

New Construction Warehouse - For Lease

3730 SW 30th Ave, Palm City, FL 34990

NAI Southcoast



SW MARTIN HWY

26,500 ADT

SW 30TH AVE

Villa Flora, Palm City



Presented by

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FOR LEASE:

\$18.00/SF NNN

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Summary:

New Construction!

Address:	3730 SW 30th Ave, Palm City, FL 34990
Parcel #:	24-38-40-000-005-00000-5
Space Size:	10,000 SF
Lease Rate:	\$18.00/SF NNN
Year of Construction:	2024
Ceiling Height:	25+ Feet
Zoning:	General Commercial
Loading Doors:	Five Dock High Doors
Access:	SW 30th Ave

Overview:

Rare opportunity to lease a high-quality, new construction warehouse space within Palm City with dock-high doors.

The minimum ceiling clear height is 25'.

The building features 3 phase power and 5 dock high doors.

This location offers immediate access to Florida Turnpike and minutes away from I-95! Nearby Martin Hwy provides easy access throughout Palm City and to Stuart.



Demographic Highlights

	Average Household Income	Median Age
3 Miles	\$145,131	53.8
5 Miles	\$128,376	51.3
10 Miles	\$112,464	49.0

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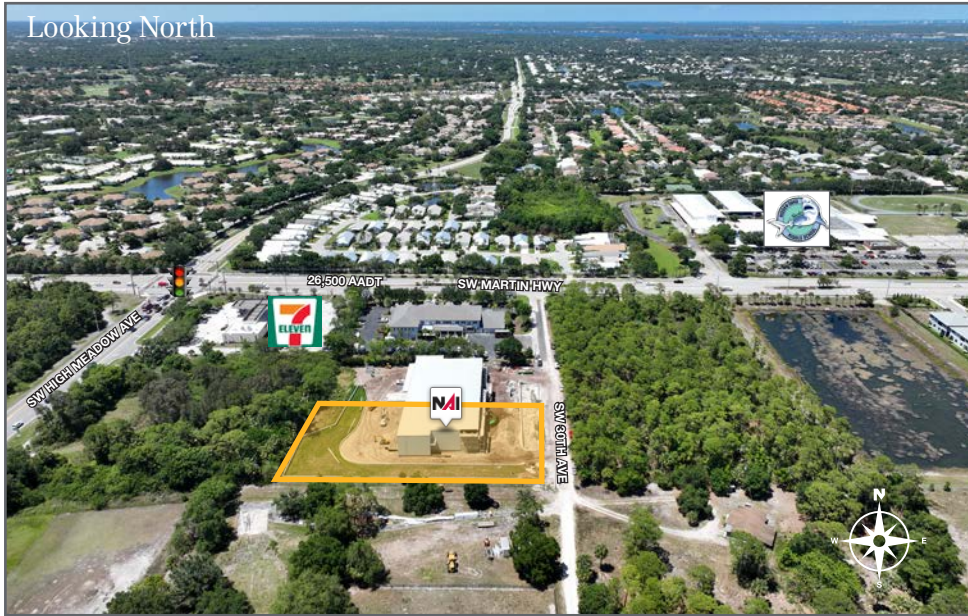
Rendering

