



UP TO 1.75 ACRES OF OUTSIDE STORAGE

AVAILABLE FOR LEASE / SALE

HARGROVE INDUSTRIAL CENTER

48 Hargrove Grade, Palm Coast, FL

HIGHLIGHTS

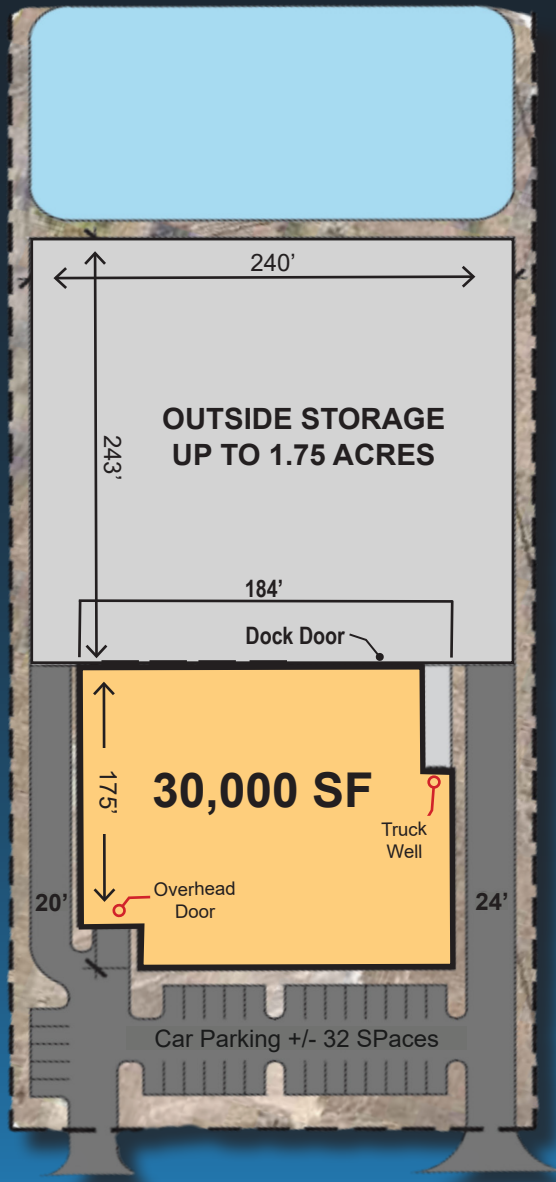
- 10,000 to 40,000 SF Available
- Up to 4,000 SF Office Space
- Dock High and Drive-In Doors Available
- Up to 28' Clear Height
- Ample Parking
- Up to 1.75 Acres of Outside Storage



