

FOR LEASE

PALM CITY CONTRACTOR'S CENTRE CONDOMINIUMS



- ADDRESS:** 2130 SW Poma Drive., Palm City, Florida
- PROPERTY SIZE:** 4,784 SF to 23,920 SF Available
- LAND USE:** Industrial
- LEASE AMOUNT:** \$6/SF (Gross)
- COMMENTS:** This is brand new tilt-wall construction. Building features include: 12x14 overhead roll-up door, 18' ceiling clear height, office build-out and an ADA-compliant bathroom will be built according to prospective tenant's needs. The building is equipped with automatic fire sprinklers and a fire alarm as well. Some units come with fenced yard for outside storage. Located just minutes from I-95 and the Florida Turnpike.

EXCLUSIVELY LISTED BY...

759 S. Federal Highway, Ste. 304
Stuart, Florida 34994
www.ChristensonCommercial.com

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Commercial**
REAL ESTATE

For Additional Information Contact:
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(772) 201-3154
Derricksoldit@aol.com

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.



LOCATION MAP

PARCEL 2 - SITE DATA

SITE: 138,137 SF (3.14 AC) 175'x200'
 BUILDING: 24,894 SF (0.56 AC) 28'x48'
 PAVED: 27,444 SF (0.62 AC) 22'x28'
 WETLAND: 13,230 SF (0.30 AC) 7'x28'
 DIST. DTOR: 8,008 SF (0.18 AC) 6'x28'
 DIST. DTOR: 24,281 SF (0.55 AC) 42'x28'
 IMPROVEMENT AREA: 102,898 SF (2.33 AC) 20'x28'

PARKING CRITERIA

OFFICE AREA (1 PER 200 SF)
 OFFICE AREA (1 PER 1000 SF)
 C.S. SPACE & EMPLOYEES

PARCEL 3 - SITE DATA

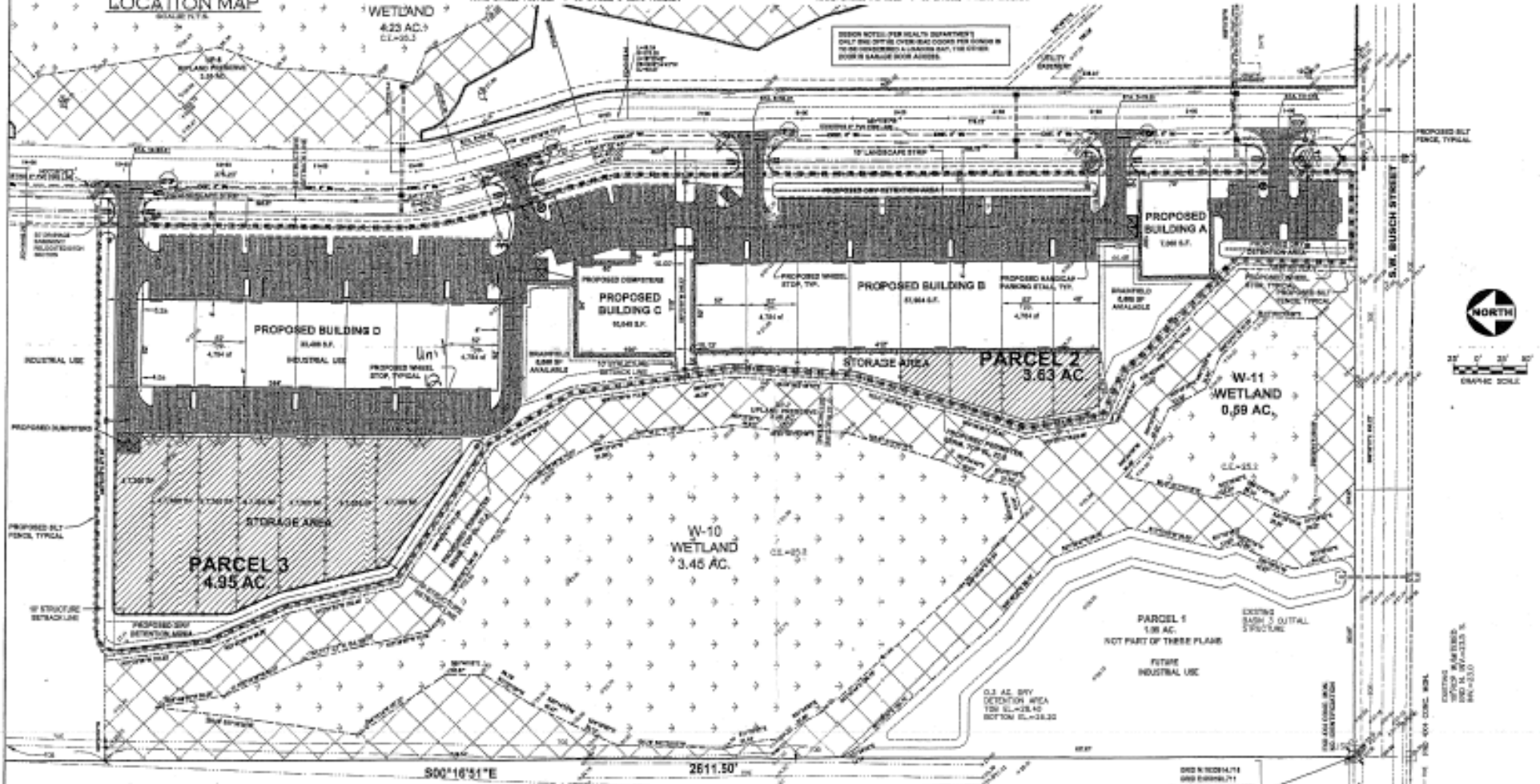
SITE: 210,488 SF (4.80 AC) 180'x200'
 BUILDING: 45,222 SF (1.02 AC) 20'x28'
 PAVED: 45,222 SF (1.02 AC) 20'x28'
 WETLAND: 81,208 SF (1.84 AC) 21'x28'
 DIST. DTOR: 7,775 SF (0.18 AC) 6'x28'
 DIST. DTOR: 24,281 SF (0.55 AC) 42'x28'
 IMPROVEMENT AREA: 181,186 SF (4.13 AC) 20'x28'

