomenal exposure and traffic to the site as the intersection at Richard Road will be expanded. This road extension will take out many of the mobile homes to the west of this project and will revitalize and spur redevelopment in the immediate area.
- Amenities:** The site is within 2 miles of Interstate 95 at Northlake Boulevard provides quick access to the Interstate and a variety of “big-box” retail stores, neighborhood centers, restaurants and services within minutes of the site.
- Asking Price:** \$795,000 cash to Seller
- Contact:** William B. Reichel, President or  
***Kerry B. Jackson, SIOR, Vice President***  
***Reichel Realty & Investments, Inc.***  
8845 N. Military Trail, Suite 100  
Palm Beach Gardens, FL 33410  
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[www.reichelrealty.com](http://www.reichelrealty.com)

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Richard Road

Alternate A-1A

North Palm Beach Mercedes

Subject Property - 1.74 acres

Old Dixie Highway

Future Congress Avenue Extension



**YATES**  
**PARNO**  
**ARCHITECTS**  
**INC.**  
 ARCHITECTS  
 10000 W. BOULEVARD, SUITE 100  
 BOCA RATON, FLORIDA 33433  
 TEL: 561-993-1100 FAX: 561-993-1100  
 WWW.YATESPARNO.COM

CUSTOMER: BUREAU OF CONSTRUCTION  
 ALA BACHEN  
 3000 W. PALM BEACH BOULEVARD  
 BOCA RATON, FLORIDA 33433  
 TEL: 561-993-1100 FAX: 561-993-1100  
 WWW.YATESPARNO.COM

DATE: JUNE 10, 2005  
 DRAWN BY: M. D. J.  
 CHECKED BY: J. S.  
 PROJECT:

A NEW OFFICE WAREHOUSE  
**Lone Palm Business Park**  
 Old Dixie Joint Ventures Inc.  
 PALM BEACH COUNTY, FLORIDA

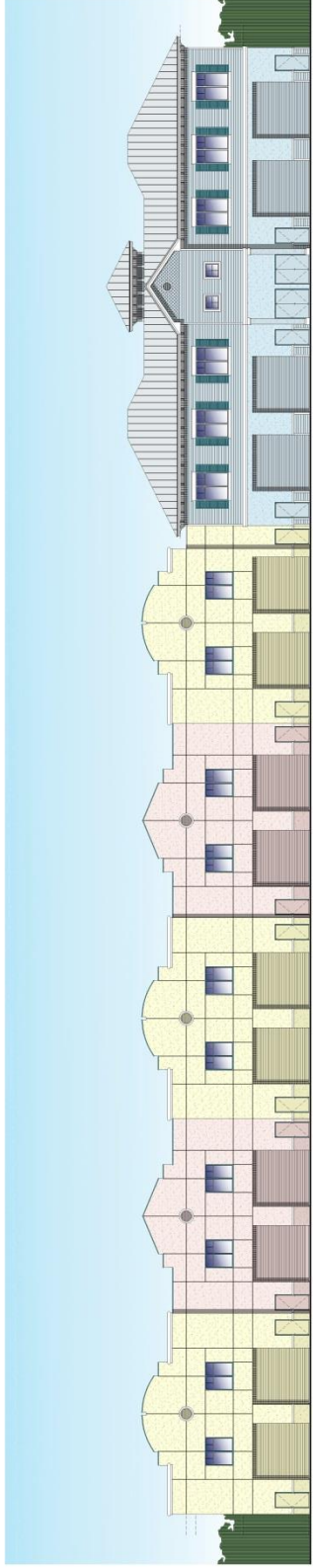
D.R.O.  
 Submission  
 SET  
 5-25-05

SEAL  
 FELIX D. YATES  
 REGISTERED ARCHITECT

Sheet No.  
**A-4**  
 of  
 4  
 sheets  
 CONTRACT: 05-0001 Lone Palm Business Park



**WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"



**EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"

SECTION 1

1. THE PETITIONER SHALL COMPLY WITH ALL PREVIOUS CONDITIONS OF APPROVAL OF PETITION NO. 84-123 (RESOLUTION R-85-38) UNLESS EXPRESSLY MODIFIED HEREIN.

