

# Palm Beach County Glades Region Sites

220 US Highway 27 N #1, South Bay, FL 33493



## Property Description

+/- 300 FT. of U.S. Highway 27  
FRONTAGE w/ rail spur. Newly remodeled office with impact PGT glass windows and entry doors. 4 new exterior bay roll-up doors. Roof re-done in 2014. Expansive warehouse space of 29,140 sq ft. CBS construction, paved parking and paved improved areas for deliveries. Upgrades to include electric and 6 silos. Excellent distribution or manufacturing facility. Only one hour from Miami, 45 minutes from Ft. Lauderdale and 45 minutes from Palm Beach. Easy access to all three Counties.

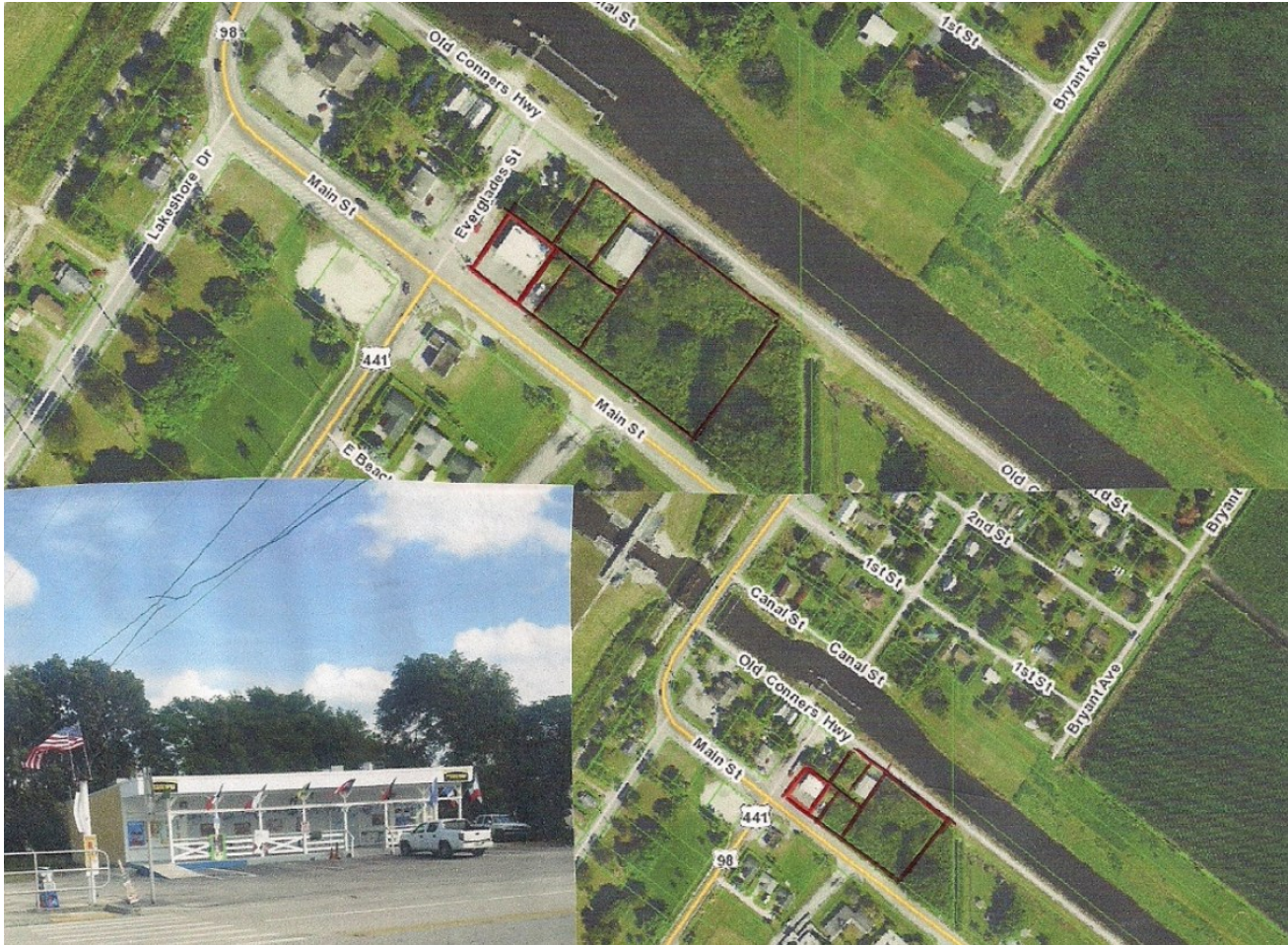
## General Description

List Price	\$1,500,000
MLS Number	219037206
Property Class	Commercial
County	Palm Beach
City	South Bay
Geo Area (Desc)	OA01 - Out of Area
Acres	3.200
Subject Property Sq Ft	31,426
Commercial Property Type	Industrial: Distribution Warehouse, Industrial: Manufacturing, Industrial: Office Showroom, Industrial: RnD, Industrial: Warehouse
Property Use Type	Vacant/Owner-User
Transaction Type	Sale
Commercial Type	Commercial Only
Year Built	1976
# Parking Spaces	6
Sale Includes	Building And Land
Rail	Yes