LEGEND

- HANDBOOK PARKING STILL
- ▨ PROPOSED ASPHALT PAVEMENT
- ▩ PROPOSED CONCRETE
- ▧ PROPOSED 4" THICK SHALLOW
- NUMBER OF PARKING SPACES
- ▽ DESIGN ELEVATION BY DTOR'S (NOT PART OF THIS CONTRACT)
- ▽ EXISTING SITE ELEVATION
- PROPOSED 24" WHITE STOP BARS AND STOP SIGN
- 40' W-11 WETLAND
- 40' W-11 WETLAND

NOTES

1. THE PRESENT LOTS ARE CORRECTLY IDENTIFIED AND DESCRIBED.
2. A REVIEW TO BE PROVIDED BY THE ENGINEER.
3. ANY PARTS TO BE REPAIRED AND SUBSTITUTIONS OF THE SAME SHALL BE COMPLETED WITHIN ONE YEAR OF THE DATE OF APPROVAL. DATE.
4. THE PROJECT WILL BE CONSTRUCTED IN THE PHASES:
5. PHASE 1: BUILDING A AND THE PARKING LOT CONNECTION TO PARCEL 2.
6. ALL EXISTING VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO BEGINS OF CONSTRUCTION.
7. ALL EXISTING UTILITIES SHALL COMPLY WITH THE REQUIREMENTS OF THE SOIL INSTALLATION AT THE TIME OF PROJECT START.
8. THE APPLICANT SHALL ASSURE BY WRITING PRIOR TO ANY LAND CLEARING THAT THE BROWN COUNTY COUNTY ENGINEER MANAGEMENT DEPARTMENT SHALL CONDUCT A FIELD INSPECTION TO DETERMINE IF SUBSTANCES ARE BEING PROPERLY DISPOSAL ON THE SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
10. ALL EXISTING VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO BEGINS OF CONSTRUCTION.
11. ALL EXISTING UTILITIES SHALL BE RELOCATED TO ACT AS A BUFFER BETWEEN ADJACENT LOTS AND TO MINIMIZE HAZARD DUE TO ROAD. SUBSTANCES SHALL BE USED ON SITE TO PREVENT THE VEGETATION TO BE REMOVED FOR THIS PURPOSE. CONSULTATION WITH BUREAU OF.



