



FOR  
SALE

\$3,500,000

1214 Roebuck Ct., West Palm Beach, Fl.

Located in the heart of the Warehouse District, this 3,068 sq. ft. warehouse occupies .21 acres of industrially-zoned land, allowing for a wide range of potential uses. The design of this warehouse emphasises both efficiency and adaptability, making it an excellent opportunity for owner-operators or investment aiming to leverage a prime location.



Jon C. Schmid  
& Associates

**Listing Contact:**

Mark Schmid  
Broker Associate  
C: 561.512.7094  
Markhschmid@gmail.com





## Property Highlights

- **Prime Location:** Situated in the heart of the Warehouse District, this property is in close proximity to PBI Airport, Palm Beach Island, and the vibrant Downtown West Palm Beach
- **Structure & Land:** The warehouse features 3,068 sq. ft. situated on a 0.21 acre lot. In addition to the warehouse, this property includes a 1,000 sq. ft. duplex, offering potential for additional income through rental or the option to demolish for expanded parking or outside storage
- **Ceiling Height:** 12 ft.
- **Multiple Access Points:** Features 7 bay doors for easy loading and unloading
- **Zoning:** I- Industrial

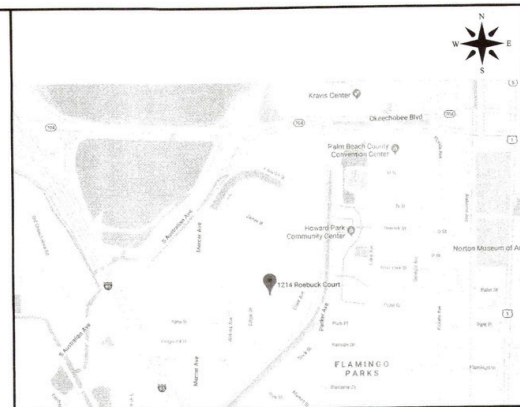
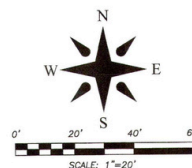


# Boundary Survey

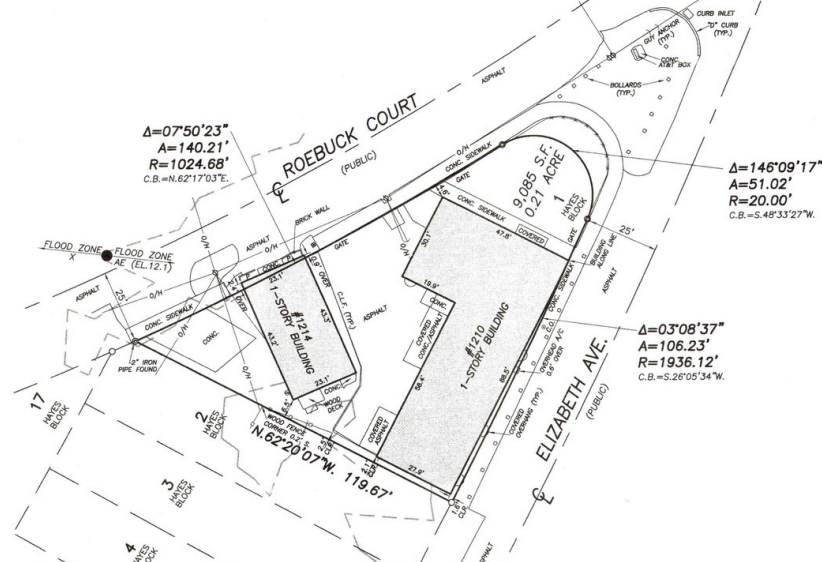
## LEGEND

A	= ARC LENGTH
AC	= AIR CONDITIONING
A.E.A.	= ALSO KNOWN AS
ASPH	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D.W.	= DRIVEWAY
EL	= ELEVATION
ENC	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND	= FOUND
F.O.C.	= FACE OF CURB
ID	= INSIDE DIAMETER
INV	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
LB	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
OH	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
Q.S.	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG	= PAGE
P.I.	= POINT OF INTERSECTION
P.O.	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P.V.M.T.	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R.W.	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC	= SECTION
SD	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA	= STATION
STY	= STORY
SW	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TYP	= TYPICAL
UC	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
Δ	= BASILINE
Δ	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
Δ	= CONCRETE MONUMENT FOUND (AS NOTED)
Δ	= CONCRETE MONUMENT SET (LB #4559)
Δ	= ROD & CAP FOUND (AS NOTED)
Δ	= 5/8" IRON ROD & CAP SET (LB #4559)
Δ	= IRON PIPE FOUND (AS NOTED)
Δ	= IRON ROD FOUND (AS NOTED)
Δ	= NAIL FOUND (AS NOTED)
Δ	= NAIL & DISK FOUND (AS NOTED)
Δ	= MAG NAIL & DISK SET (LB #4559)
Δ	= PROPERTY LINE
Δ	= UTILITY POLE
Δ	= FIRE HYDRANT
Δ	= WATER METER
Δ	= WATER VALVE
Δ	= LIGHT POLE

## Boundary Survey For: 1214 ROEBUCK LLC



VICINITY SKETCH  
(NOT TO SCALE)



This survey is made specifically and only for the following party for the purpose of a permit on the surveyed property:  
**1214 Roebuck LLC**

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:  
1214 Roebuck Court A  
West Palm Beach, FL 33401

LEGAL DESCRIPTION:  
Lot 1, Hayes Block, SADDLER'S BONNYVIEW ADDITION, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 7, Pages 78 and 79.

FLOOD ZONE:  
This property is located in Flood Zone X & AE (EL. 12.1), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C-D579F, dated 10/05/2017.

## NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4559.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building lines shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 6J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor.
- Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

## CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 6J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 03/09/2018

Craig L. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357

Boundary Survey For:

**1214 ROEBUCK LLC**

**WALLACE SURVEYING**  
8888 VILLAGE BOULEVARD, SUITE 100, WEST PALM BEACH, FLORIDA 33417 (561) 840-4551

FIELD	B.M.E.G.	JOB No.	83-402.2	F.B.	PR258	PG.	30
OFFICE	S.W.	DATE	03/09/18	DWG. No.	83-402		
CKD.	C.W.	REF.	83-402 DWG	SHEET:	1 OF 1		