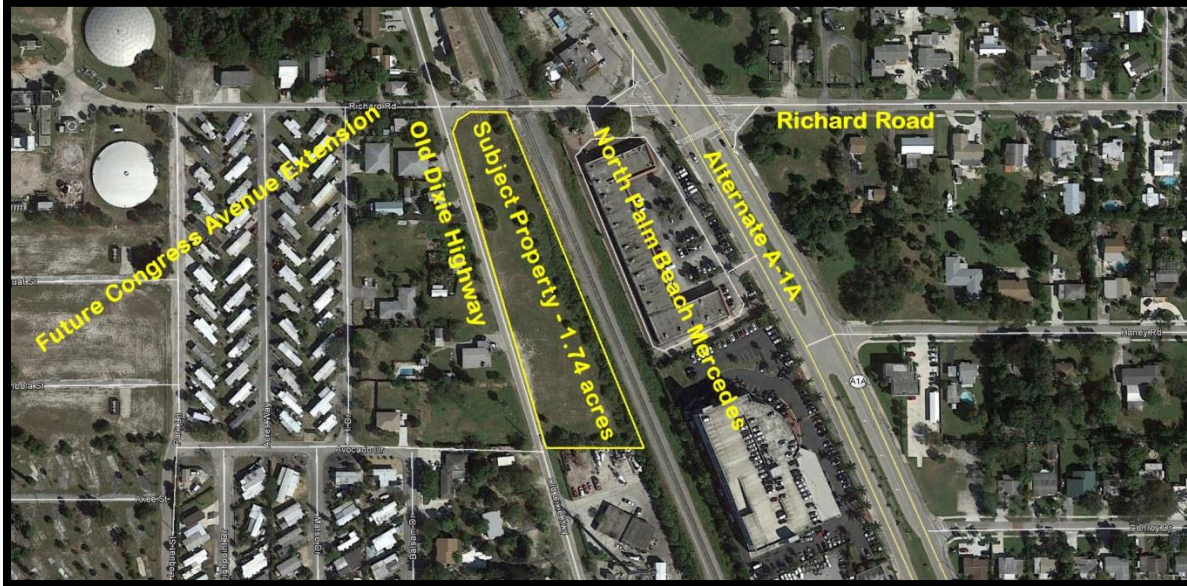


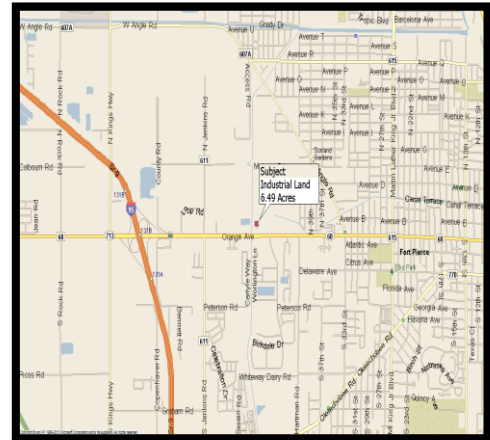
## INDUSTRIAL LAND FOR SALE IN NORTHERN PALM BEACH COUNTY



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 (rezoning required due to annexation).
- 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 available to the site (sewer nearby).
- 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  
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### 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*