Villa Flora, Palm City



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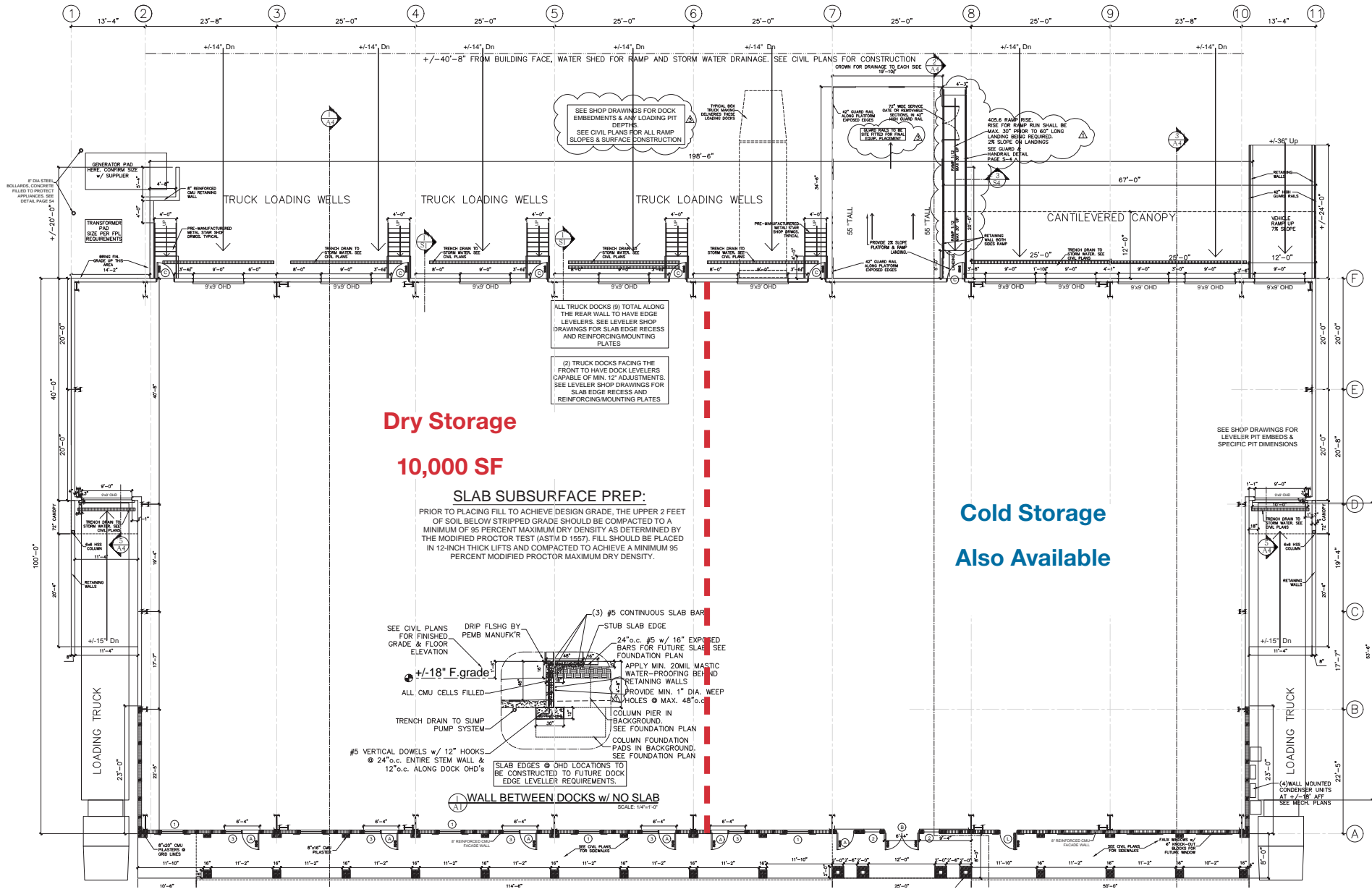
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Site Plan



Dry Storage

10,000 SF

SLAB SUBSURFACE PREP:

PRIOR TO PLACING FILL TO ACHIEVE DESIGN GRADE, THE UPPER 2 FEET OF SOIL BELOW STRIPPED GRADE SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D 1557). FILL SHOULD BE PLACED IN 12-INCH THICK LIFTS AND COMPACTED TO ACHIEVE A MINIMUM 95 PERCENT MODIFIED PROCTOR MAXIMUM DRY DENSITY.

**Cold Storage
Also Available**

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St Lucie River



Downtown Stuart



Cleveland Clinic
Bank of America
goodwill
STARBUCKS COFFEE
CHASE

FedEx
tropical CAFE
SMOOTHIE

Seacoast Bank

HURRICANE GRILL & WINGS
Townies
Anna's PIZZA
LOTUS LOFT
BEST LIFE PRIMARY CARE
ACCESS 365 Urgent Care

SUNOCO

COQUINA COVE
at MARTIN DOWNS
256 apartments

ARMELLINI
logistics

PALM CITY
NURSING & REHAB CENTER

TRACTOR SUPPLY CO.

