

4299-4301 SW HIGH MEADOWS AVE,
PALM CITY, FL 34990

FLEX OFFICE/WAREHOUSE
UNITS



FOR **SALE**



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

1,498 SF -
1,838 SF

1-2 UNITS
COMBINED
OR SEPARATE

EXECUTIVE SUMMARY

4299-4301 SW HIGH MEADOWS AVE, PALM CITY, FL 34990 | FLEX OFFICE/WAREHOUSE UNITS

SPECS

Unit #4299 Price & Size: \$515,000.00 / 1,840 SF
Unit #4299 POA Dues: \$1,777 per quarter or \$592.33 per month
Unit #4301 Price & Size: \$425,000.00 / 1,500 SF
Unit #4301 POA Dues: \$1,448 per quarter or \$482.67 per month
Year built: 2006
Construction: Concrete Block
Land Use: Industrial - Martin County
Zoning: Light Industrial - Martin County

PROPERTY OVERVIEW

1. #4299 (1,840 SF) - Wide-Open Fully Air-Conditioned Warehouse, Extra Clean, with Epoxy Coated Concrete Floors, Open 18' Ceiling Height, Restroom, and a 10' x 14' Electric Overhead Door! Located in the Desirable Palm City Business Park on High Meadow Avenue, with rear frontage on Florida's Turnpike and close and convenient access to both I-95 and Florida's Turnpike. Palm City Business Park is a very Well-Maintained Complex featuring a mix of Professionals and Trades with a Low POA fee! Concrete Block Construction, Accordion Hurricane Shutters, Great Parking, and easy Ingress/Egress. Can be purchased with the Adjacent 1,500 sf Unit (#4301) which features a combination of Office, Loft Space, and Warehouse. Call Listing Broker to schedule a Tour!

2. #4301 (1,500 SF) - Hard-to-Find Office & Warehouse Flex Combination in Desirable Palm City, Florida! This unit features 3 Offices, a Kitchenette, and a Restroom, leading to a rear Warehouse with 18' Ceiling Height and a 10' x 14' Overhead Door, and an additional 2nd Floor Loft for additional Storage or Work Space! Located in Palm City Business Park on High Meadow Avenue, with rear frontage on Florida's Turnpike and close and convenient access to both I-95 and Florida's Turnpike. Palm City Business Park is a very Well-Maintained Complex featuring a mix of Professionals and Trades with a Low POA fee! Concrete Block Construction, Great Parking, and easy Ingress/Egress. Can be purchased with the Adjacent 1,840 sf Unit (#4299) which features a Wide-Open Fully Air-Conditioned Warehouse space. Call Listing Broker to schedule a Tour!