LANDMYND

ACQUIRE | PLAN | DEVELOP

SITE PLAN & BUILDING SPECIFICATIONS

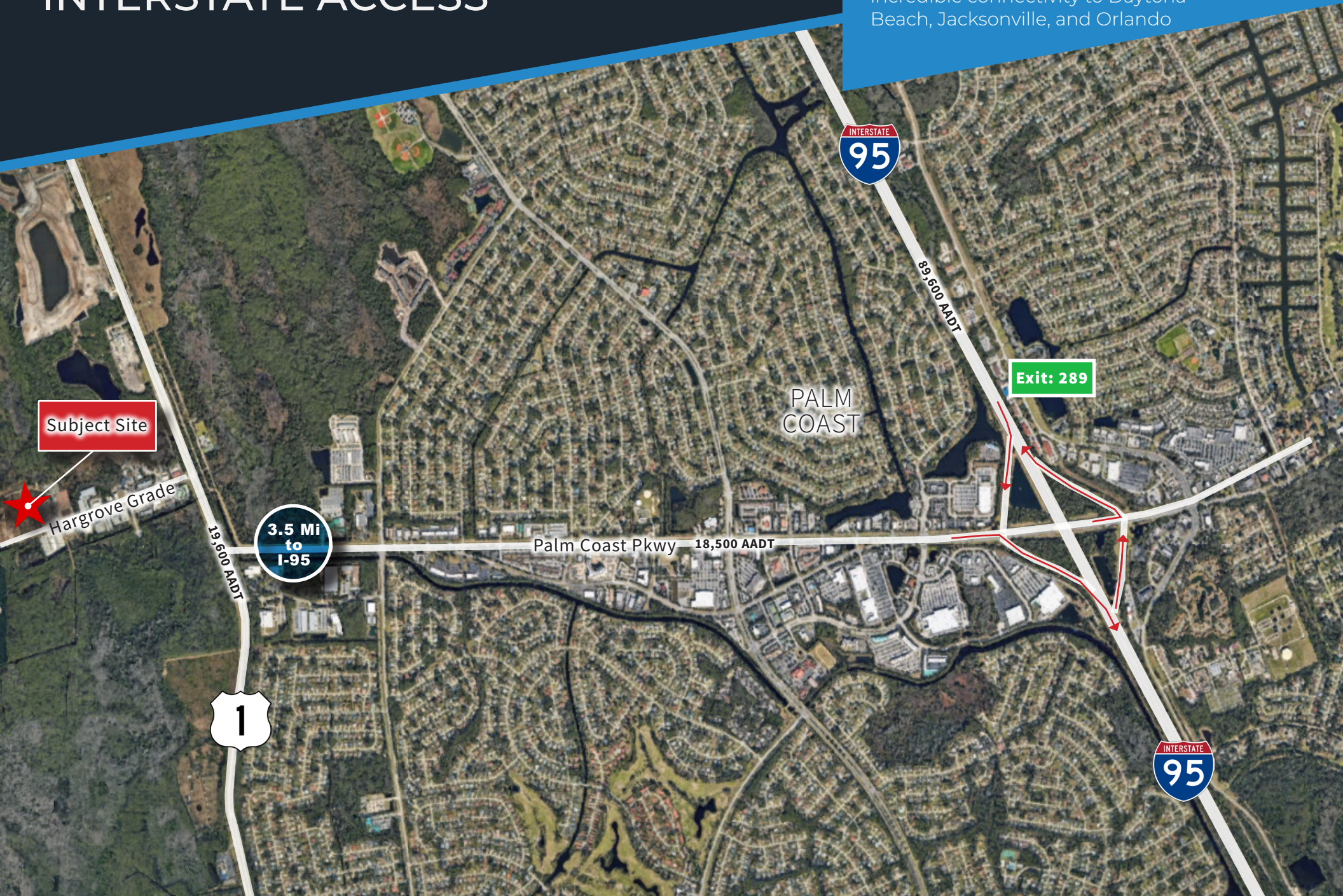


BUILDING SIZE	10,000 SF to 40,000 SF +
CONSTRUCTION TYPE	TILT WALL OR PEMB
BUILDING DIMENSIONS	175' X 175'
LOADING DESIGN	BUILD TO SUIT
OFFICE SPACE	UP TO 4,000 SF
CLEAR HEIGHT	UP TO 28'
LAYDOWN YARD	UP TO 1.75 ACRES
EMPLOYEE PARKING	+/- 32 SPACES
DOCK-HIGH DOORS	1 (9' x 10')
DRIVE IN DOORS	BUILD TO SUIT
POWER	400 AMPS/ 3-PHASE (AS NEEDED)
WAREHOUSE LIGHTING	LED
SPRINKLER	ESFR
UTILITIES	PUBLIC WATER & SEWER
ZONING	INDUSTRIAL



INTERSTATE ACCESS

Conveniently located off US 1, with quick access to I-95 (Exit 289), which provides incredible connectivity to Daytona Beach, Jacksonville, and Orlando





Exit: 293

61 Miles to Jacksonville

82 Miles to Orlando



PALM COAST

N Ocean Shore Blvd

Subject Site



Hargrove Grade

3.5 Mi to I-95



Exit: 289

Palm Coast Pkwy

- Neighbors:**
- AmRad Engineering
 - Sunbelt Chemicals Corp.
 - Hargrove Mini Storage
 - Small Engine & Mower
 - Caliber Collision
 - FineTest
 - Palm Coast Electric
 - Architecture Granite
 - A-Z Granite
 - American Civil Construction
 - Penske Truck Rental
 - Top Shelf Storage
 - Flagler Supply
 - Breakers Electric
 - Autohaus Palm Coast
 - Pannon Motors
 - Encompass Enclosures
 - Major Auto Repair



Flagler Beach

E Moody Blvd

Flagler Executive Airport

KEY INSIGHTS

The property is conveniently located with easy access to major highways, including I-95, facilitating local distribution and regional transportation. Positioned between Jacksonville and Orlando, it offers proximity to key urban centers, ports, and transportation hubs, making it ideal for businesses with national or coastal reach. Palm Coast is part of the growing Flagler County area, with a strong industrial presence in logistics, manufacturing, and distribution, offering opportunities for synergies with neighboring businesses.

Access to Coastal Port Services: Close to Florida's coastline, offering potential access to port services for import/export operations.

