



FOR LEASE

2,566 SF of Industrial Flex space available for lease in a highly sought after industrial cond

2340 SW Poma Dr

Palm City, FL 34990

PROPERTY OVERVIEW

Only Space 2 is currently available for lease, while the building as a whole is being offered for sale. Each unit is self-contained with private entries, dedicated loading, and office/warehouse buildout.

Zoned General Industrial, the property is connected to city water and sewer, and is situated in a well-established business corridor just minutes from I-95 and the Florida Turnpike — providing exceptional regional access and visibility.

This is an excellent opportunity for businesses seeking flexible, ready-to-occupy space in one of Palm City's most desirable commercial areas.

OFFERING SUMMARY

Available Size: 2,566 SF
Zoning: GI - General Industrial
Utilities: County water & sewer available September 2025
(currently on well & septic)

LEASE RATE

\$18.00 SF/yr (NNN)



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Property Details

POMA DRIVE FLEX COMPLEX

FOR
SALE/LEASE

Location Information

Street Address	2340 SW Poma Dr
City, State, Zip	Palm City, FL 34990
Market	Palm City, Florida
Submarket	Palm City Industrial Park, Martin County
Cross Streets	Primary Cross Streets: SW Poma Drive & SW Busch Street; Nearby Thoroughfare: SW Martin Highway (State Road 714)
Nearest Highway	Approximately 5 minutes to I-95 (Exit 102) and 7 minutes to Florida Turnpike (Exit 133)
Nearest Airport	Palm Beach International Airport – Approximately 45–50 minutes

Building Information

Building Size	7,000 SF
Tenancy	Multiple
Number Of Grade Level Doors	2
Ceiling Height (Ft)	24.0
Year Built	2007
Overhead Door Height (Ft)	14.0
Number Of Parking Spaces	16
Warehouse %	71.4
Framing	Concrete Tilt Wall
Roof	Steel Truss flat roof with membrane covering
Landscaping	Condo Association Professionally maintains landscaping

Property Details

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Legal:	Palm City Contractors Centre Condo Building A Units 1 & 2
APN#	073840002001000100 & 073840002001000200
Corner Property	Yes

Parking & Transportation

Parking Type	Surface
Number Of Spaces	16
Parking Description	Ample on-site parking

Utilities & Amenities

HVAC	Central HVAC system
Restrooms	Two restrooms per unit
Landscaping	Condo Association Professionally maintains landscaping
Utilities	County water & sewer available September 2025 (currently on well & septic)
Loading Description	12' x 14' grade-level roll-up door

Zoning / Land Use Details

Zoning	GI
Land Use	Industrial



Property Details & Highlights

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LOCATION OVERVIEW

Strategically located in the heart of Palm City's established industrial corridor, just minutes from major transportation routes. Situated within the Palm City Industrial Park, the property offers excellent connectivity to I-95 (Exit 102) and the Florida Turnpike (Exit 133), providing seamless access throughout the Treasure Coast and beyond.

The site sits just off SW Martin Highway (State Road 714), a key east-west arterial, and is surrounded by a mix of industrial, service, and commercial users—making it ideal for light manufacturing, distribution, and service-oriented businesses. The area is known for its clean, professional environment and business-friendly infrastructure.

Located in Martin County, the property benefits from a strong labor pool, a pro-business climate, and proximity to growing residential and commercial communities. Palm Beach International Airport is approximately 45–50 minutes away, supporting regional and out-of-state operations.

This central and accessible location offers businesses and investors a strong strategic position in one of the Treasure Coast's most stable and desirable markets.



SALE HIGHLIGHTS

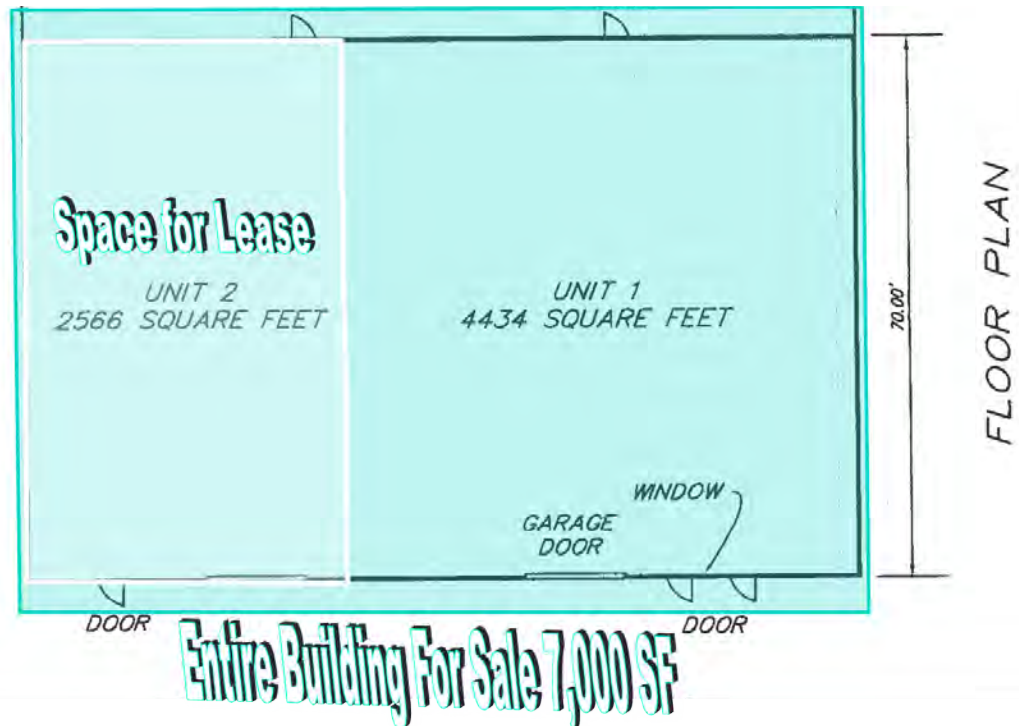
- ±7,000 SF freestanding flex/industrial condo building
- Climate-controlled warehouse with 24' clear ceiling height
- 12' x 14' grade-level roll-up door
- Includes two private offices plus breakroom/storage area
- Built in 2007 – well-maintained and move-in ready
- Zoned General Industrial – ideal for a wide range of business uses
- County water & sewer available September 2025 (currently on well & septic)
- Situated in a thriving industrial and commercial area
- Excellent access to I-95 and Florida Turnpike
- Ideal for owner-users or investors seeking quality flex space