HUMANE SOCIETY
of the Treasure Coast, Inc.
NO KILL. ADOPTIONS FOR THE ANIMALS.

ANYTIME FITNESS

Hampton Manor
PREMIER ASSISTED LIVING & MEMORY CARE

SW MARTIN HWY

SW BERRY AVE

HAMMOCK CREEK
GOLF CLUB
567 homes

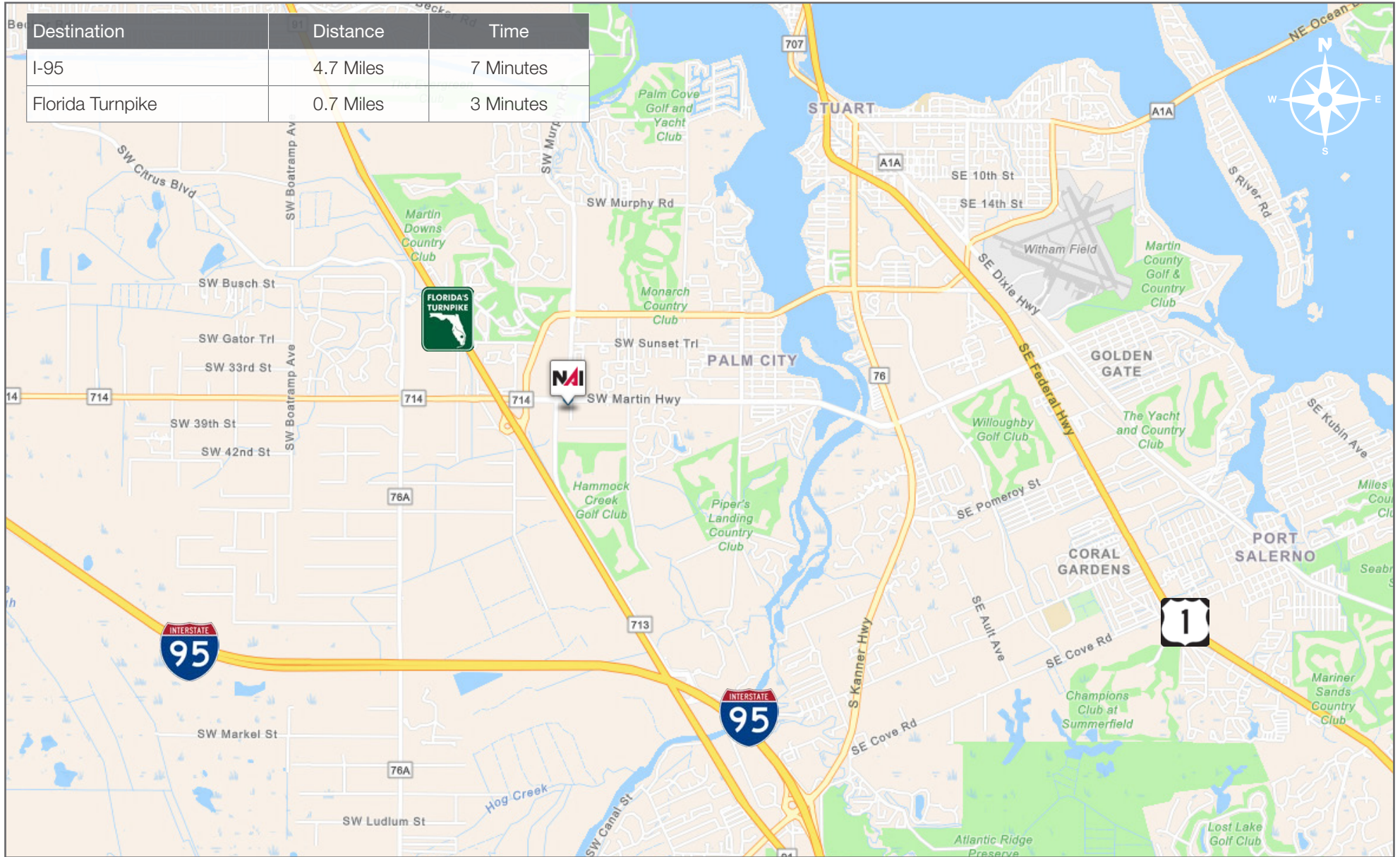
PIPER'S LANDING
Yacht & Country Club
302 homes