Development Potential: The surrounding area is experiencing ongoing growth, providing opportunities for businesses to expand and capitalize on the region's development.

Skilled Labor Pool: Palm Coast and Flagler County have a growing workforce, ideal for businesses seeking skilled labor in various industries.

Affordable Lease Rates: The area offers competitive leasing costs compared to larger metropolitan areas, allowing businesses to reduce overhead expenses

REGIONAL DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
TOTAL POPULATION	6,697	74,522	119,536
AVERAGE HOUSEHOLD INCOME	\$69,842	\$83,179	\$89,485
2024 LABOR STATS:			
TOTAL EMPLOYEES	61,335	679,994	1,741,320
TOTAL BUSINESSES	7,047	65,905	171,655



LOCATED IN FLORIDA'S EPICENTER

KEY DRIVE TIMES

MAJOR CITIES

Daytona Beach.....	31 Miles
Jacksonville.....	61 Miles
Orlando.....	82 Miles
Tampa.....	164 Miles
Savannah.....	201 Miles
Miami.....	293 Miles
Atlanta.....	405 Miles

MAJOR TRANSPORTATION HUBS

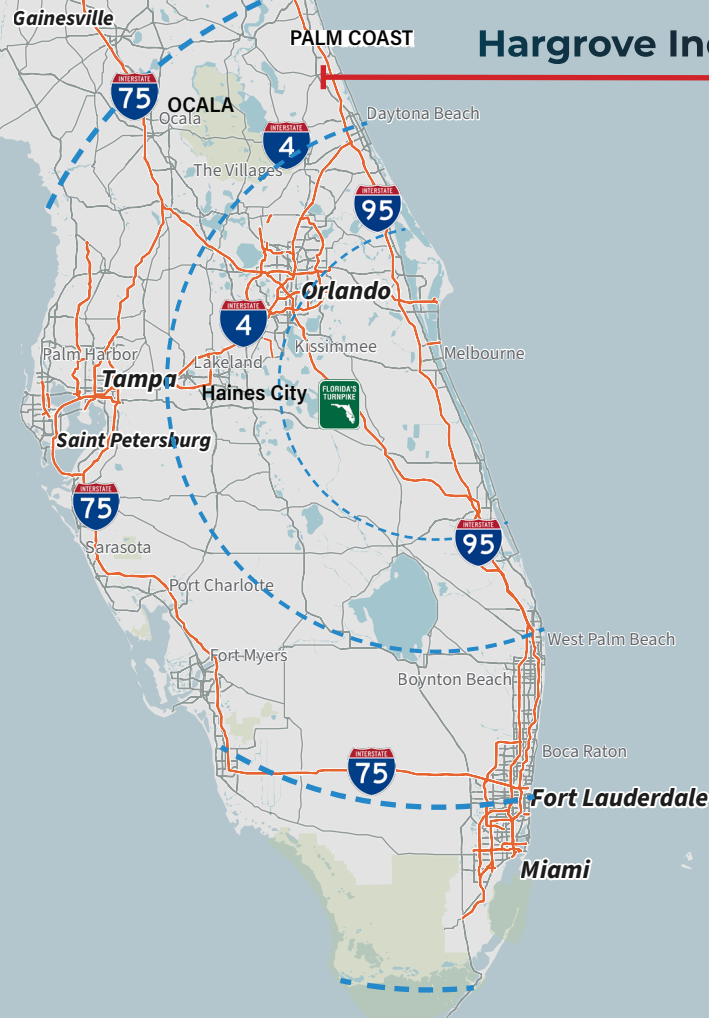
Sanford Int'l Airport.....	68 Miles
Jacksonville Int'l Airport.....	75 Miles
Orlando Int'l Airport.....	93 Miles
Tampa Int'l Airport.....	169 Miles
Port of Jacksonville.....	64 Miles
Port Canaveral.....	101 Miles
Port of Tampa.....	165 Miles
Port of Everglades.....	272 Miles
Port of Miami.....	293 Miles
CSX Intermodal.....	141 Miles

MAJOR HIGHWAYS

US-1.....	0.6 Miles
I-95.....	3.5 Miles
I-4.....	31 Miles
SR-429.....	64 Miles
SR-417.....	71 Miles
I-75.....	75 Miles
FL Turnpike.....	90 Miles
SR 27.....	97 Miles

PALM COAST

Hargrove Industrial Center



YOUR PARTNERS IN COMMERCIAL REAL ESTATE



LANDMYND
ACQUIRE | PLAN | DEVELOP

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