

47.13 + ACRES INDUSTRIAL LAND

2444 STATE ROAD 15 (US 441), BELLE GLADE, FLORIDA 33430



Rare industrial-zoned property in South Florida sub-market ready for development

Prime visibility and access with over
½ mile frontage on SR 15 (US 441)
and on-site utilities

Opportunity to locate 2 different
operations in separate parcels



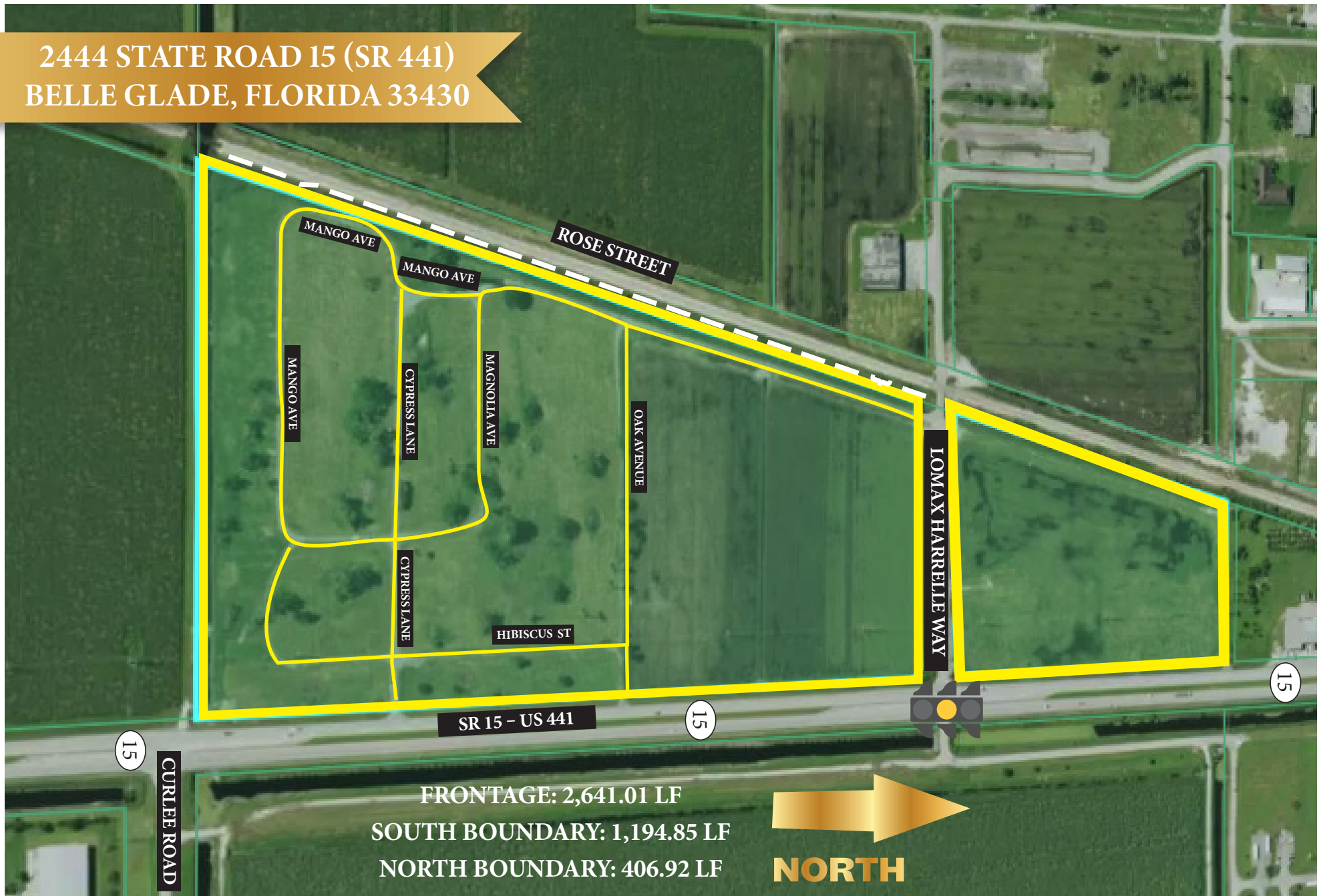


FOR SALE
47.13 ± ACRES INDUSTRIAL LAND
PRIME LOCATION – SR 15, BELLE GLADE, FLORIDA

- Property Address: 2444 State Road 15 (US 441/North Main Street), Belle Glade, Florida 33430
- Property Location: On West side of SR 15 bordered by Poinciana Avenue to the North, Rose Street to the West, across Curlee Street to the East on Belle Glade's main Connector. The property is bi-sected by Lomax Harrelle Way (signalized intersection) thereby creating 2 possible parcels. Approx. 2 miles North of Downtown Belle Glade which is a city in South-Central Florida in the far western part of Palm Beach County on the southeastern shore of Lake Okeechobee. It is part of the Miami metropolitan area of South Florida.
- Type Property: Vacant land, level, with multiple trees and easy access.
- Features: A rear frontage road (Rose Street) serves the entire property and is accessible from Lomax Harrelle Way (signalized intersection). A railroad line Property is contiguous to the rear frontage road. Several internal streets located on the southern portion of the property. Several curb-cut entrances on SR 15. A high-power utility easement towards the front of the property. Several water hydrants and manholes.
- Size Property: 47.13 ± acres (2,052,982.80 SF). The irregular rectangle shaped parcel is bi-sected by Lomax Harrelle Way creating a separate North parcel of approx. 10+ acres (to be accurately determined).
- Frontage: 2,641± LF on State Road 15 (North Main Street/441-98). North boundary: 1,194.85 ± LF. South boundary: 406.92 ± LF.
- Land Use/Zoning: General Industrial (I-2) allowing a broad range of heavy industrial uses – within the Belle Glade City limits.
- Utilities: Palm Beach County Water Utilities Department for water and sewer. Florida Power & Light for Electric.
- Property Folio: 04-37-43-19-00-005040, Palm Beach County.
- Ad Valorem Taxes: \$38,821.00 (Year 2024).
- Comments: Rare industrial-zoned property ready for development. Prime visibility and access with over 1/2 mile of frontage and multiple access points - opportunity to locate 2 different operations in separate parcels.
- Sale/Purchase Price: Calling for offers.
- Exclusive Contact: Maria Mahoney, Florida Lic. Real Estate Broker 863 619-6740 – email: maria@mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.

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FRONTAGE: 2,641.01 LF
SOUTH BOUNDARY: 1,194.85 LF
NORTH BOUNDARY: 406.92 LF

NORTH

The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619—6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

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PROPERTY VIEWS



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AERIAL MAPS



FLORIDA MAP

STRATEGIC LOCATION:

South Florida's dense consumer base and major metro areas makes it attractive for last-mile and regional distribution as well as manufacturing with easy access to all of Florida's major connectors.

KEY SUB-MARKETS

Palm Beach County and outlying areas
West of the Turnpike. Greater Miami
Metropolitan market to include Palm
Beach, Broward and Miami-Dade counties.



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