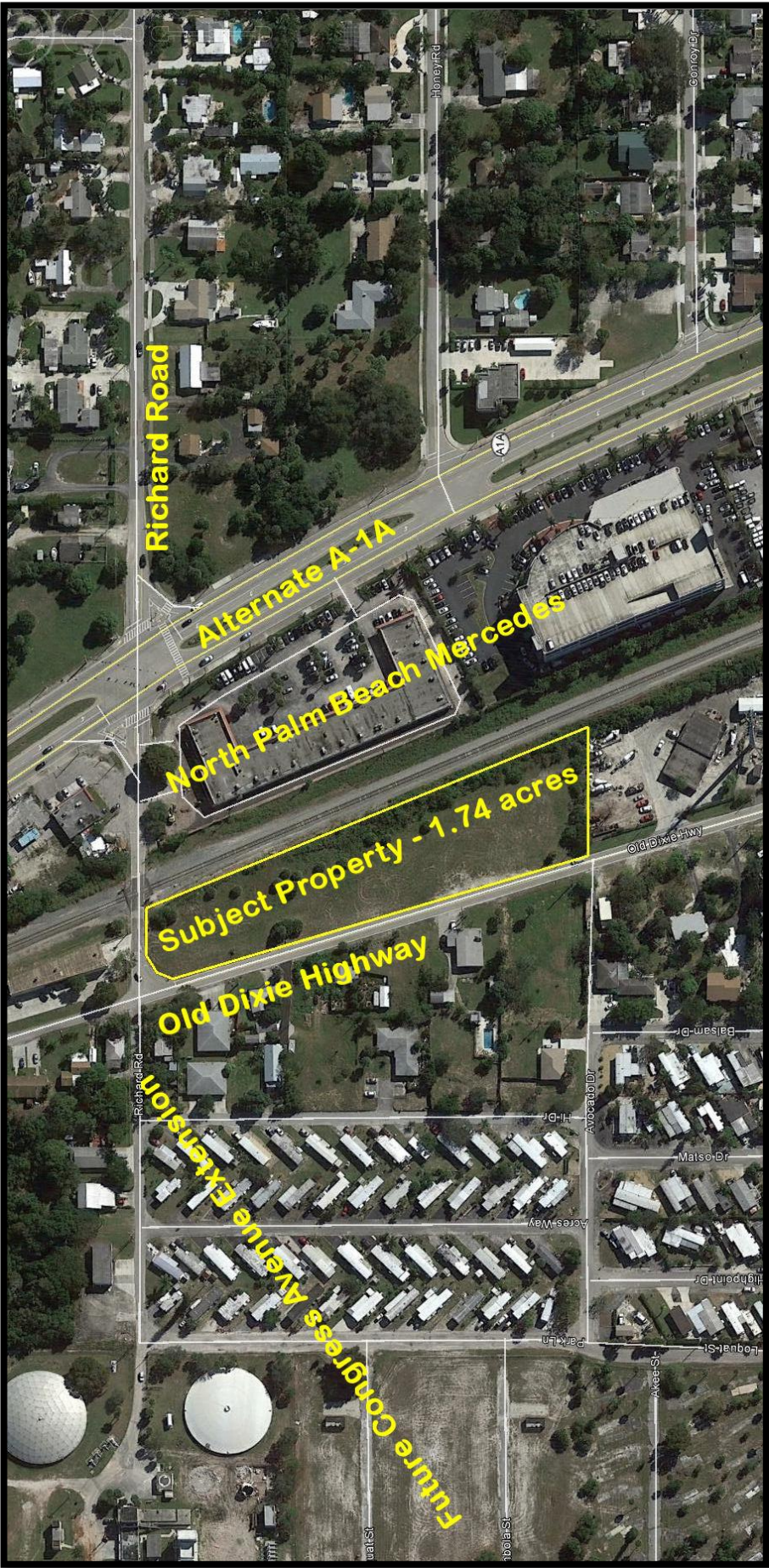
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- Site:** 1.74 acres or 75,749 SF lot
- Location:** Located on the East side of Old Dixie Highway approximately 1/4 mile north of Northlake Boulevard on the Southeast corner of Old Dixie Highway and Richard Road, North Palm Beach, FL 33408.
- Zoning:** 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. Rezoning is encouraged by North Palm Beach and can be done simultaneously with site plan approval. See attached new zoning code.
- Utilities:** Water is onsite. The closest sewer connection is at the intersection of Richard Road and Alternate A-1-A. Former ownership paid for an easement under the FEC tracks many years ago. The new owner will be required to directional bore under the tracks to make this connection. 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. Right-of-way acquisition and Mitigation is started in FY 2018. Construction is for FY 2020 and 2021.
- 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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**Richard Road**

**Alternate A-1A**

**North Palm Beach Mercedes**

**Subject Property - 1.74 acres**

**Old Dixie Highway**

**Future Congress Avenue Extension**

Honey Rd

Conroy Dr

Richard Rd

Old Dixie Hwy

Balsam Dr

Avocado Dr

Maise Dr

Acres Way

Highpoint Dr

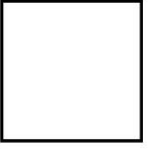
Leopal St

Mat St

Boyer St

Acres St

**YATES**  
**PALMBO**  
**ARCHITECTS**  
**INC.**  
 ARCHITECTS & INTERIORS • COMMERCIAL  
 ALABAMA  
 1000 SOUTH HIGHLAND AVENUE  
 SUITE 1000  
 FORT MONROE, ALABAMA 36505  
 TEL: 334-875-1000 FAX: 334-875-1008  
 WWW.YATESARCHITECTS.COM



Date: 05/11/2005  
 Project: ALBY  
 Drawing: 05-0503  
 Revision:

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

sheet no.  
**A-4**  
 of  
 title  
 4  
 PROJECT: 05-0503 - A NEW OFFICE WAREHOUSE



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



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





Sec. 45-38. - I-1 light industrial district.