2. PRIOR TO SITE PLAN REVIEW COMMITTEE SUBMITTAL, THE SITE DEVELOPMENT PLAN SHALL BE AMENDED TO SATISFY ALL MINIMUM PROPERTY DEVELOPMENT REGULATIONS AND LAND DEVELOPMENT REQUIREMENTS.

3. THE SITE SHALL BE LIMITED TO 21,300 SQUARE FEET OF OFFICE WAREHOUSE COMBINATION (MAX.).

4. THE SITE SHALL BE LANDSCAPED PURSUANT TO SECTION 500.35 (LANDSCAPE CODE SEC. 500.35).

5. NO STORAGE BAY DOORS SHALL FACE RESIDENTIAL ZONED PROPERTY NOR SHALL THEY BE VISIBLE FROM ANY PUBLIC STREET.

6. NO OUTDOOR LOUDSPEAKER SYSTEM SHALL BE PERMITTED ON SITE.

7. NO OUTDOOR STORAGE, OF ANY KIND, SHALL BE PERMITTED ON SITE.

8. ALL DUMPSTERS AND TRASH RECEPTACLES SHALL BE SCREENED FROM VIEW FROM ADJACENT LOTS AND STREETS.

9. ALL OUTDOOR LIGHTING SHALL BE OF LOW INTENSITY, SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTY, SHINING ONLY ON SUBJECT SITE.

10. THERE SHALL BE NO OFF PREMISE SIGNS PERMITTED ON SITE.

11. GENERATION AND DISPOSAL OF HAZARDOUS EFFLUENTS INTO SANITARY SEWERAGE SYSTEM SHALL BE PROHIBITED UNLESS AN ADEQUATE PRETREATMENT FACILITIES APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ARE INSTALLED AND OPERATED RESPONSIBLY FOR SEWAGE WORKS ARE CONSTRUCTED AND USED BY PROJECT TENANTS OR OWNERS GENERATING SUCH EFFLUENTS.

12. SEWER SERVICE IS AVAILABLE TO THE PROPERTY. THEREFORE, NO SEPTIC TANK SHALL BE PERMITTED ON THE SITE.

13. WATER SERVICE IS AVAILABLE TO THE PROPERTY. THEREFORE, NO WATER TANK SHALL BE PERMITTED ON THE SITE TO PROVIDE POTABLE WATER.

14. CONDITION NO. 6 OF ZONING PETITION 84-123 WHICH PRESENTLY STATES:

"6. THE PROPERTY OWNER SHALL PAY A FAIR SHARE FEE IN THE AMOUNT AND MANNER REQUIRED BY THE FAIR SHARE CONTRIBUTION FOR ROAD IMPROVEMENTS ORDINANCE AS IT PRESENTLY EXISTS OR AS IT MAY BE AMENDED FROM TIME TO TIME BE AMENDED. PRESENTLY, THE FAIR SHARE FEE FOR THIS PROJECT IS \$2,663.00."

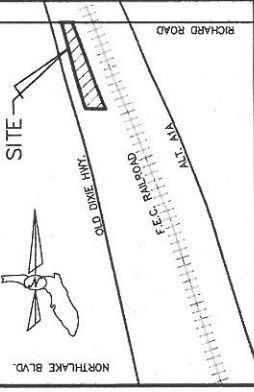
IS HEREBY AMENDED TO READ AS FOLLOWS:

"THE DEVELOPER SHALL PAY A FAIR SHARE FEE IN THE AMOUNT AND MANNER REQUIRED BY THE FAIR SHARE CONTRIBUTION FOR ROAD IMPROVEMENTS ORDINANCE AS IT PRESENTLY EXISTS OR AS IT MAY BE AMENDED FROM TIME TO TIME BE AMENDED."