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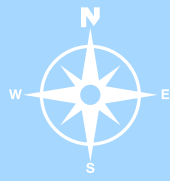
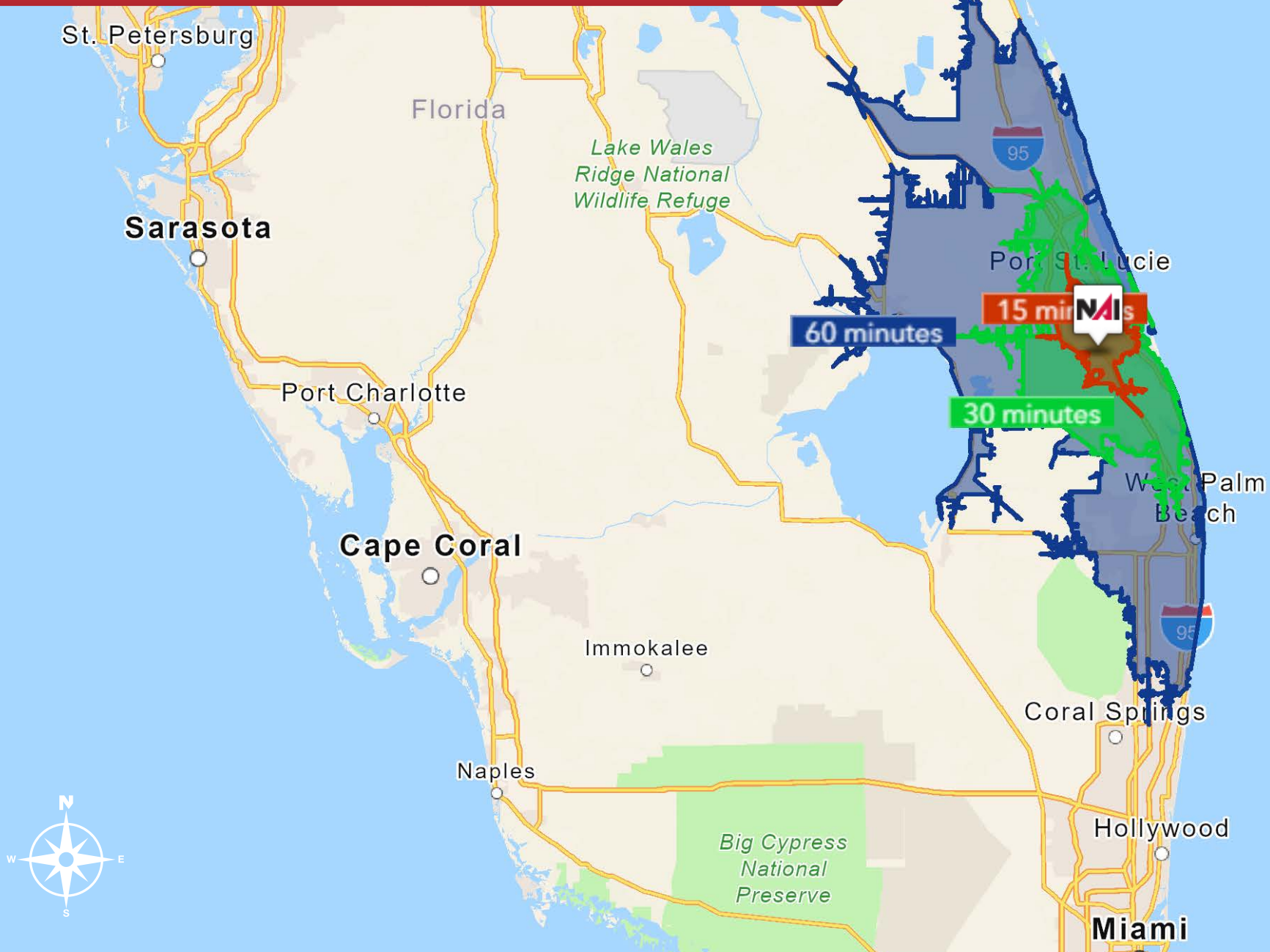
Area Map