A. *Intent.* The purpose and intent of the I-1 light industrial district is to implement the Light Industrial/Business future land use category, as established in the Village of North Palm Beach Comprehensive Plan. The I-1 district provides areas in appropriate locations for certain types of businesses, light manufacturing, processing or fabrication of non-objectionable products not involving the use of material, processes or machinery likely to cause undesirable effects upon the environment or on nearby or adjacent residential or commercial properties.

B. *Definitions.* The following definitions shall be used for the purposes of the I-1 light industrial district:

*Agriculture, Research and Development:* The use of land or buildings for agriculture research and the cultivation of new agricultural products.

*Art Studio:* An establishment used in the practice of artistic pursuits, including, but not limited to, instruction, for fine arts, music, photography, painting, sculpture, drama, speech, and dance.

*Assisted Living Facility:* A facility licensed by the agency for health care administration which provides housing, meals and personal care and services to adults for a period exceeding twenty-four (24) hours, as defined in F.S. § 429.02, as amended.

*Auto Paint and Body Shop:* An establishment engaged in the painting of motor vehicles or performance of major external repairs of a non-mechanical nature.

*Auto Service Station:* An establishment primarily engaged in the retail sale of gasoline or motor fuels. An auto service station may include accessory activities such as the sale of vehicle accessories or supplies, the lubrication of motor vehicles, the minor adjustment or minor repair of motor vehicles, the sale of convenience food items, or an accessory restaurant.

*Broadcast Studio:* An establishment primarily engaged in broadcasting visual or aural programs by radio or television to the public including, but not limited to, providing cable and other television services, producing recorded television or radio program materials, and broadcasting commercial, religious, educational and education-based television and radio programming.

*Building Supplies:* An establishment engaged in the fabrication and/or sale of products to contractors for the construction, maintenance, repair and improvement of real property.

*Butcher Shop:* An establishment dealing in the dressing and/or retail or wholesale of meat, poultry or fish.

*Car Wash:* A permanent establishment engaged in washing or detailing motor vehicles, which may involve production line methods with a conveyor, blower, or other mechanical devices, and which may employ some hand labor. Detailing includes hand washing and waxing, striping, and interior cleaning.

*Catering Service:* An establishment where food and beverages are prepared and delivered for consumption off the premises. A catering service may also provide personnel, serving equipment, and decorations.

*Chipping and Mulching:* An establishment using equipment designed to cut tree limbs, brush or wood construction debris into small pieces for use as mulch.

*Commercial Greenhouse:* An establishment having roofs and walls made of rolled plastic or similar materials used for the indoor cultivation of plants, which may include hydroponic farming.

*Communications Panel Antennas, Commercial:* A tower with the principal use of facilitating transmissions for AM/FM radio, television, microwave and cellular telephone and includes transmission towers, antennas and accessory equipment and structures.

*Community Vegetable Garden:* A plot of land used primarily as a vegetable garden, which is cultivated and harvested by a group of residents from the surrounding area.

*Data and Information Processing:* An establishment used for business offices of an industrial nature, including, but not limited to, corporate centers, mail processing and telemarketing centers. Such uses are generally not frequented by the general public.

*Day care center:* An establishment that provides care, protection and supervision for children when licensed by the Palm Beach County Health Department, or adults when licensed by the Agency for Health Care Administration, not related by blood or marriage or foster care responsibility, for a period of less than twenty-four (24) hours per day. Day care does not include nighttime or overnight care.

*Dispatching Office:* An establishment providing services off-site to households and businesses using land-based communications. Typical uses include janitorial services, pest control services, and taxi, limousine, and ambulance services.

*Dog Daycare:* An establishment providing daytime care and training for domestic dogs.

*Farmers Market:* An establishment providing the wholesale sale of farm produce.

*Film Production Studio:* The use of a lot or building for the production of films, videos or other recordings for exhibition or sale.

*Fitness Center:* An enclosed building or structure containing multi-use facilities for conducting recreational activities such as aerobic exercises, weight lifting, running, swimming, racquetball, handball, and squash. This use shall also include instructional studios, such as dance studios and karate schools. A fitness center may also include the following customary accessory activities as long as they are intended for the use of the members of the center and not for the general public: babysitting, food service, and the service of alcoholic beverages for on premises consumption.

*Food Service establishment:* Any building, vehicle, place or structure, or any room or division in a building, vehicle, place or structure where food is prepared, served, or sold for immediate consumption on or in the vicinity of the premises; called for or taken out by customers; or prepared prior to being delivered to another location for consumption.