# Palm Beach County Glades Region Sites

37071 Main Street, Canal Point FL, 33438



## Property Description

**24 hour Convenience Store with Take-out Restaurant on 6 contiguous lots.**

**Zoning: GC-General Commercial**

**2,400 Square Foot Corner Convenience Food Store on Six (6)**

**Lots: Square Feet: 79,750.**

**Acres: 1.8308**

<b>Property Type:</b>	Retail
<b>Property Use:</b>	Owner Occupied
<b>Year Built:</b>	1968
<b>Zoning:</b>	GC
<b>Listing ID:</b>	L43PP9
<b>Style:</b>	Retail - Free Standing

**AREA DESCRIPTION:** Canal Point's populace is involved in agriculture. Kathryn E. Cunningham Canal Point Elementary School is across the street. 24 hour store 25+ years location: Sewer, Elect. Main St is Hwy 441 and Hwy 98 very common Truck and Tourist routes to Lake Okeechobee and other Florida destinations.





# Palm Beach County Glades Region Sites

364 Main Street, Belle Glade, FL 33430



## Property Description

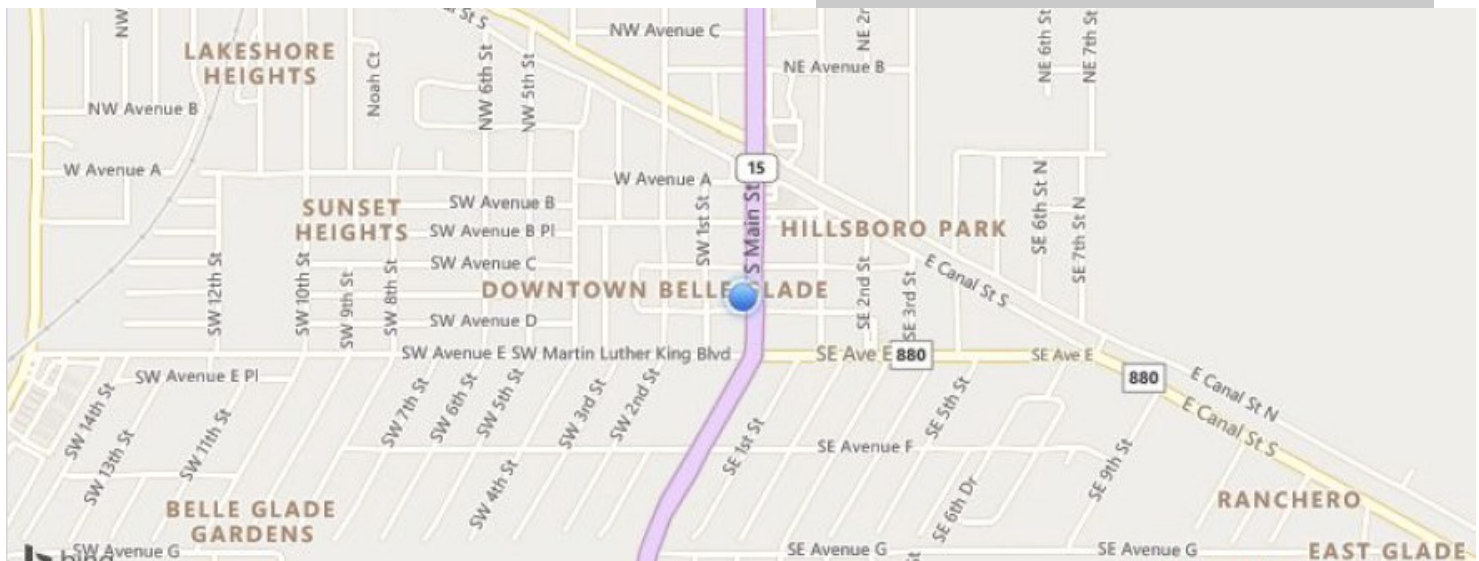
**Building Size:** 10,090 SF

**Lot Size:** 16592 SF

**Parking Places:** 10

BUILDING FOR LEASE Retail: Sub-type-Storefront, Multiple Tenancy. Year Built: 1953, GLA: 10,090 SF, Floors: 1, Typical Floor: 10,090 SF, Parking on three sides. Construction: Masonry. Lease Price: \$11.00 Per Sq. Ft. Available Space: 4,950 Sq. Ft. Description : Property Use Code: 1100 - STORES Zoning: B2 - Restricted Business (04-BELLE GLADE ) Legal Description: BELLE GLADE LTS 65 TO 70 INC Acres 0.3809 Space is currently in use: Medical

