



48 HARGROVE GRADE

Shovel-ready site available for a build-to-suit warehouse with outdoor storage, offering 15,000–40,000 SF of flexible building space. Located within Hargrove Industrial Park, the site sits just one mile from US-1 and four miles from I-95, providing convenient regional access for distribution and logistics operations. Water, sewer, and electric utilities are available at the street, and permits in hand.



SF AVAILABLE

15,000-40,000 SF

OUTSIDE STORAGE

Up to 3.5 AC

ZONING

IND-1

PROPERTY OVERVIEW

Build-to-suit lease in the City of Palm Coast's established Hargrove Industrial Park.

PROPERTY DESCRIPTION	
Property Address	48 Hargrove Grade
City, State, Zip	Palm Coast, FL 32137
Municipality	City of Palm Coast
Acreage	4
Zoning	IND-1
Parcel #	16-11-30-5935-00000-0020
Water	Available at Street
Sewer	Available at Street
Electric	Available at Street

DELIVERY	
Lease Rate	Contact Broker
Delivery	15,000 - 40,000 sf
Outside Storage	Up to 2.50 ac



PARCEL OUTLINE SHOWN APPROXIMATE •
HARGROVE GRADE FRONTAGE

1 Mi
TO US-1

4 Mi
TO I-95

300K
RESIDENTS
WITHIN 25
MILES

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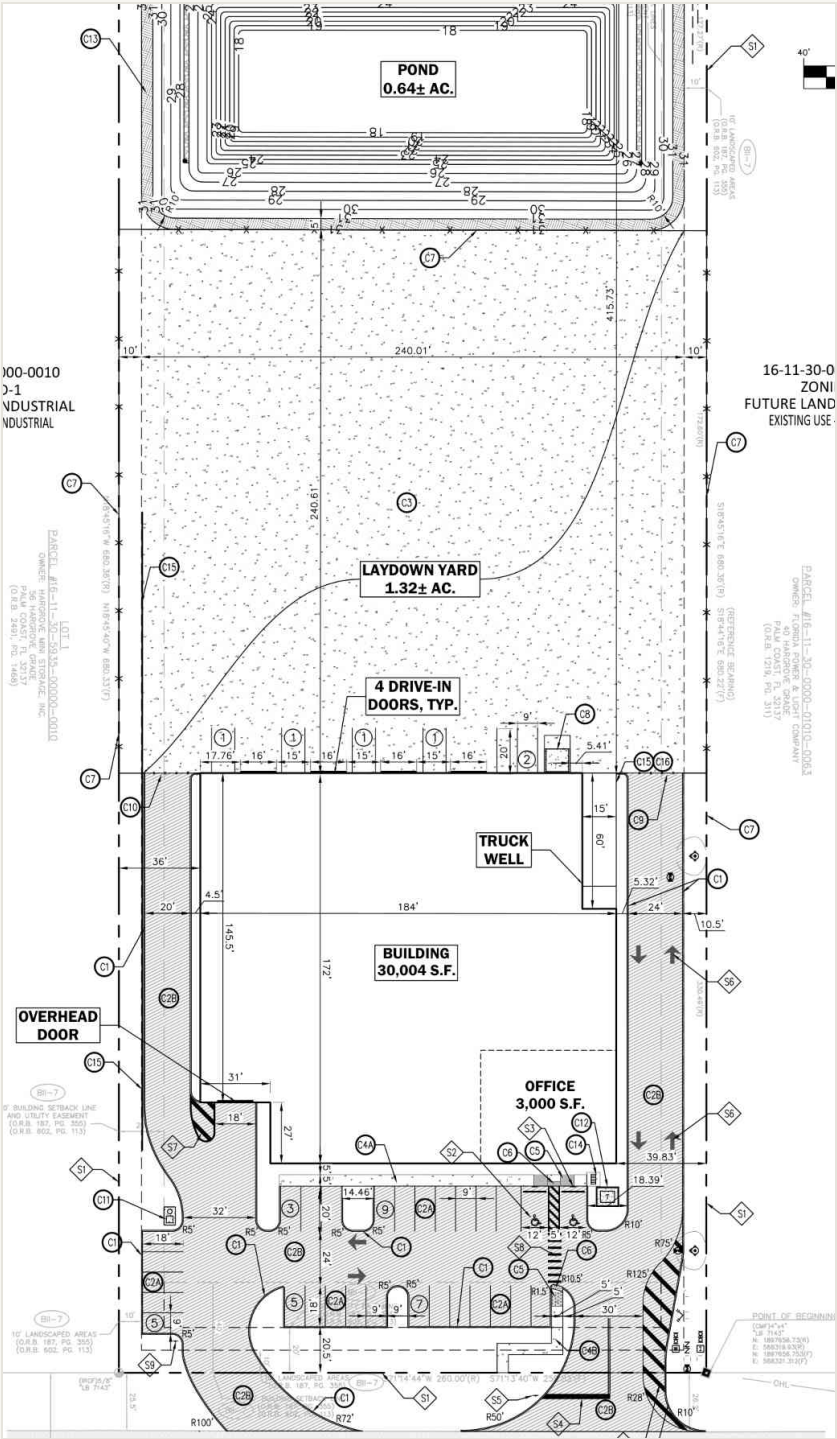
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SITE LAYOUT

Site plan is approved/permitted, the site final layout, building size, and site improvements to be tailored to tenant requirements.



30,000 SF CONCEPT

BUILDING SPECIFICATIONS	
Total Building Size	±30,000 SF
Office	3,000 SF
Front Loading Door	1
Rear Grade Level Doors	4
Truck Well	1
Fire Protection	Wet System
Laydown Yard	1.32 Acres
Laydown Yard Finish	Gravel, Millings, or Concrete
Total Parking Provided	35 Spaces
Construction	Tilt Wall or PEMB

LOCATION & ACCESS

Inside Hargrove Industrial Park on Palm Coast's US-1 corridor surrounded by active residential development and a proposed 78-acre rail-served fuel depot, one mile from US-1 and four miles from I-95.



KEY DRIVE DISTANCES

US-1	1 Mile
I-95	4 Miles
Daytona Beach	30 Miles
Orlando	64 Miles
Jacksonville	83 Miles

AREA DEVELOPMENT

- DR Horton • Sawmill Branch MPD**
1,300+ homes
- Dream Finders Homes**
421 homes • 55+ community
- KB Home**
147 homes • planned subdivision
- Proposed Rail-Served Fuel Depot**
78 acres adjacent to the corridor



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