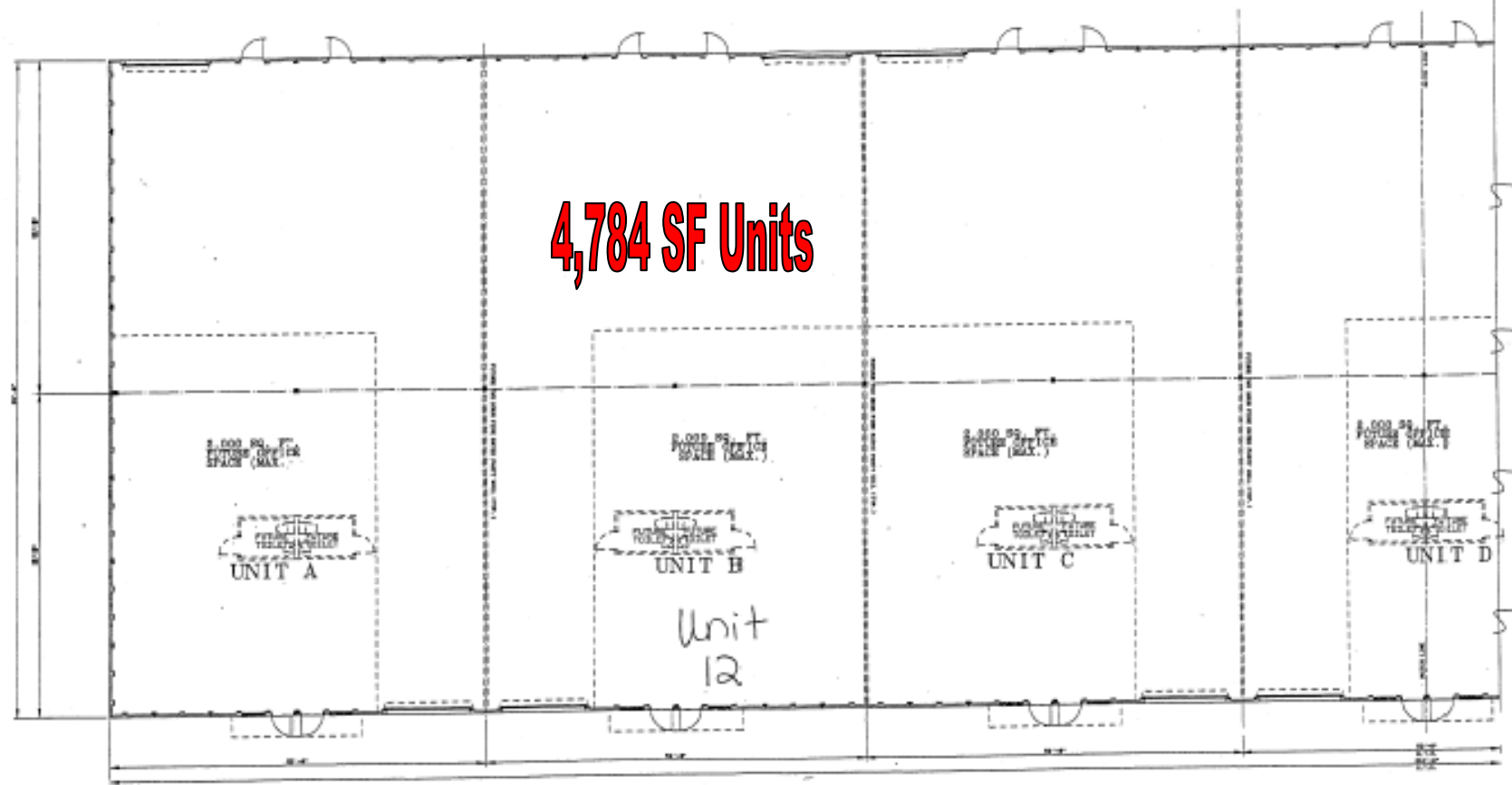
NOTE:
 PAVEMENT AND UTILITIES WITHIN THE LIMITS OF SEVEN (7) SUBDIVISION, SHOWN AS EXISTING ON THESE PLANS ARE UNDER CONSTRUCTION. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND ELEVATIONS AND REPORT ANY DEVIATIONS FROM THE DESIGN TO THE ENGINEER PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION
 PARCEL 2 AND PARCEL 3 OF SEVEN (7) SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16 AT PAGE 17 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PARCEL CONTAINS 8.88 ACRES MORE OR LESS. SAID PARCEL BEING SUBJECT TO ANY/all EASEMENTS, RESERVATIONS, RESTRICTIONS OR DEDICATIONS.