<b>Property Type:</b>	Retail
<b>Property Use:</b>	Other Commercial
<b>Year Built:</b>	1953
<b>Level Number:</b>	1
<b>Available Space:</b>	4,950
<b>Listing ID:</b>	BZ62BD
<b>Style:</b>	Retail Bldg -General



# Palm Beach County Glades Region Sites

110 S. US Hwy 27, South Bay FL 33493



## Property Description

Commercial Lot: (active) Convenience Store & Gas Station

**ASKING PRICE: \$1,958,774.95**

**FEATURE: Zoned B1 - Business /General Commercial**

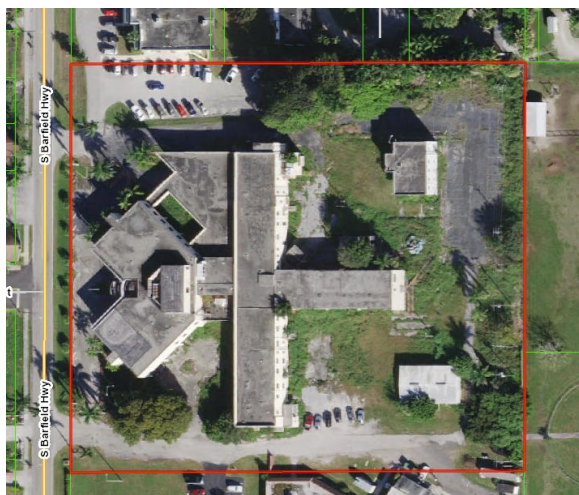
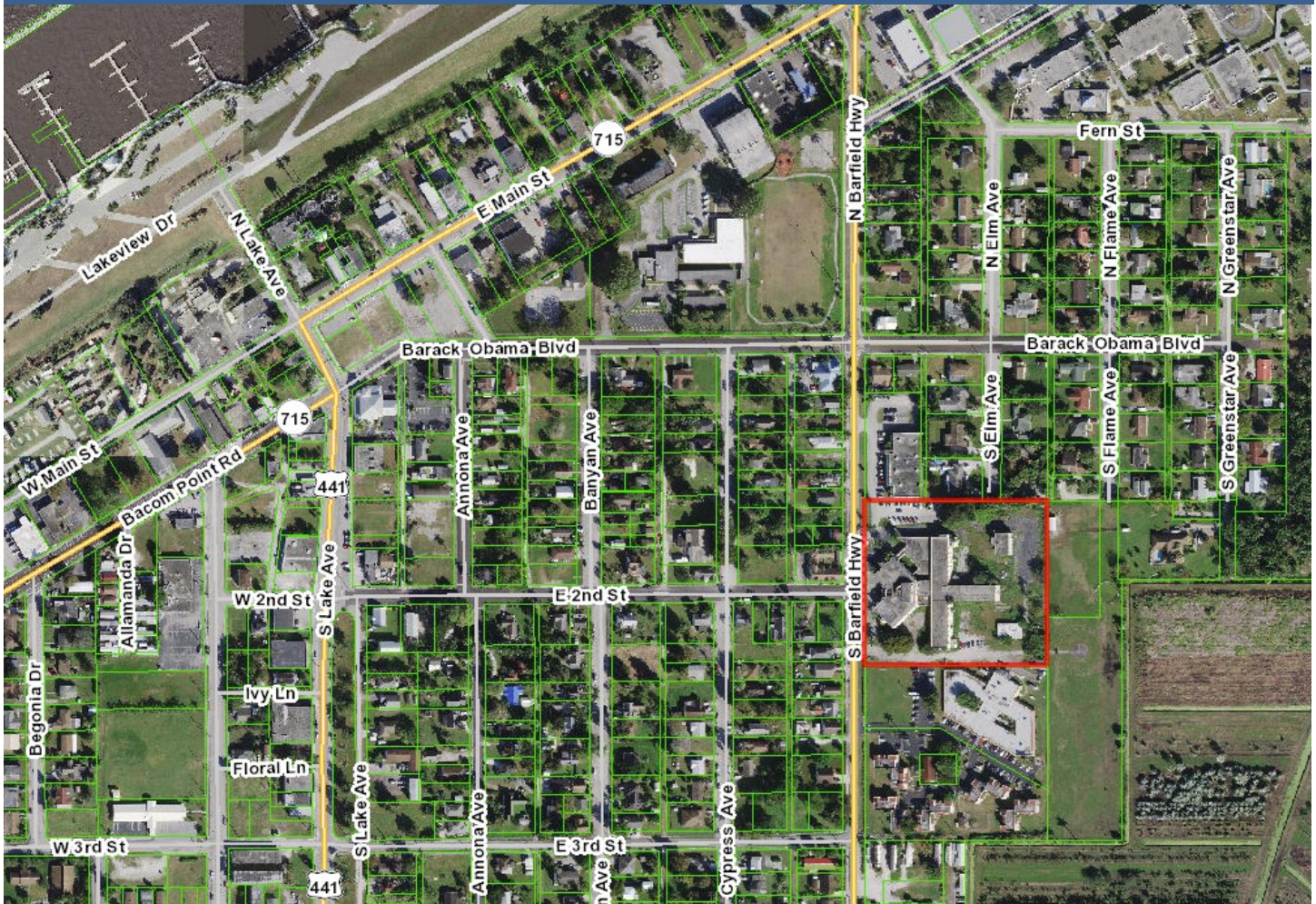
**Land: Gross 1.2647 Acres Gross 55,090.3320SF**