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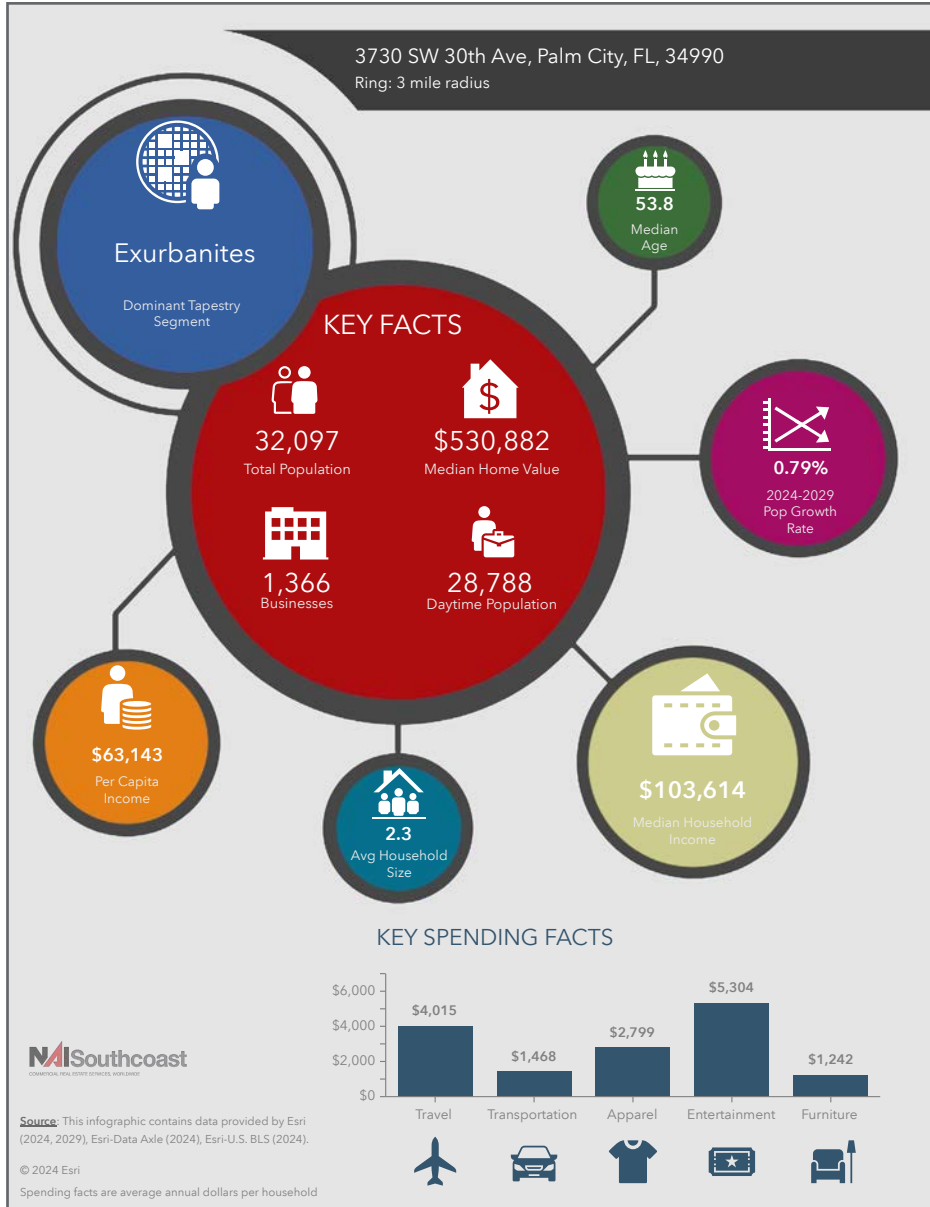
Drive Time



