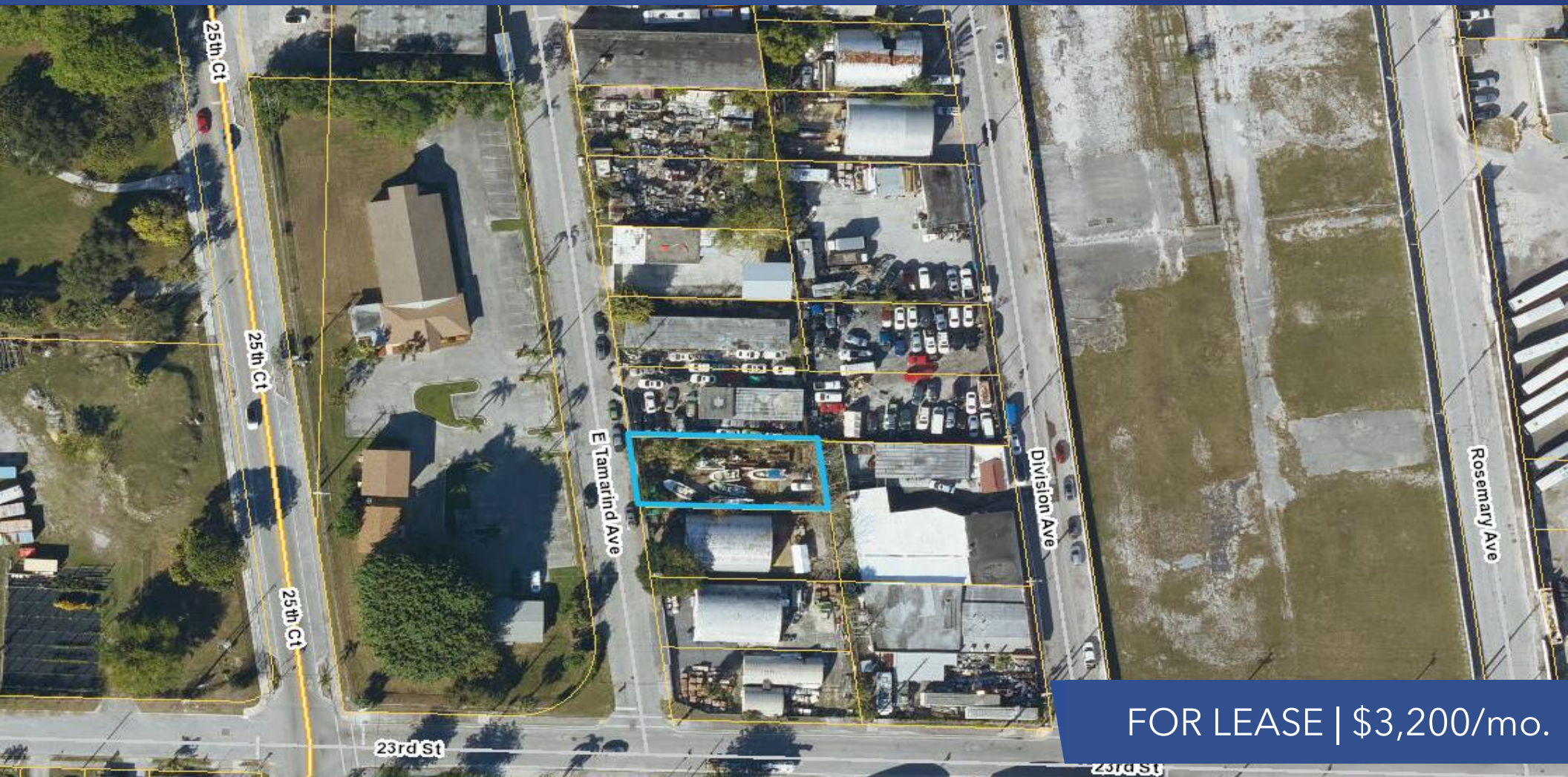


INDUSTRIAL YARD SPACE

2412 E Tamarind Ave. West Palm Beach, FL 33407



FOR LEASE | \$3,200/mo.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Dana Hills

772.286.5744 Office

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PROPERTY OVERVIEW

This ±0.13-acre vacant industrial yard is located just minutes from I-95, the Florida Turnpike, and Downtown West Palm Beach, making it an ideal location for businesses requiring efficient regional connectivity.