**Planned Use : Retail re-development, Fast-Food, Retail and Service Station / Parcel ID's: 58-36-44-14-15-230-0050**



# Palm Beach County Glades Region Sites

200 S Barfield Hwy, Pahokee, FL 33476 - Everglades Memorial Hospital



## Property detail

**Location** 200 S BARFIELD HWY  
**Municipality** PAHOKEE  
**Parcel No.** 48374217020070013  
**Subdivision** OKEELANTA PLANTATION COS SUB  
**Book** 29107 **Page** 390

**Use Type** 7300 - PRV HOSPITAL  
**Total Square Feet** 72680



# Palm Beach County Glades Region Sites

Glades Gateway Commerce Park – 500 Orange Avenue Circle, Belle Glade, FL 33430

## For Sale 30 Acre Commercial Property



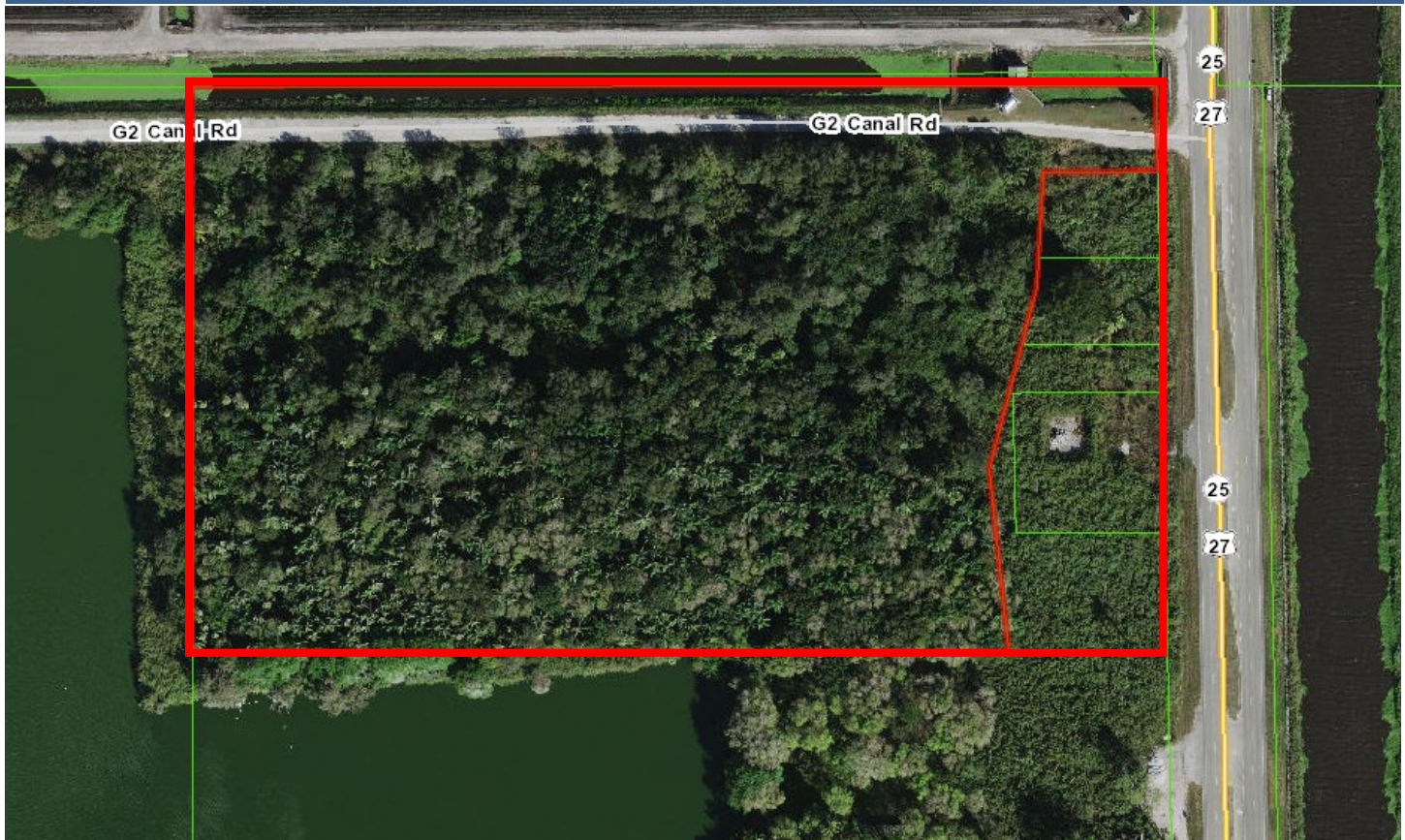
### Property Description

- Zoned Heavy Industrial
- FEC Rail Access
- Access Easement to Hooker Hwy
- Adjacent to Lakeside Medical Center
- Located on 441 / State Road 80