DATE: 08/11/11
 DRAWN BY: J. W. WATKINS, P.E.
 REV: 01/11/11

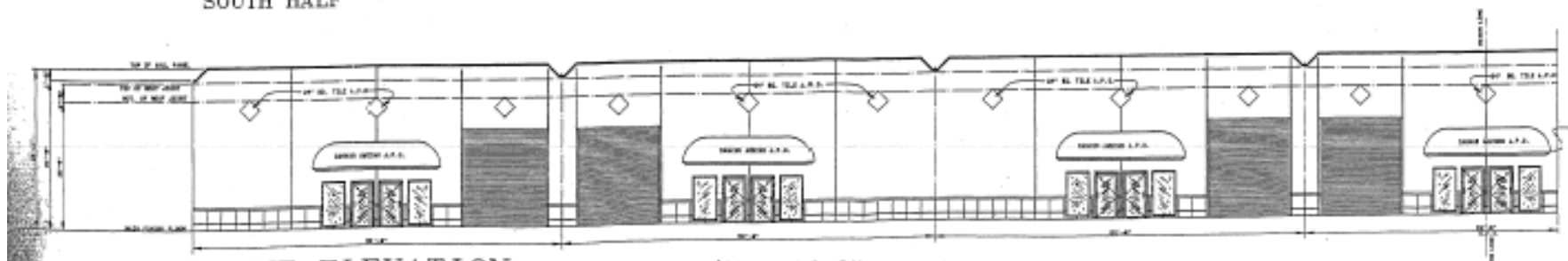
4,784 SF Units



FLOOR PLAN
SOUTH HALF

- SCALE: 1/8" = 1'-0" -

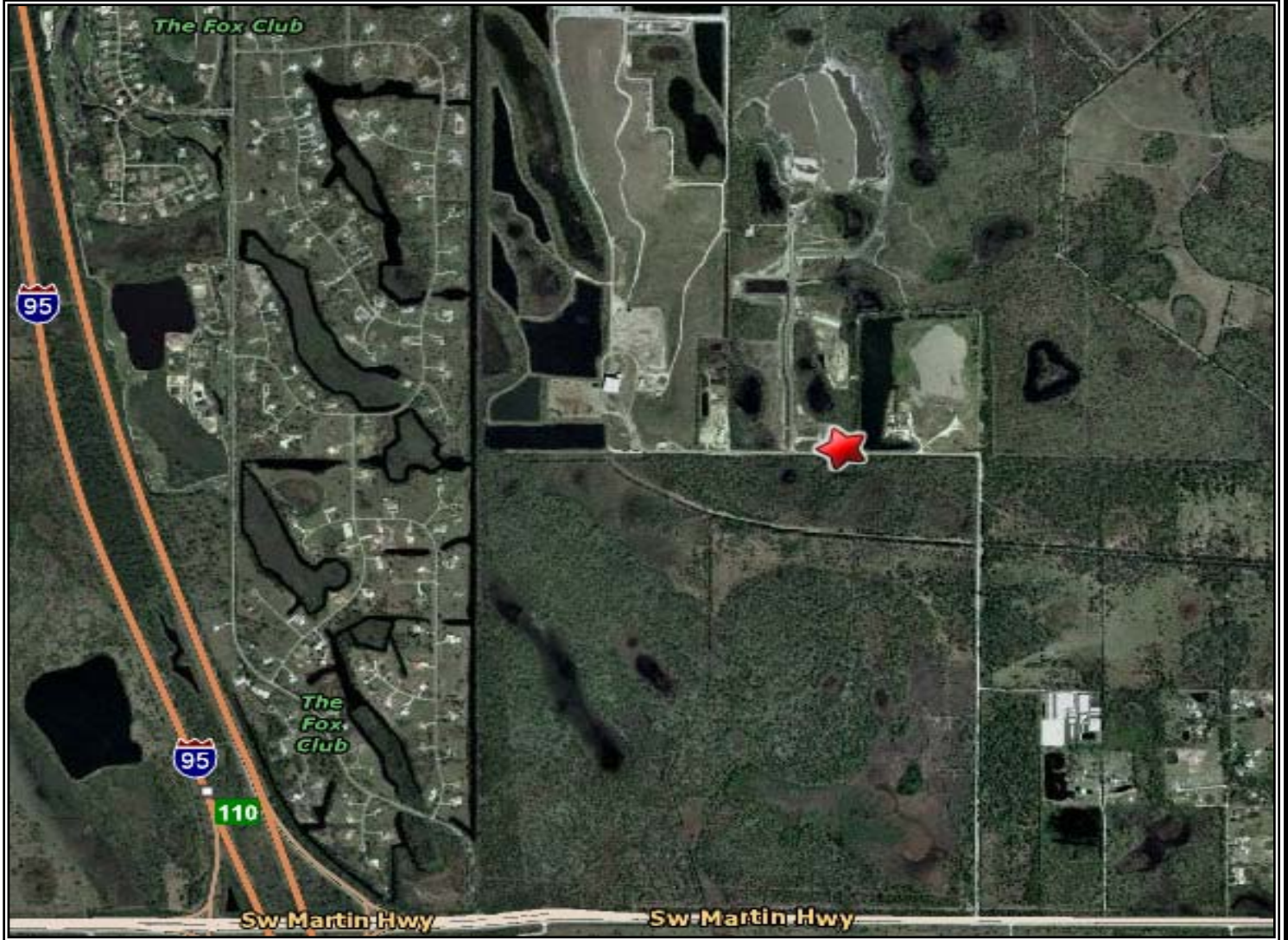
2 UNITS TOTAL AREA 4,784 SF.



FRONT ELEVATION
SOUTH HALF

- SCALE: 1/8" = 1'-0" -

Palm City Industrial Park



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