Zoned IL (Industrial Light), the site is well-suited for contractor yards, equipment and vehicle storage, or other open industrial uses. The property's central location offers excellent accessibility, with Tri-Rail and Brightline stations within approximately 5 minutes and Palm Beach International Airport (PBI) within 15 minutes.



PRICE

\$3,200/mo.

ACREAGE

0.13 AC

FRONTAGE

50' on E Tamarind Ave

TRAFFIC COUNT

7,900 AADT on 23rd St. S

ZONING

IL (Industrial Light-West Palm Beach)

LAND USE

Storage

PARCEL ID

74-43-43-09-06-011-0070

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	17,210	1 Mile	\$60,166	1 Mile	37
3 Mile	97,119	3 Mile	\$85,766	3 Mile	40
5 Mile	216,799	5 Mile	\$79,016	5 Mile	41.3
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	17,947	1 Mile	\$40,695	1 Mile	35.8
3 Mile	101,971	3 Mile	\$56,702	3 Mile	38.6
5 Mile	228,109	5 Mile	\$54,841	5 Mile	40.2

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ZONING INFORMATION

Sec. 94-173. - Industrial Light (IL) District.

The industrial light district is designated primarily for areas of light manufacturing, wholesaling, warehousing, assembly or product processing, and other light

industrial uses. The industrial light district is established to provide areas for industry in locations that are not feasible or highly desirable for heavier

industrial development because of proximity to residential, recreational and other uses that have the potential to be incompatible. This district permits uses that are

compatible with uses of residential property adjoining or surrounding the district, with suitable open spaces, landscaping and parking area, which emits limited noise, odors, or light which can be detected on surrounding land. The following areas are zoned industrial light:

Northwood Area –There are two separate industrial light districts located in this area. The first is located south of 27th Street and north of Service Street

between Windsor Avenue and the FEC railroad tracks and is occupied by motor vehicle repair uses, tile and marble uses. The second district is located

south of 25th Street and north of 23rd Street between 25th Court and the FEC Railroad tracks and is occupied by a salvage yard, church, automotive repair business, warehouses and vacant land.

45th and I-95 –This industrial light district is located on the northwest corner of I-95 and 45th Street. This district is comprised of three parcels that are

occupied within automotive and entertainment uses.

Corporate Way –This light industrial district is located on Corporate Way, north of 45th Street east of I-95. This area is comprised of office buildings/flex

spaces that are occupied with office and retail related uses. This area permits office uses.

Old Okeechobee Road/Florida Mango Area –This district is located south of Okeechobee Boulevard, west of Australian Avenue and north Belvedere

Road and is primarily comprised of office/flex space buildings, warehouses, small wholesaler business, schools and office buildings.

Georgia Avenue –This district is located between Southern Boulevard and Hunter Street on the west side of Georgia Avenue. This area is comprised of automotive repair business, outside storage business, wholesale businesses, warehouses and some retail uses.

Development standards in the industrial light district shall be as follows:

Minimum 1. lot dimensions:

a. Lot area: 5,000 square feet.

b. Lot width: 50 feet.

2. Minimum setbacks:

a. Minimum setback from property line adjoining public right-of-way: zero feet.

Minimum setback from property line not adjoining public right-of-way: a minimum setback of at least 15 feet (buffer) will be provided

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ZONING INFORMATION

when abutting residential districts; in all other areas: zero feet.

b.

3. Maximum lot coverage by building: 60 percent.

4. Maximum lot coverage by impervious surface: 85 percent.

5. Maximum building height: 50 feet.

6. Minimum required open space and landscape areas:

a. Minimum required open space area: 40 percent.

b. Minimum required landscape area: 15 percent.