- Property can be Subdivided



# Palm Beach County Glades Region Sites

1000 US Highway 27, South Bay, FL 33493 - South Bay Travel Center



## Investment Notes

In Opportunity Zone.

## Land Information

Zoning: -	Proposed Use: <b>Industrial, Hold for Development</b>
Density: -	Parcel Size: <b>70 AC</b> Lot Dimensions: -
Number Of Lots: -	On-Site Improv: <b>Raw land</b>
Improvements: -	
Topography: <b>Level</b>	
Off-Site Improv: <b>Curb/Gutter/Sidewalk, Electricity, Streets</b>	
Street Frontage: <b>2,000 feet on US Highway 27</b>	

## Investment Information

Sale Price: **\$1,275,000**  
 Price/AC: **\$18,214.29**

Sale Status: **Active**  
 Sale Conditions: -

Days On Market: **170**

## Parcel Control Numbers:

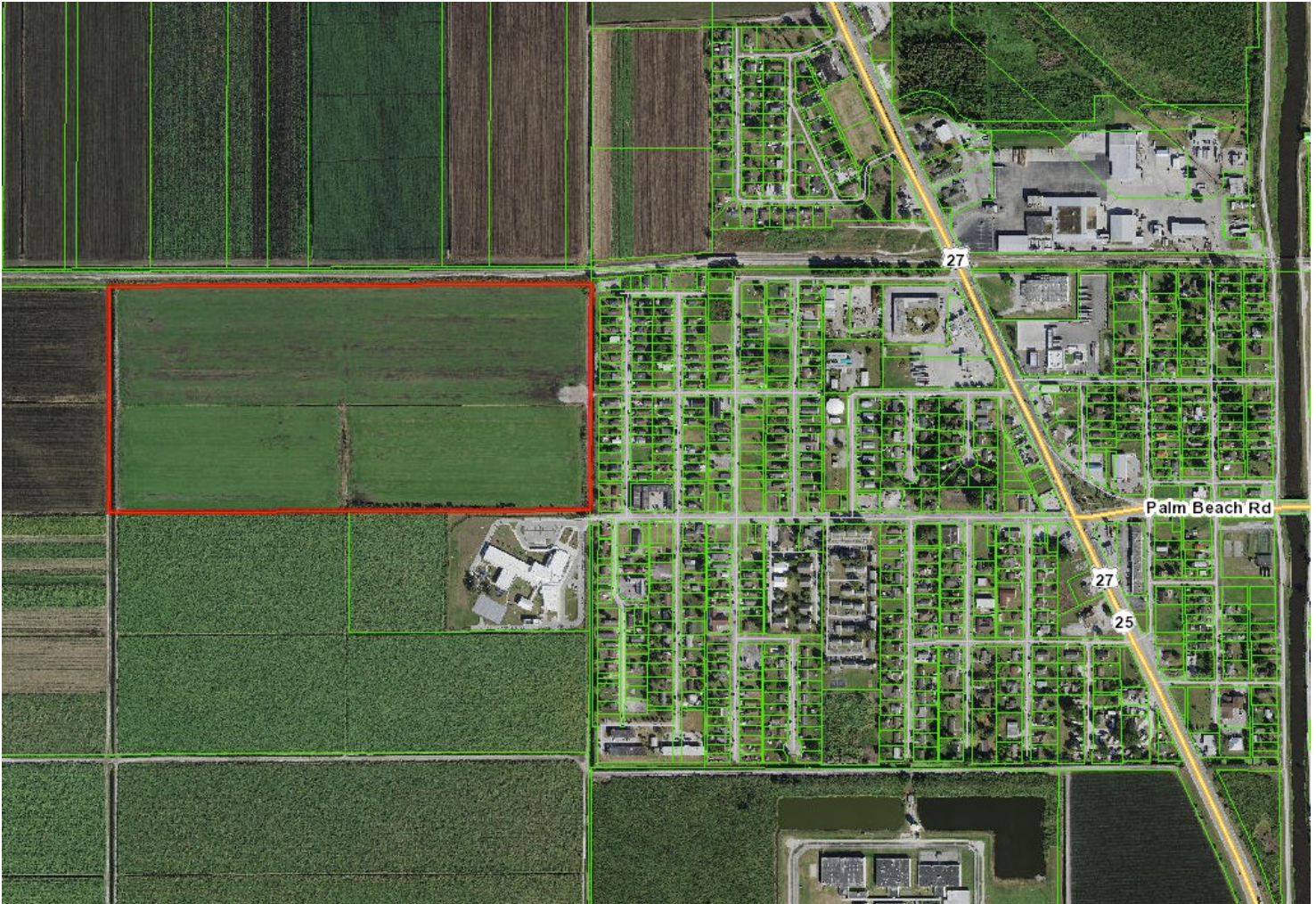
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# Palm Beach County Glades Region Sites