Lease Space

POMA DRIVE FLEX COMPLEX

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LEASE INFORMATION

Building A:	Space 2	Lease Term:	Minimum of 3 Years
Total Space:	2,566 SF	Lease Rate:	\$18.00 SF/yr

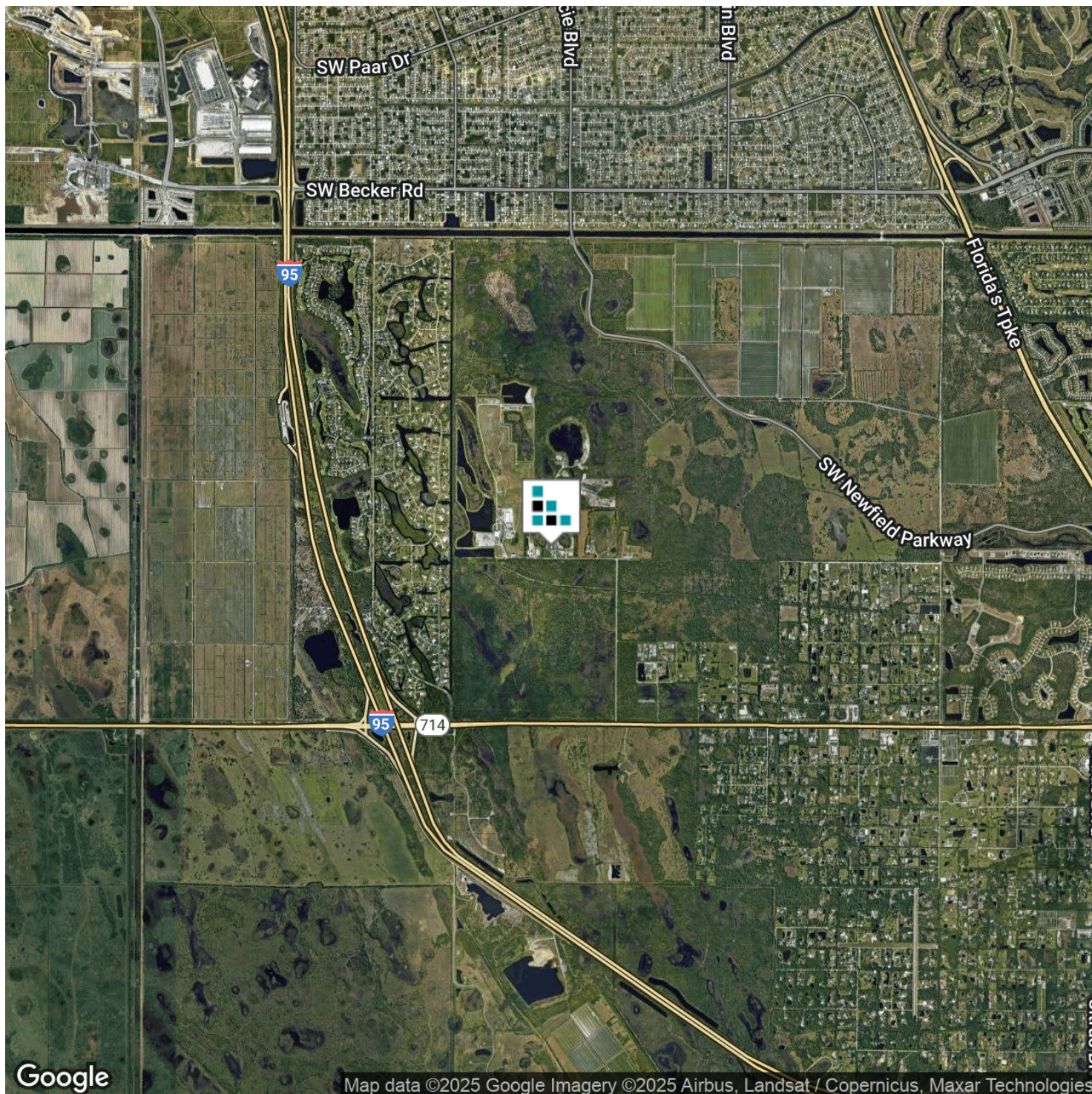
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ Space 1	4,434 SF	Currently Leased Until 9/30/2027	Call Agent For Details
■ Space 2	2,566 SF	\$18.00 SF/yr	<p>Space 2 offers approximately 2,566 square feet of versatile flex space within a well-maintained, Class B industrial building constructed in 2007. The unit features a fully air-conditioned warehouse with 24-foot clear ceiling height and a 12' x 14' grade-level roll-up door, ideal for light manufacturing, storage, or distribution operations.</p> <p>The floorplan includes two private offices and a breakroom or storage area, providing a functional layout for various business needs. The property is zoned for general industrial use and is connected to city water and sewer services.</p>