*Food truck:* A mobile food dispensing vehicle that is self-propelled and capable of being moved from place to place and where food and beverages are consumed off-premises.

*Governmental Services:* Buildings or facilities owned or operated by a government entity and providing services for the public. Typical uses include administrative offices for government agencies, public libraries, police stations, public utilities and public works facilities.

*Instructional studio:* A commercial establishment providing training or instruction for competition in martial arts, exercise, gymnastics, or related/similar activities.

*Kennel (Commercial):* A commercial establishment, including any building or land, used for the training, boarding or grooming of domesticated animals (e.g. dogs and cats) for profit and not necessarily owned by the occupants of the premises.

*Landscape Service:* An establishment engaged in the provision of landscape maintenance or installation services, such as lawn mowing, tree, shrub or hedge trimming, leaf blowing, landscape design, and landscape installation.

*Laundry Services:* An establishment that provides washing, drying, dry-cleaning, or ironing machines for hire to be used by customers on the premises, or that is engaged in providing laundry and dry cleaning services with customer drop-off and pick-up.

*Machine or Welding Shop:* A workshop where machines, machine parts, or other metal products are fabricated. Typical uses include machine shops, welding shops and sheet metal shops.

*Manufacturing and Processing (Light):* An establishment engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding heavy industrial processing. Typical uses include factories, large-scale production, wholesale distribution, publishing and food processing.



*Medical and Dental Laboratory:* A facility for the construction or repair of prosthetic devices or medical testing exclusively on the written order of a licensed member of the dental or medical profession and not for the general public.

*Medical or Dental Office:* An establishment where patients, who are not lodged overnight, are admitted for examination or treatment by persons practicing any form of healing or health-building services whether such persons be medical doctors, chiropractors, osteopaths, podiatrists, naturopaths, optometrists, dentists, or any such profession, the practice of which is lawful in the State of Florida. A pain management clinic shall not be considered a medical or dental office.

*Monument Sales, Retail:* An establishment primarily engaged in the retail sale of monuments, such as headstones, footstones, markers, statues, obelisks, cornerstones, gargoyles and ledges, for placement on graves, including indoor or outdoor storage.

*Nursery, Retail or Wholesale:* An establishment offering the wholesale or retail sale of horticultural specialties such as flowers, shrubs, sod, trees, mulch and accessory hardscape materials, such as decorative stones, intended for ornamental or landscaping purposes.

*Office, Business or Professional:* An establishment providing executive, management, administrative, or professional services, but not involving medical or dental services or the sale of merchandise, except as an incidental uses. Typical uses include property and financial management firms, employment agencies (other than day labor), travel agencies, advertising agencies, secretarial and telephone services, contract post office; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; and business offices of private companies, utility companies, public agencies, and trade associations.

*Park, Passive:* A public or private outdoor recreation area relying on a natural or man-made resource base and developed with a low intensity of impact on the land. Typical uses include trail systems, wildlife management and demonstration areas for historical, cultural, scientific, educational or other purposes that relate to the natural qualities of the area, and support facilities for such activities.

*Parking Lot or Parking Garage, Commercial:* A lot used for temporary parking or storage for motor vehicles as a principal use for a fee.

*Place of Worship:* A sanctuary which may include a retreat, convent, seminary or other similar use, owned or operated by a tax-exempt religious group that is used periodically, primarily or exclusively for religious worship, activities and related services.

*Printing and Copying Services:* An establishment engaged in retail photocopy, reproduction, or blueprinting services.

*Repair and Maintenance, General:* An establishment engaged in the repair and maintenance of motor vehicles or other heavy equipment or machinery, including automobiles, boats, motorcycles, personal watercraft and trucks, excluding paint and body work. Typical uses include vehicle repair garages, tune-up stations, glass shops, quick-lube, and muffler shops.

*Repair Services, Limited:* An establishment engaged in the repair of personal apparel or household appliances, furniture, and similar items, excluding repair of motor vehicles. Typical uses include apparel repair and alterations, small appliance repair, small motor repair (including golf carts, mopeds and lawn mowers), bicycle repair, clock and watch repair, and shoe repair shops.

*Residential substance abuse treatment.* An establishment that includes the following licensed providers or facilities as specifically listed in F.S. § 397.311(18), providing overnight services: (a) day or night treatment with community housing; (b) detoxification services; (c) medication-assisted treatment for opiate addiction; (d) outpatient treatment and intensive outpatient treatment; (e) additions receiving facility; (f) intensive inpatient treatment facility; and (g) residential treatment facility. Residential substance abuse treatment providers may also provide outpatient substance abuse treatment services.