## US 27 South Bay - 75 acres



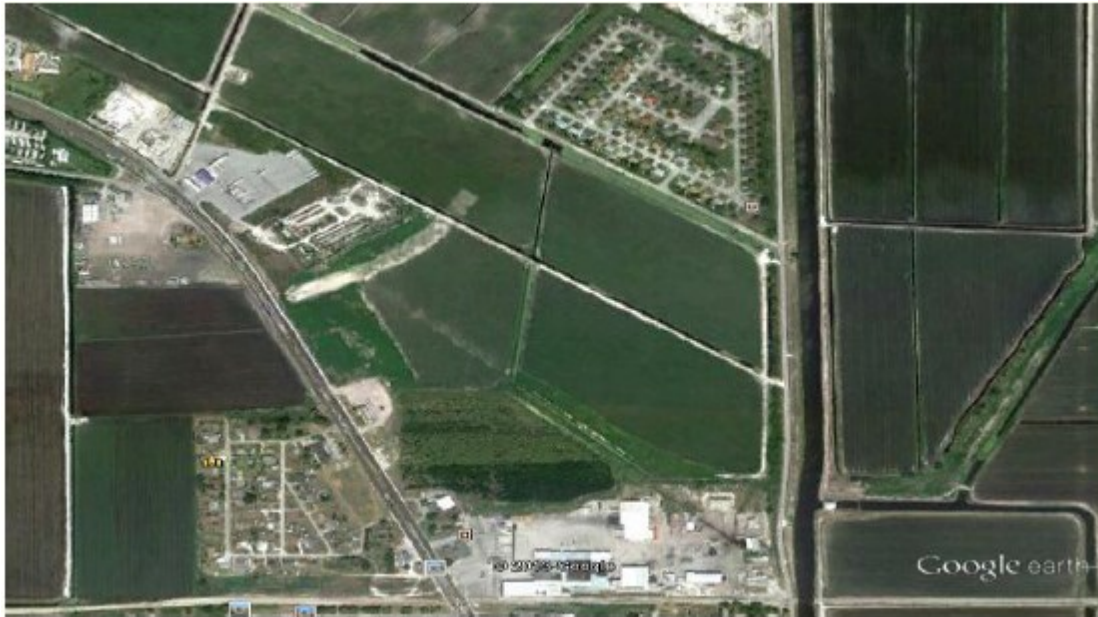
### Property Details

- Property Type: Agricultural with potential to rezone to mixed use
- Available Acres: 75 Acres
- Zoning: Agricultural with potential to rezone to mixed use
- Distance to Interstate or major artery:  
~1/4 mile to US27
- 3,000 ft of FEC Rail adjacent to property
- Natural gas to the site



# Palm Beach County Glades Region Sites

City of South Bay – Park of Commerce 98+/- Acres



TOTAL ACREAGE - 98 +/- ACRES

*ACCESSIBLE TO RAIL*

*GREAT LOCATION ON A STATE APPROVED  
DISTRIBUTION CORRIDOR (US HWY 27)*

*LAND USE: INDUSTRIAL*

*ZONING: GENERAL INDUSTRIAL DISTRICT*

## **About City of South Bay:**

In the heart of South Florida, two major roads, East-West State Road 80 and North South U.S. 27 intersect. At this crossroads, near the southern bank of Lake Okeechobee, is the City of South Bay. Rich black soil and the lakes vast waters make South Bay a haven for agriculture and recreation. With available labor, low taxes, willing government, and strong infrastructure, the City is well suited for virtually any industry -- from distribution to manufacturing to tourism and recreation.