Location Map

POMA DRIVE FLEX COMPLEX

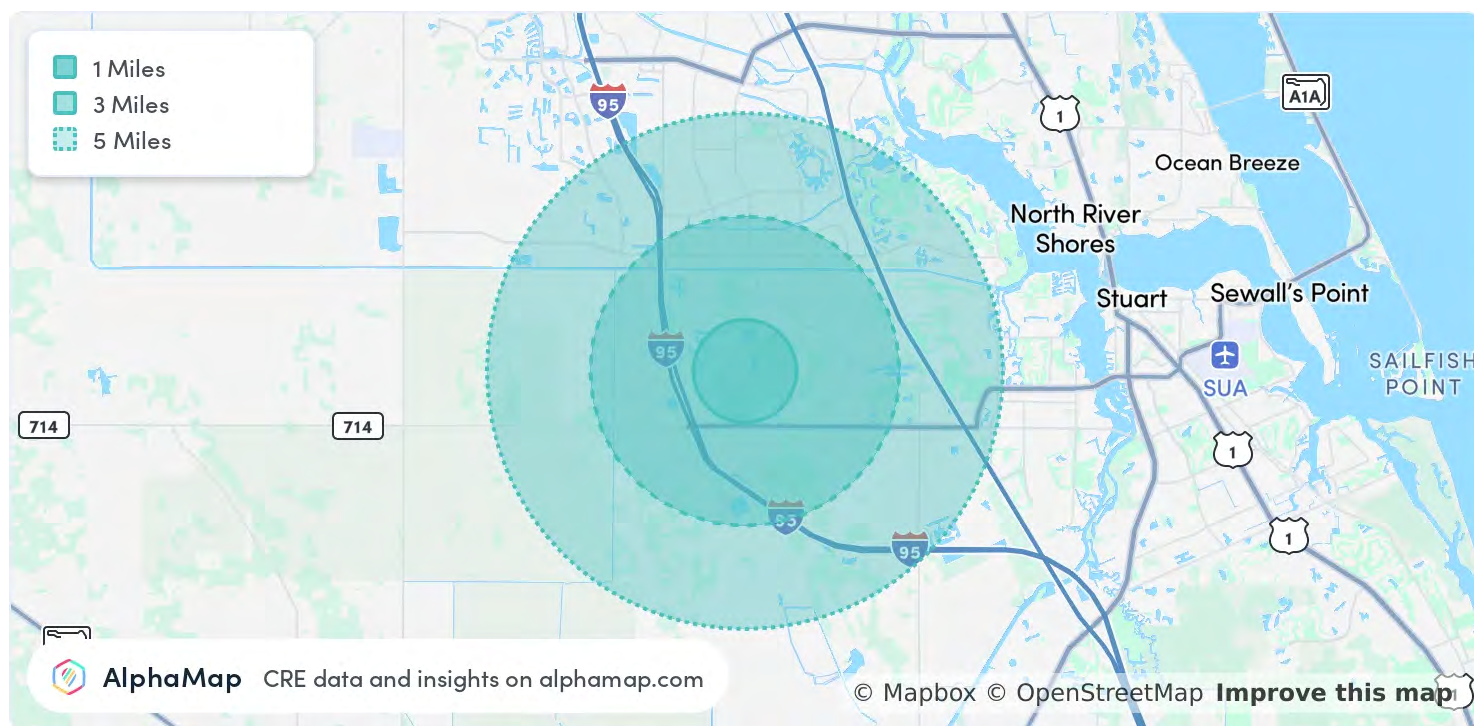
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Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	304	13,698	48,694
Average Age	45	40	41
Average Age (Male)	45	39	41
Average Age (Female)	46	40	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	106	4,570	16,794
Persons per HH	2.9	3	2.9
Average HH Income	\$283,178	\$137,485	\$125,500
Average House Value	\$765,111	\$445,913	\$450,426
Per Capita Income	\$97,647	\$45,828	\$43,275

Map and demographics data derived from AlphaMap

Disclaimer

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