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2024 Demographics



Population

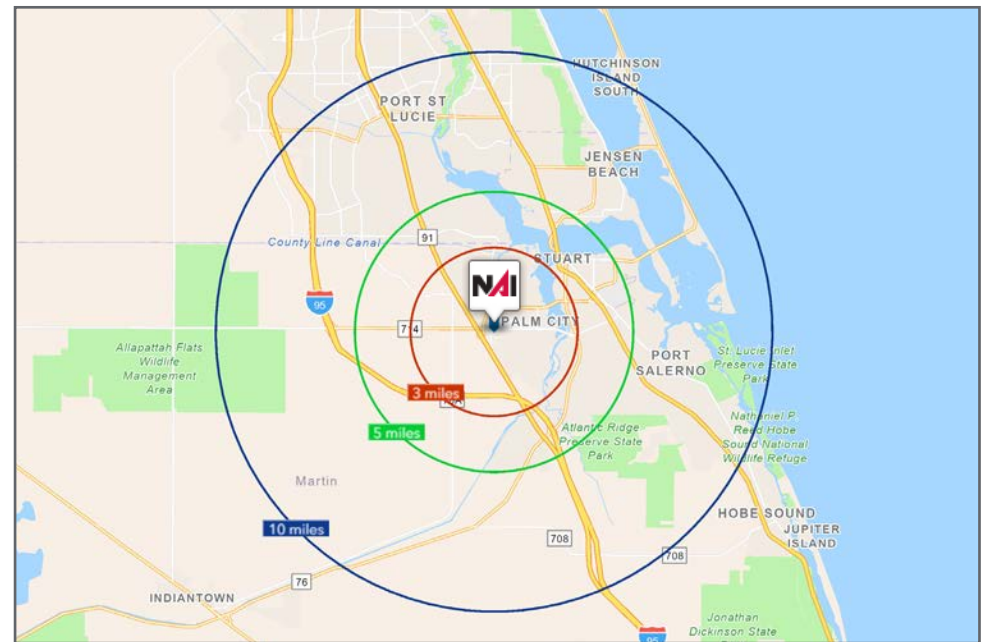
- 3 Miles: 32,097
- 5 Miles: 76,952
- 10 Miles: 274,600