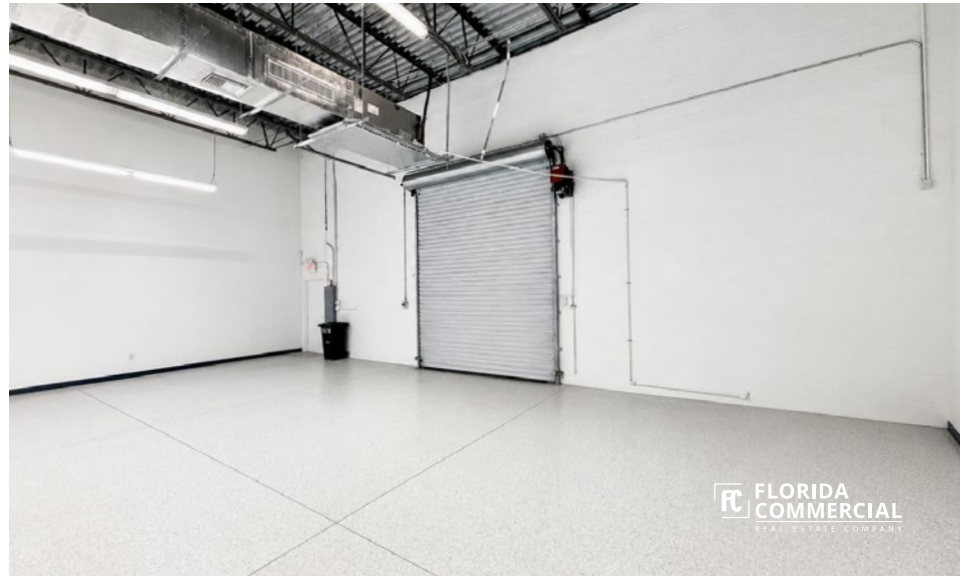


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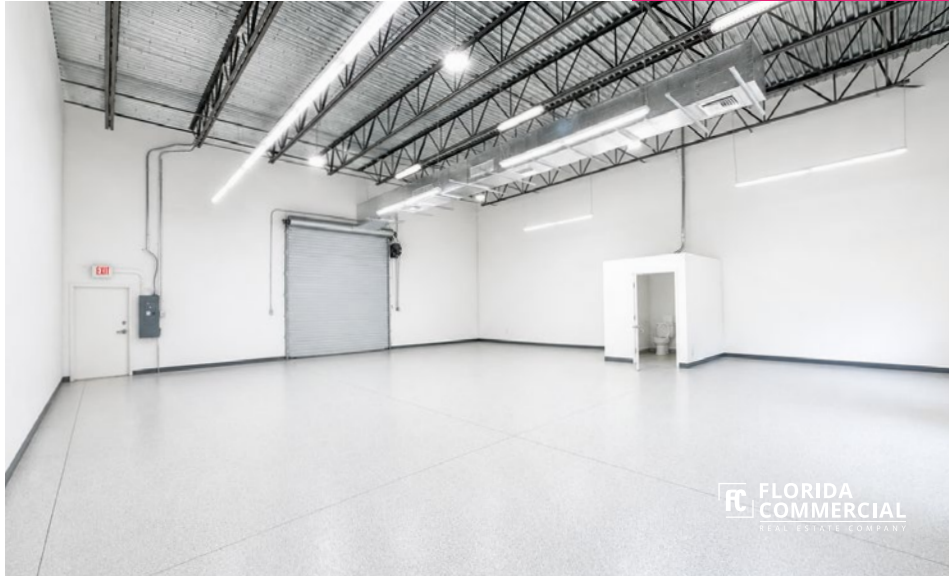


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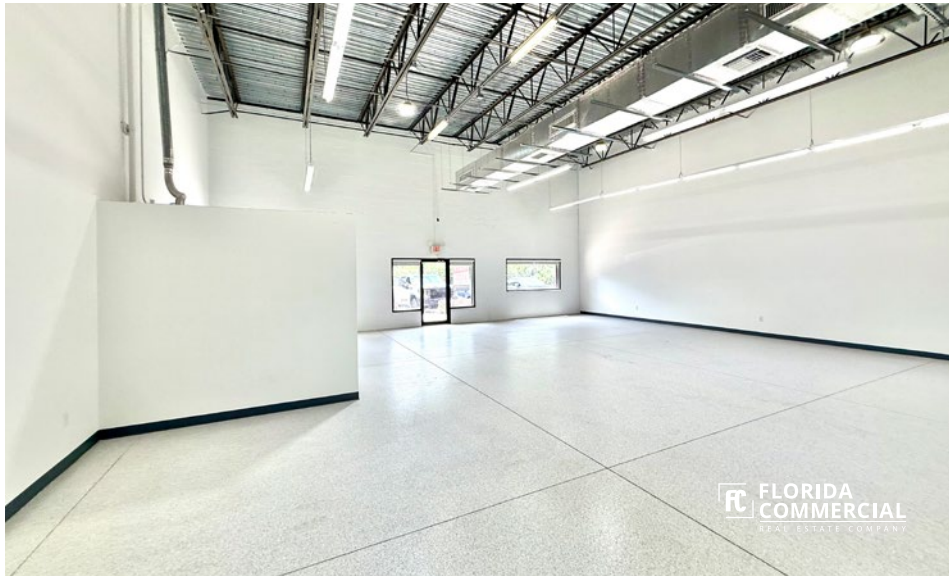
UNIT #4299