*Restaurant, fast food:* An establishment equipped to sell food and beverages by one of (1) the following methods: drive-through sales to patrons in automobiles for take-out who place orders through a window or remote transmission device; or sales to patrons for take-out or dining in, that includes three (3)

or more of the following: food or beverage choices are advertised on a menu board; countertop sales where payment is made prior to consumption; disposable containers and utensil; limited service dining facilities with no hostess or waiters; and self-service or prepackaged condiments.

*Restaurant, take out:* An establishment where food and beverages are served to be consumed off-premises.

*Security or Caretaker Quarters:* An accessory residence used by a caretaker or security guard actively engaged in providing security, custodial or managerial services upon the premises.

*Self-Service Storage, Limited Access:* A facility consisting of individual, self-contained units that are leased for the storage of business or personal goods.

*Transportation Facility:* A facility for loading, unloading, and interchange of passengers, baggage, and freight or package express between modes of transportation. Typical uses include bus terminals, railroad stations and yards, and major mail-processing centers.

*Transportation Transfer Facility (Distribution):* An establishment providing for the transfer of transportation or other motorized vehicles, but not involving vehicle sales or rental (retail or wholesale). Typical uses include the transfer of automobiles, trucks, heavy equipment, or other motorized vehicles prior to distribution to retail dealers.

*Shade House:* A temporary screen enclosure used to protect plants from insects, heat and exposure to the sun.

*Towing Service, No Storage:* An establishment engaged in tow truck and towing services, including dispatching, with no outdoor storage of vehicles, sales or repairing or salvage activity.

*Veterinary Clinic:* An establishment engaged in providing medical care, treatment and temporary boarding for animals.

*Vocational School:* An establishment offering regularly scheduled instruction in technical, commercial, or trade skills such as business, real estate, building and construction trades, electronics, computer programming and technology, automotive or aircraft mechanics and technology, or other type of vocational instruction.

*Warehouse:* A building used for the storage of raw materials, equipment, or products. Typical uses include moving companies, cold storage, and dead storage facilities, but exclude self-service storage facilities.

*Wholesaling, General:* An establishment engaged in the display, maintaining inventories of goods, storage, distribution and sale of goods to other firms for resale or supplying goods to various trades, such as landscapers, construction contractors, institutions, industries, or professional businesses. In addition to selling, wholesale establishments sort and grade goods in large lots, break bulk and redistribute in smaller lots, delivery and refrigeration storage, but excluding vehicle sales, wholesale greenhouses or nurseries, wholesale of gas and fuel, and wholesale building supplies.

C. *Uses permitted.* Within any I-1 light industrial district, a building, structure, land or water shall not be used except for one (1) or more of the following uses:

Light Industrial Use Matrix	
Use Type	
Residential Uses	
Security or caretakers quarters	SE

Commercial Uses	
Art studio	P
Assisted living facility	P
Auto paint and body shop	P
Auto service station	SE
Broadcast studio	P
Building supplies	SE
Butcher shop	P
Car Wash	SE
Catering service	P
Communications Panel Antennas	SE
Daycare Center	P
Dispatching office	P
Dog daycare	P
Food service establishment	P
Food trucks	P
Instructional studio	P
Kennel, commercial	SE
Landscape service	P
Laundry service	P

Medical or dental office	P
Monument sales, retail	P
Office, business or professional	P
Parking lot or parking garage commercial	P
Printing and copying services	P
Repair and maintenance, general	P
Repair services, limited	P
Residential substance abuse treatment	P
Restaurant, fast food	P
Restaurant, take out	P
Self-service storage	SE
Towing service, no storage	P
Veterinary clinic	P
Vocational school	P
<b>Agricultural Uses</b>	
Agriculture, research and development	P
Commercial greenhouse	P
Community vegetable garden	P
Farmer's market, wholesale	P
Nursery, wholesale or retail	P

Shade house	P
<b>Industrial Uses</b>	
Chipping and mulching	SE
Data and information processing	P
Film production studio	P
Machine or welding shop	P
Manufacturing and processing, light	P
Medical and dental laboratory	P
Transportation facility	SE
Transportation transfer facility, distribution	SE
Warehouse	P
Wholesaling, general	P
<b>Public and Civic Uses</b>	
Governmental services	P
Place of worship	SE
<b>Recreation Uses</b>	
Fitness center	P
Park, passive	P

Key:

P — Permitted by right.

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