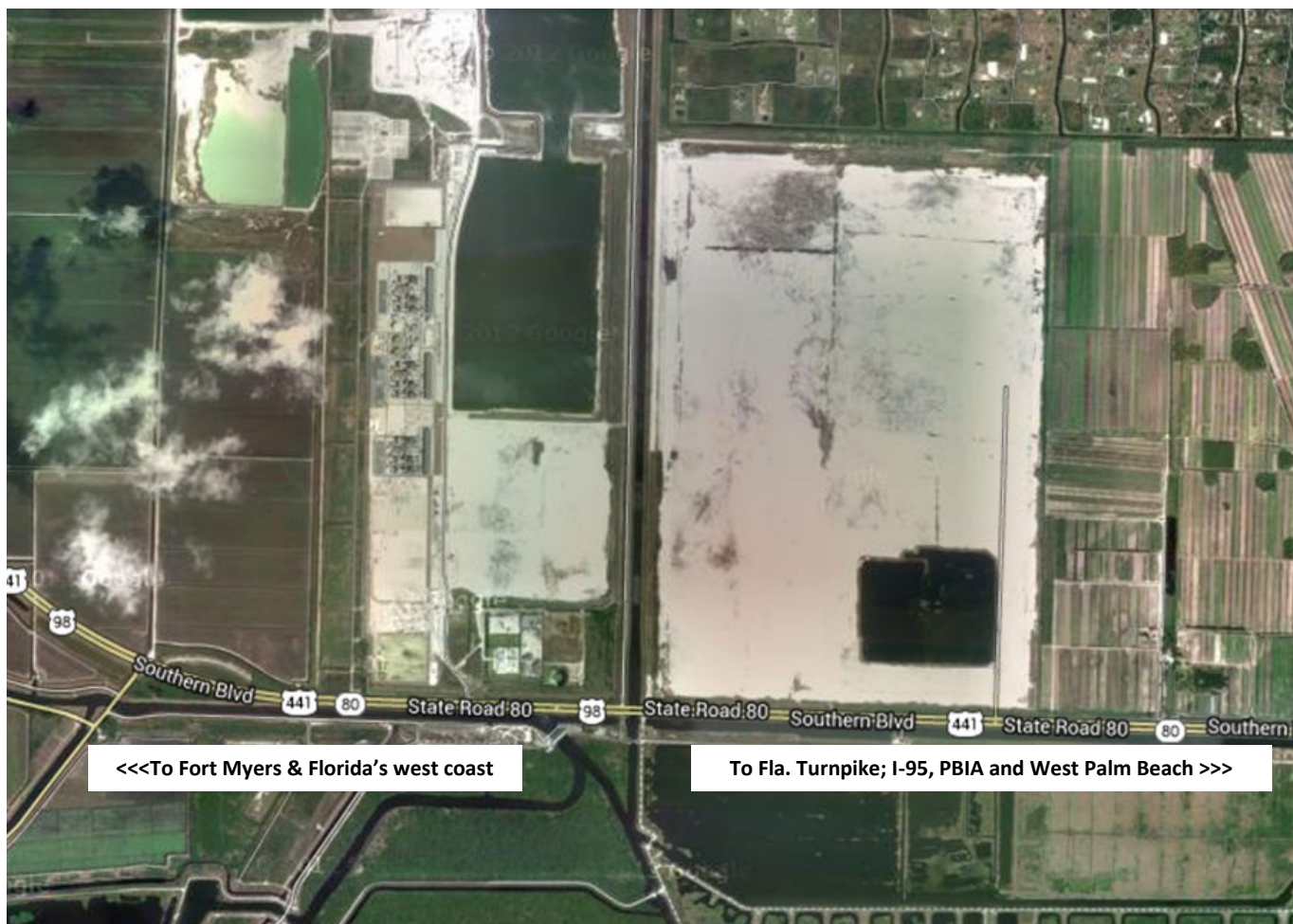
# Palm Beach County Glades Region Sites

## Palm Beach Aggregates — 4,000 Acre Site

This 4,000-acre tract is on the north side of Southern Boulevard (S.R. 80, U.S. 441) approximately 7 miles west of the Florida Turnpike and approximately 14 miles west of I-95 and Palm Beach International Airport. Both I-95 and the Florida Turnpike have Southern Boulevard interchanges.

The site is in an unincorporated area of Central Western Palm Beach County. Most of the land immediately surrounding the site is rural and agricultural in nature. The nearest communities to the east include Wellington, Royal Palm Beach, West Palm Beach and Palm Beach Gardens. The rural communities of Belle Glade, Pahokee and South Bay are approximately 25 minutes to the west.