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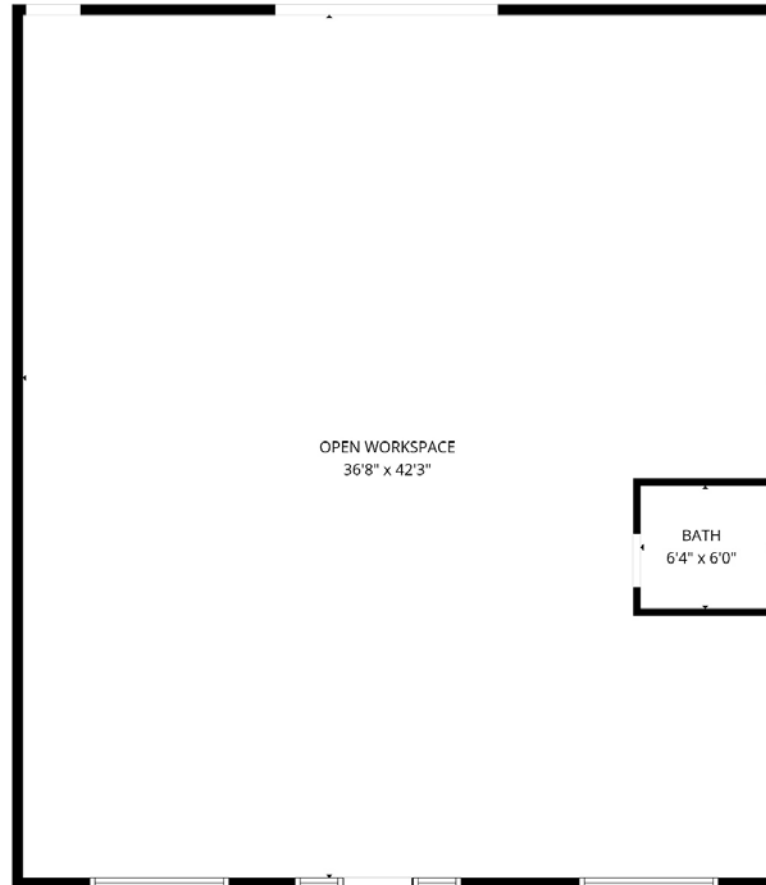
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#4299 FLOOR PLAN