15. CANOPY VEGETATION ALONG RIGHTS-OF-WAY SHALL BE UPGRADED TO INCLUDE TWELVE (12) FOOT NATIVE CANOPY TREES.

16. THE MINIMUM PAVEMENT WIDTH FOR OLD DIXIE HIGHWAY SHALL BE A MINIMUM OF TWENTY (20) FEET IN WIDTH. SHOULD THERE BE LESS THAN TWENTY (20) FEET IN WIDTH, THIS PETITIONER SHALL CONSTRUCT OLD DIXIE HIGHWAY TO A MINIMUM OF TWENTY (20) FEET IN WIDTH.

17. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL MAY RESULT IN THE DENIAL OR REVOCATION OF A BUILDING PERMIT; THE OCCUPANCY OF ANY BUILDING OR STRUCTURE; OR THE DENIAL OR REVOCATION OF A LICENSE, PERMIT, OR OTHER AUTHORITY OF THE OWNER, COMMERCIAL-OWNER, LESSEE, OR USER OF THE SUBJECT PROPERTY. APPEALS FROM SUCH ACTION MAY BE TAKEN TO THE PALM BEACH BOARD OF ADJUSTMENT OR AS OTHERWISE PROVIDED IN THE PALM BEACH COUNTY ZONING CODE.



VICINITY MAP  
N.T.S.  
SEC. 17 TWP. 42 RSE. 43

CH/5  
CG  
OFFICE/WAREHOUSE

ULDC REFERENCE  
(RE: PREVIOUS APPROVALS)

ULDC ARTICLE 1.1.1.C AND C1.1.a.2

C. PREVIOUS APPROVALS

THE USES, SITE DESIGN, INTENSITY, DENSITY, AND TABULAR DATA SHOWN ON A VALID DEVELOPMENT ORDER SUCH AS A MASTER PLAN, SUBDIVISION, LAND DEVELOPMENT PERMIT, OR ZONING ORDINANCE SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS CODE FOR ANY INFORMATION CLEARLY SHOWN. THIS INFORMATION MAY BE CHANGED FORWARD ONLY SUBSEQUENT PLANS NECESSARY TO IMPLEMENT THE PREVIOUS APPROVED PLAN. (EMPHASIS ADDED)

LEGEND

○ BAY DOOR

→ TRAFFIC FLOW DIRECTION

♿ HANDICAP PARKING

→ SIGN

□ FROM 1989 APPROVED PLAN



DISABLED PARKING SIGN  
N.T.S.

MIN. 10' LANDSCAPE STRIP ON APPROVED 1989 SITE PLAN

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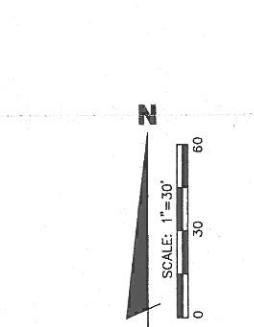
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PARKING STALL DETAIL  
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5 X 5 PLANTER