Average Household Income

- 3 Miles: \$145,131
- 5 Miles: \$128,376
- 10 Miles: \$112,464

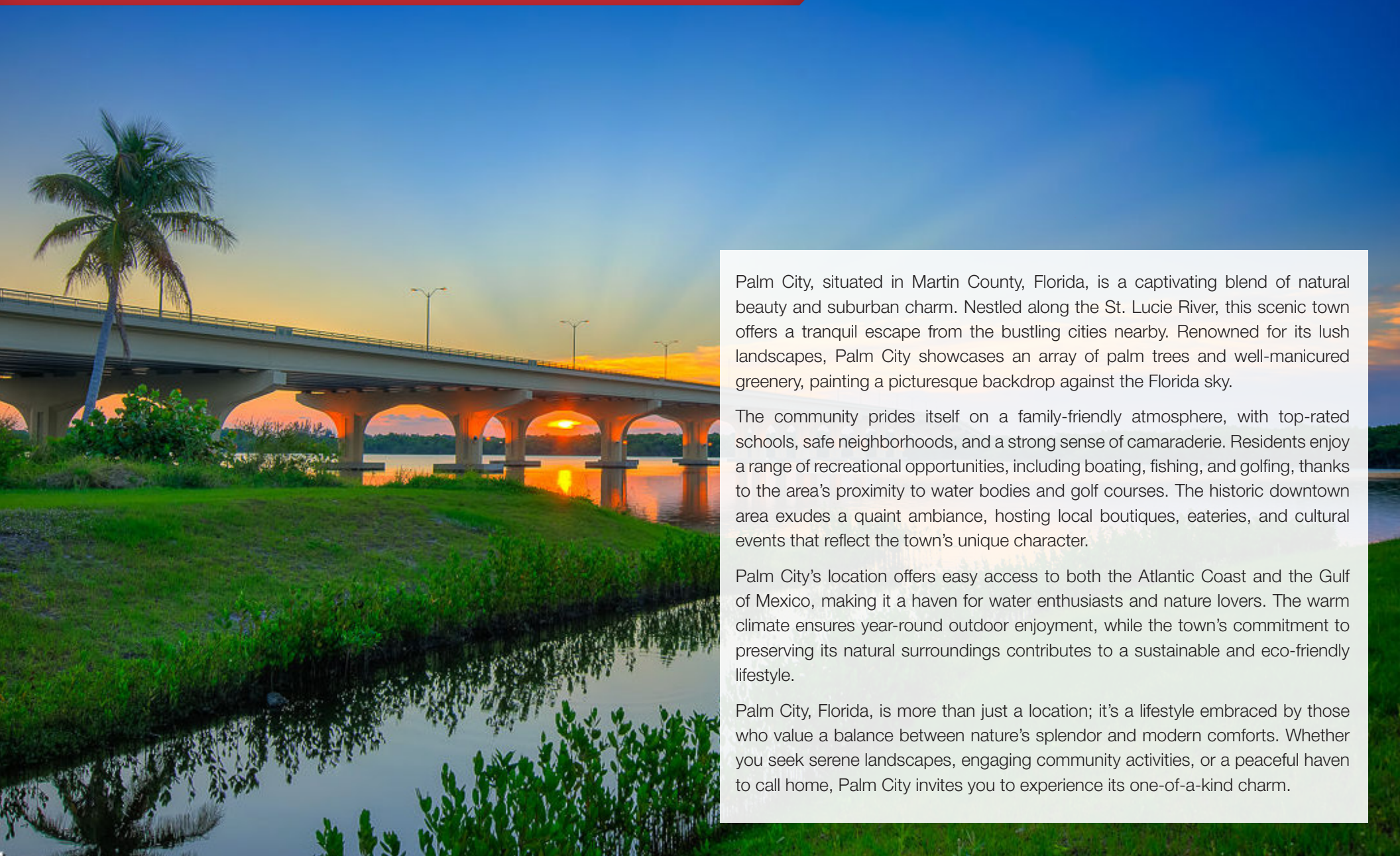
Median Age

- 3 Miles: 53.8
- 5 Miles: 51.3
- 10 Miles: 49.0



City Overview

Palm City, Florida



Palm City, situated in Martin County, Florida, is a captivating blend of natural beauty and suburban charm. Nestled along the St. Lucie River, this scenic town offers a tranquil escape from the bustling cities nearby. Renowned for its lush landscapes, Palm City showcases an array of palm trees and well-manicured greenery, painting a picturesque backdrop against the Florida sky.

The community prides itself on a family-friendly atmosphere, with top-rated schools, safe neighborhoods, and a strong sense of camaraderie. Residents enjoy a range of recreational opportunities, including boating, fishing, and golfing, thanks to the area's proximity to water bodies and golf courses. The historic downtown area exudes a quaint ambiance, hosting local boutiques, eateries, and cultural events that reflect the town's unique character.

Palm City's location offers easy access to both the Atlantic Coast and the Gulf of Mexico, making it a haven for water enthusiasts and nature lovers. The warm climate ensures year-round outdoor enjoyment, while the town's commitment to preserving its natural surroundings contributes to a sustainable and eco-friendly lifestyle.

Palm City, Florida, is more than just a location; it's a lifestyle embraced by those who value a balance between nature's splendor and modern comforts. Whether you seek serene landscapes, engaging community activities, or a peaceful haven to call home, Palm City invites you to experience its one-of-a-kind charm.

County Overview

Martin County, Florida

The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/Tequesta, Palm City, Port Salerno, and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing, and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining, and galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses, all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno, and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent. For the die-hard festivals-goer... There are plenty to choose from including the Port Salerno Seafood Festival, BookMania, ArtsFest, Pineapple Festival, or one of the many festivals throughout the year.

The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and riverfront views. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum, which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent exhibits, including Model A trucks, early transportation, the history of Stuart and surrounding regions, and baseball memorabilia. For the more scientifically curious kids, the Florida Oceanographic Coastal Center offers a fun opportunity to learn more about our local ecosystem and even feed the stingrays!



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