4299-4301 SW HIGH MEADOWS AVE, PALM CITY, FL 34990 | FLEX OFFICE/WAREHOUSE UNITS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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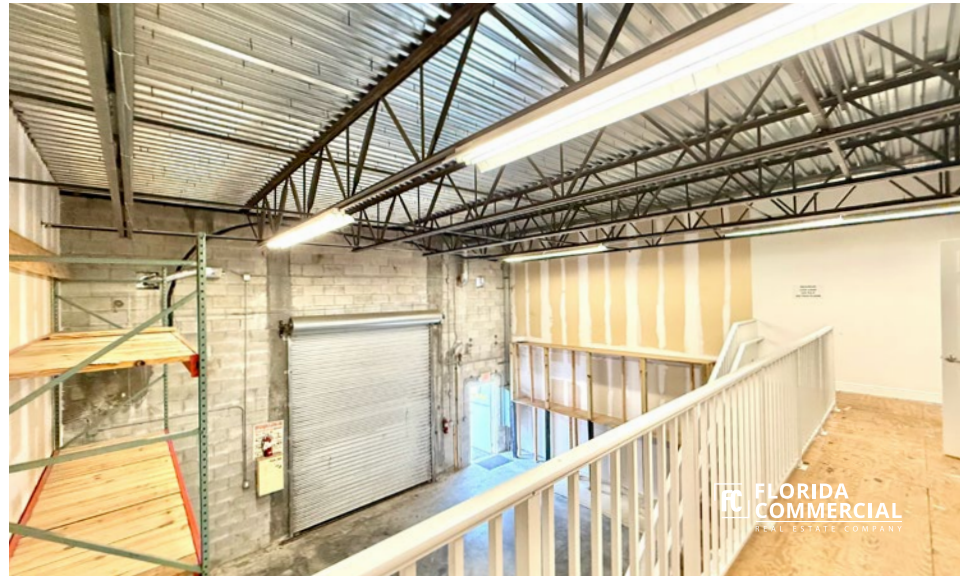
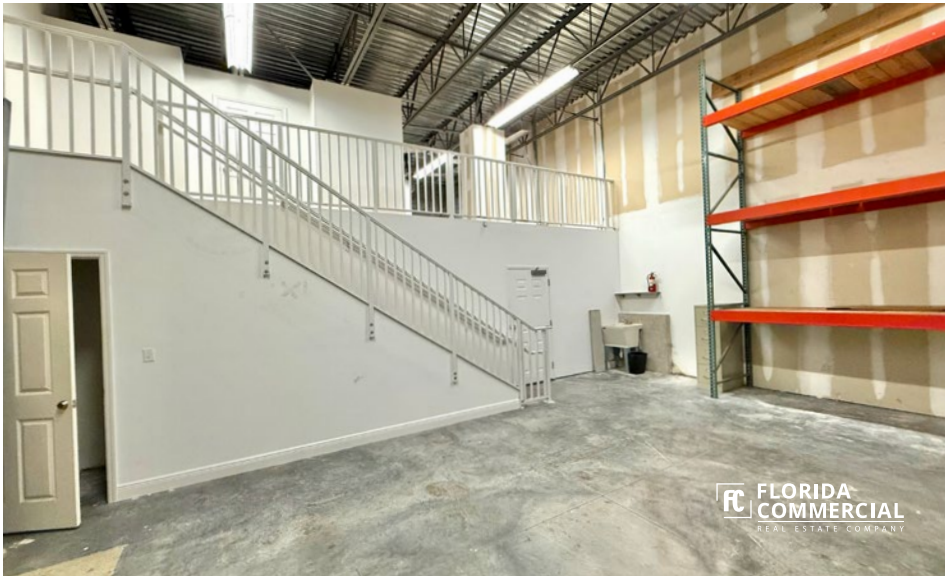
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UNIT #4301



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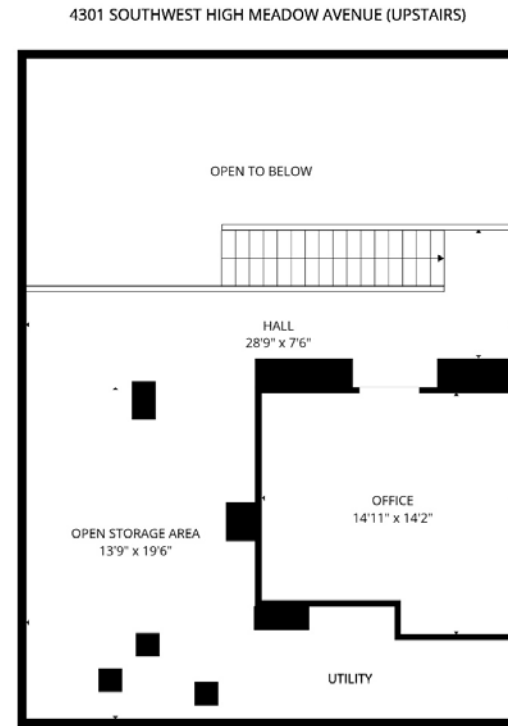
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#4301 FLOOR PLAN

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1st floor



2nd floor

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MAPS & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Population	13.9K	40.8K	104.1K
Median Age	47.7	52.2	50.4



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Occupied Households	4,768	14.2K	35.9K
# of Employees	11.4K	34.5K	87.7K
Average HH Income	\$105K	\$102.8K	\$87.1K



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