MIN. 10' LANDSCAPE STRIP ON APPROVED 1989 SITE PLAN

INDIL WAREHOUSE

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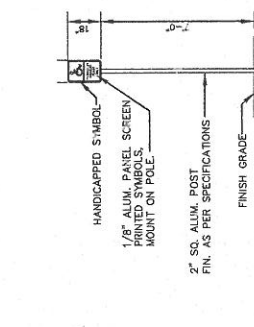
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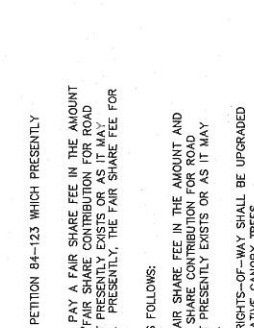
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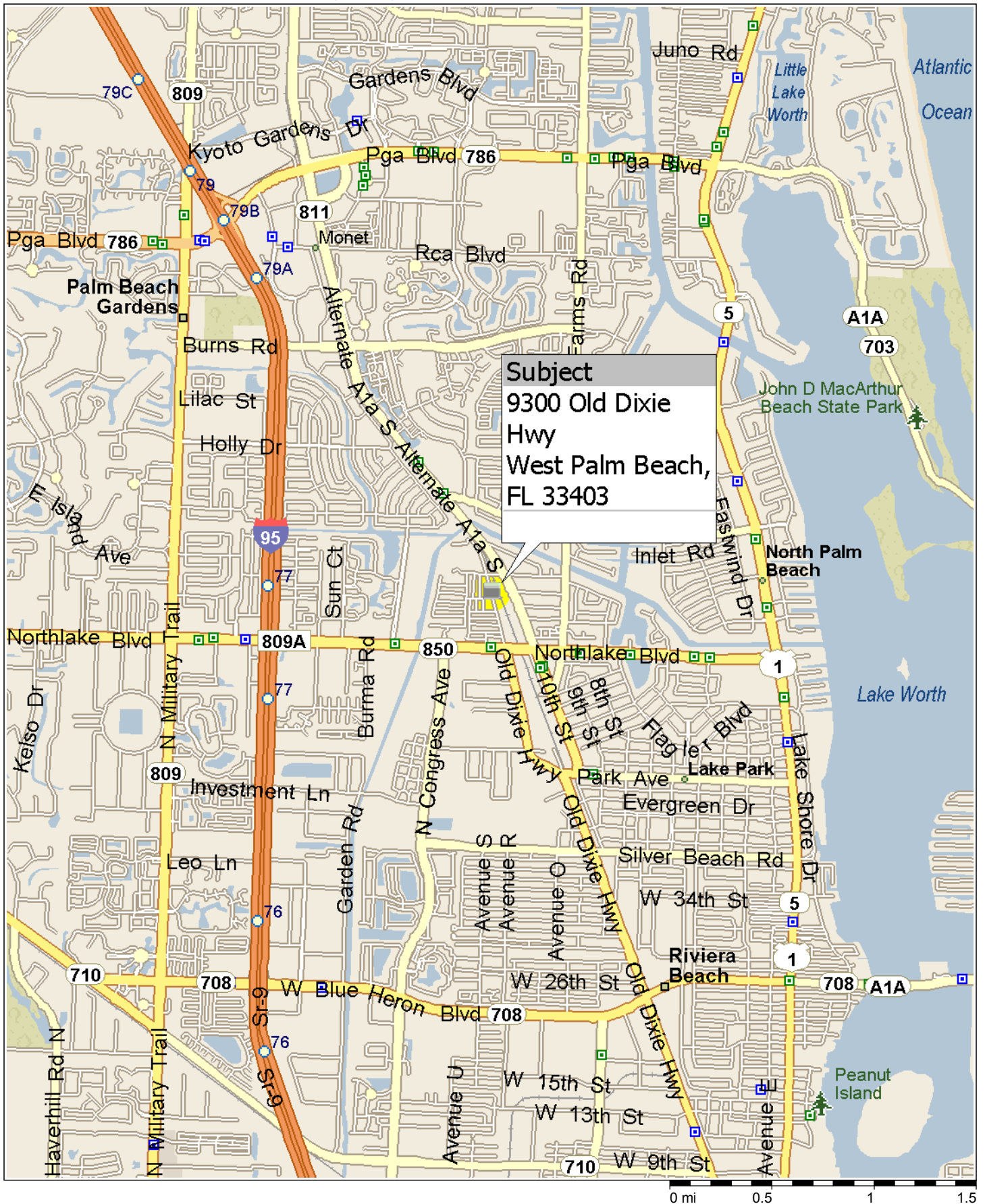
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# 9300 Old Dixie Highway, North Palm Beach, Florida - Area View



**Subject**  
9300 Old Dixie  
Hwy  
West Palm Beach,  
FL 33403