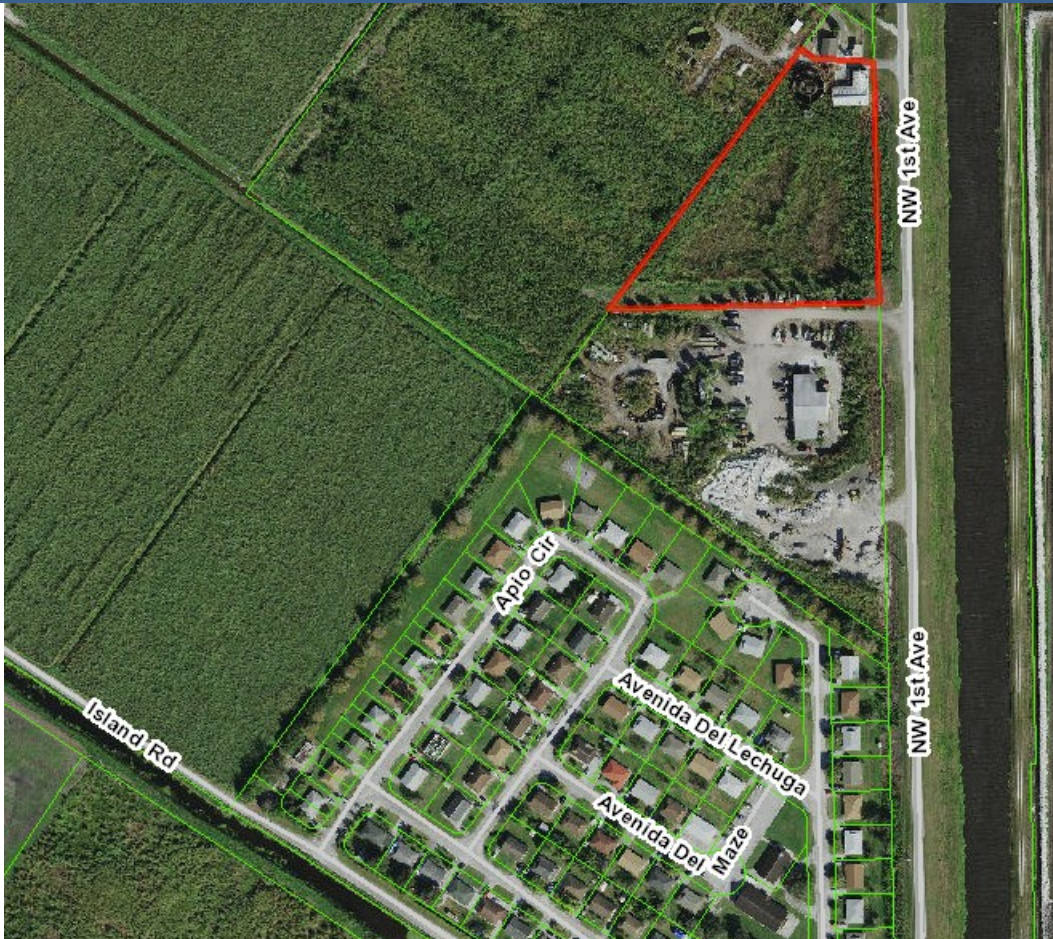
The westernmost portion of the site is approved for an electric power generation facility. Just east of the electric generation facility site are a number of excavation pits. Once mining is complete in these pits they will be leased to the South Florida Water Management District for water storage.





# Palm Beach County Glades Region Sites

1375 NW 1ST AVE, South Bay



## Property Detail

Location Address	1375 NW 1ST AVE
Municipality	SOUTH BAY
Parcel Control Number	58-36-44-11-00-000-1010

## Property Information

Number of Units	0
*Total Square Feet	4050
Acres	4.7016
Use Code	8900 - MUNICIPAL
Zoning	GOV - Government ( 58-SOUTH BAY )



# Palm Beach County Glades Region Sites

625 Palm Beach Rd, South Bay



## Property Detail

Location Address	625 PALM BEACH RD
Municipality	SOUTH BAY
Parcel Control Number	58-36-44-14-09-000-0220
Subdivision	ROADMAN & HARDYS IN

## Property Information

Number of Units	0
*Total Square Feet	7544
Acres	0.3796
Use Code	8600 - CITY INC NONMUNI
Zoning	B1 - Business B-1 ( 58-SOUTH BAY )



# Palm Beach County Glades Region Sites

## Palm Beach Rd, South Bay



### Property Detail

Location Address	PALM BEACH RD
Municipality	SOUTH BAY
Parcel Control Number	58-36-44-14-10-000-0010
Subdivision	ROBERTS IN

### Property Information

Number of Units	0
*Total Square Feet	0
Acres	0.3698
Use Code	8600 - CITY INC NONMUNI
Zoning	B1 - Business B-1 ( 58-SOUTH BAY )