7. Maximum floor area ratio:

a. 0.75

b. Planned development: 0.75

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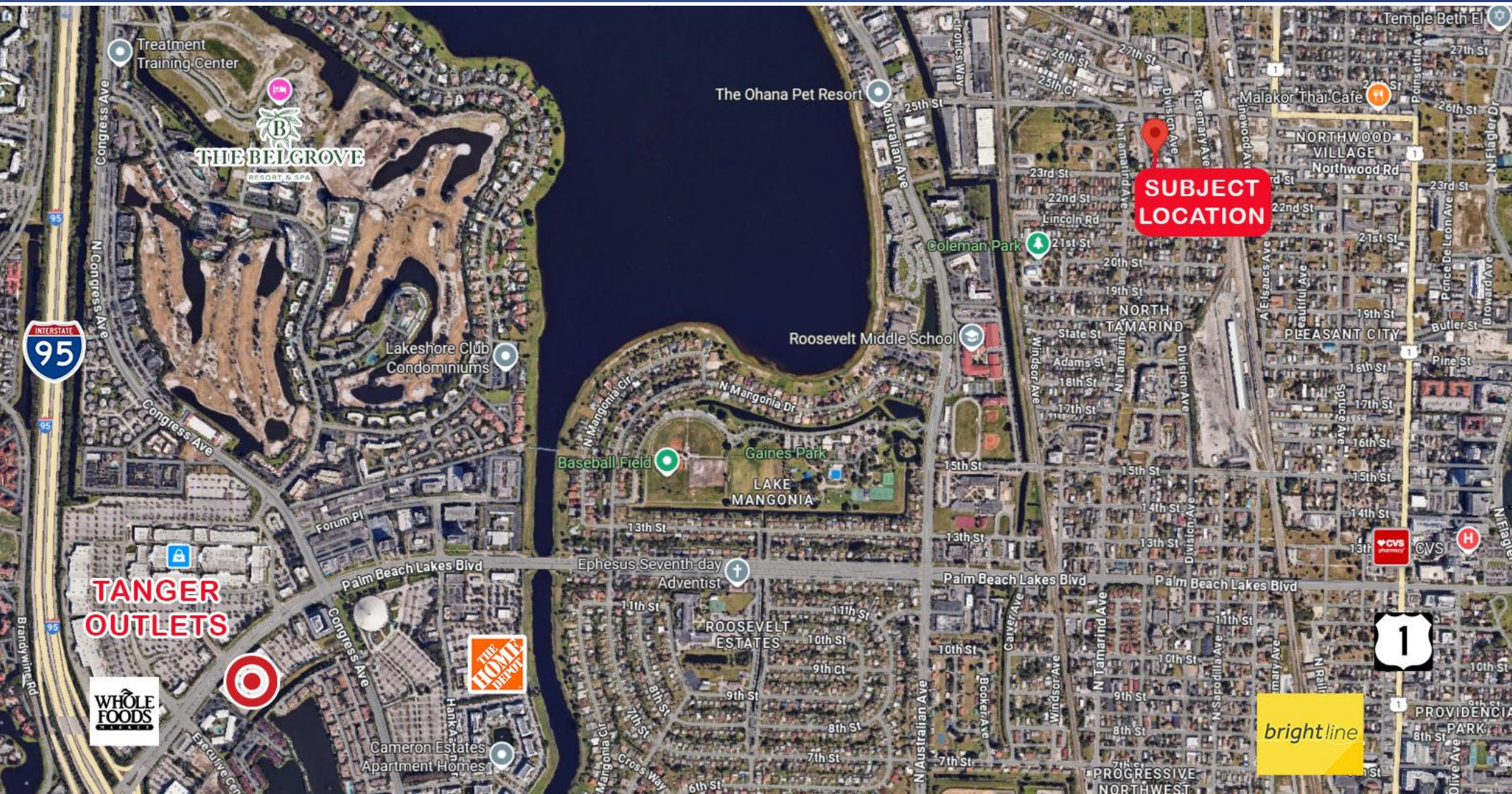
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TRADE AREA MAP



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