

Cold Storage Distribution Warehouse

3730 SW 30th Ave, Palm City, FL 34990

NAI Southcoast



SW MARTIN HWY

26,500 AADT

SW 30TH AVE

Villa Flora, Palm City



Presented by
Douglas Legler

Principal | Broker Associate
+1 772 405 7778
douglas@naisouthcoast.com
www.naisouthcoast.com

Casey Combs

Sales Associate
+1 772 285 8769
ccombs@naisouthcoast.com
www.naisouthcoast.com

FOR LEASE:

\$28.00/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:	\$28.00/SF NNN
Year of Construction:	2024
Ceiling Height:	25+ Feet
Zoning:	General Commercial
Loading Doors:	7 Dock High Doors with a loading platform
Access:	SW 30th Ave

Overview:

Rare opportunity to lease a high quality, new construction warehouse space with 10,000 SF of cold storage and 1,500 SF of office space within Palm City.

The minimum ceiling clear height is 25'.

The building features 3 phase power and 7 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.

This property was developed for ease of shipping and distribution featuring 6 dock high doors, 1 dock high door that has a ramp for grade level access, and a loading platform!



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

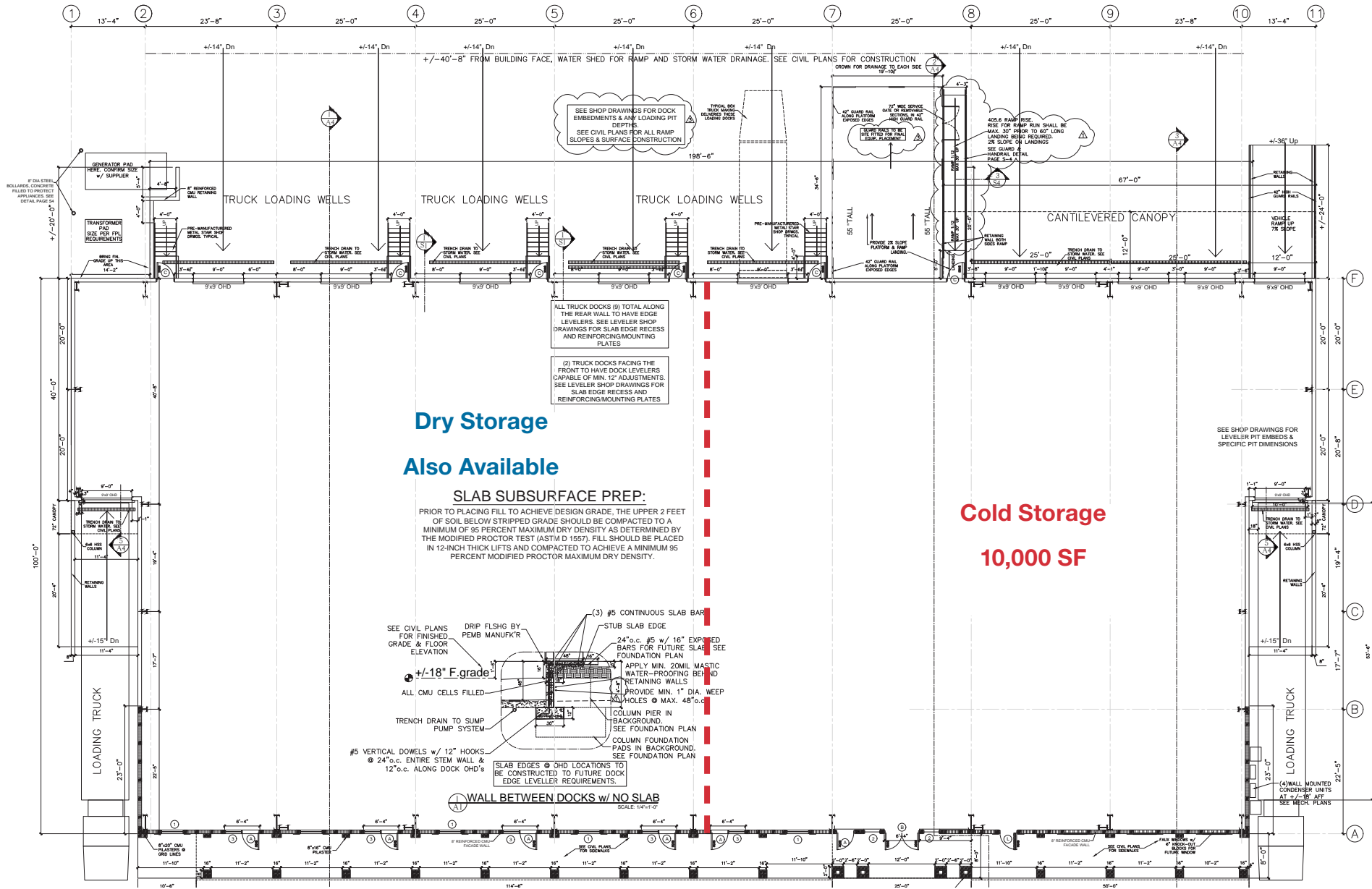
Villa Flora, Palm City



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Site Plan



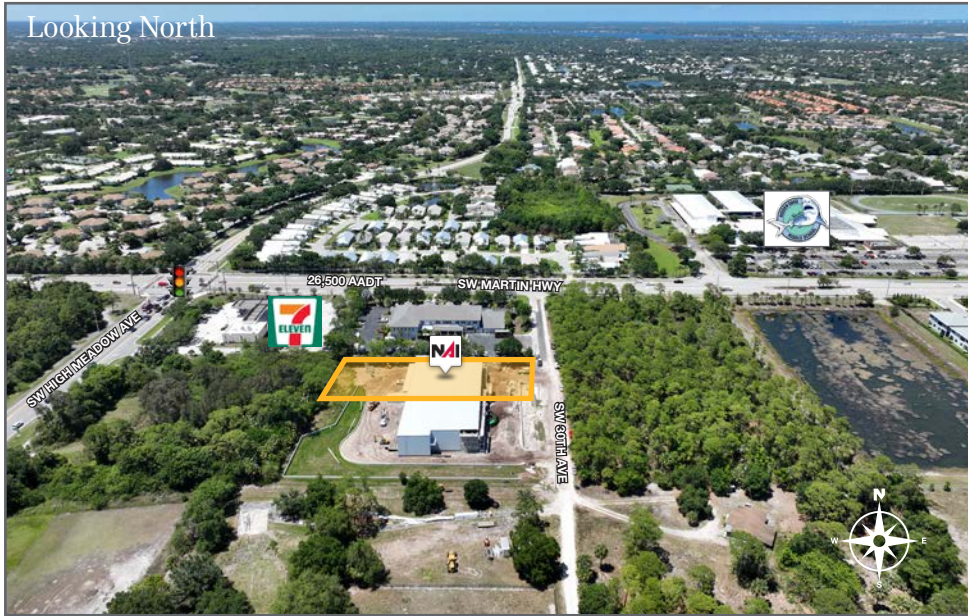
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St Lucie River



Downtown Stuart

Cleveland Clinic
Bank of America.
goodwill
STARBUCKS COFFEE
CHASE

FedEx
tropical CAFE
SMOOTHIE

Seacoast Bank

P

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

SUNOCO P

COQUINA COVE
at MARTIN DOWNS
256 apartments

ARMELLINI
logistics

PALM CITY
NURSING & REHAB CENTER

NAI

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

HAMMOCK CREEK
GOLF CLUB
567 homes

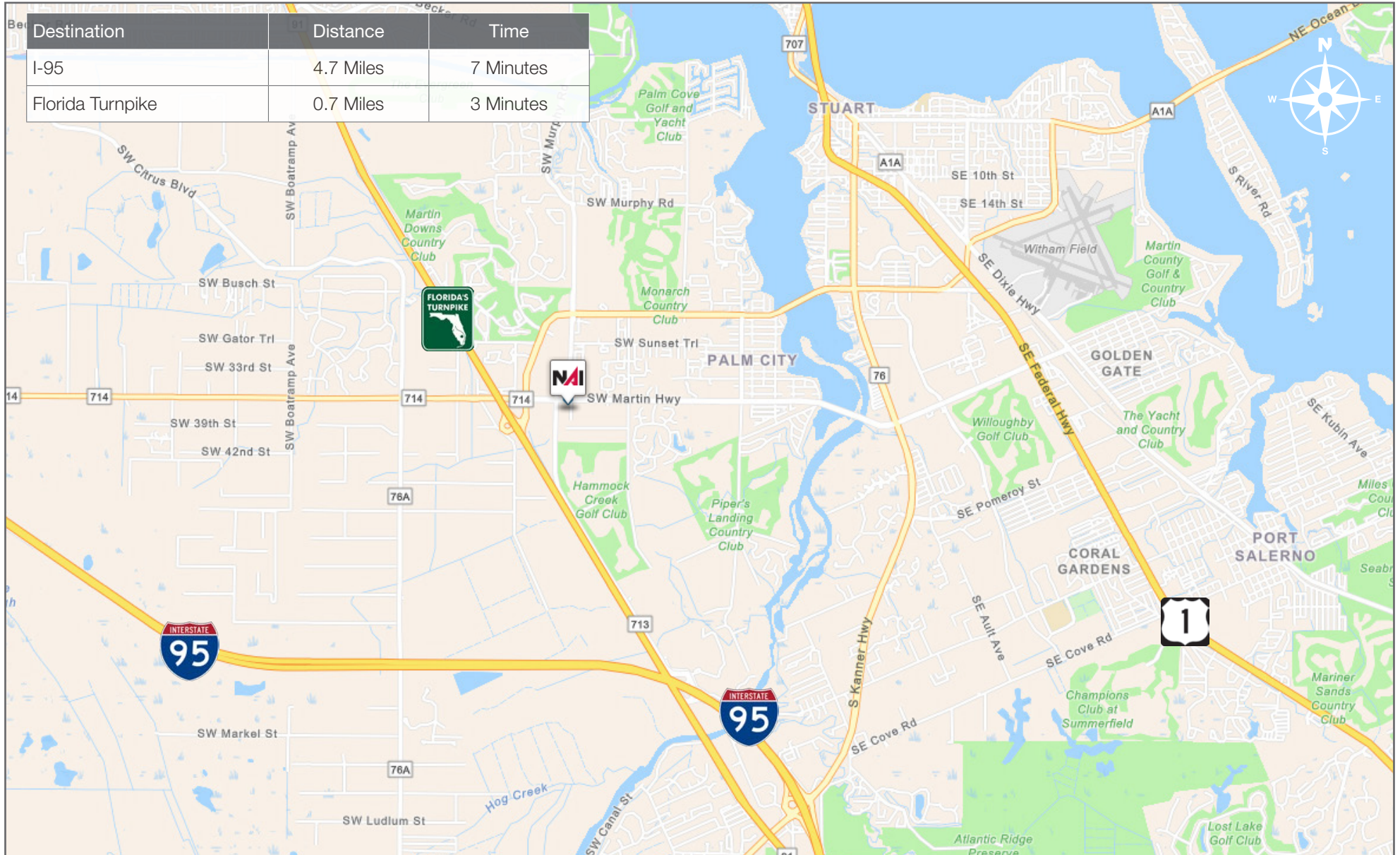
PIPER'S LANDING
Yacht & Country Club
302 homes



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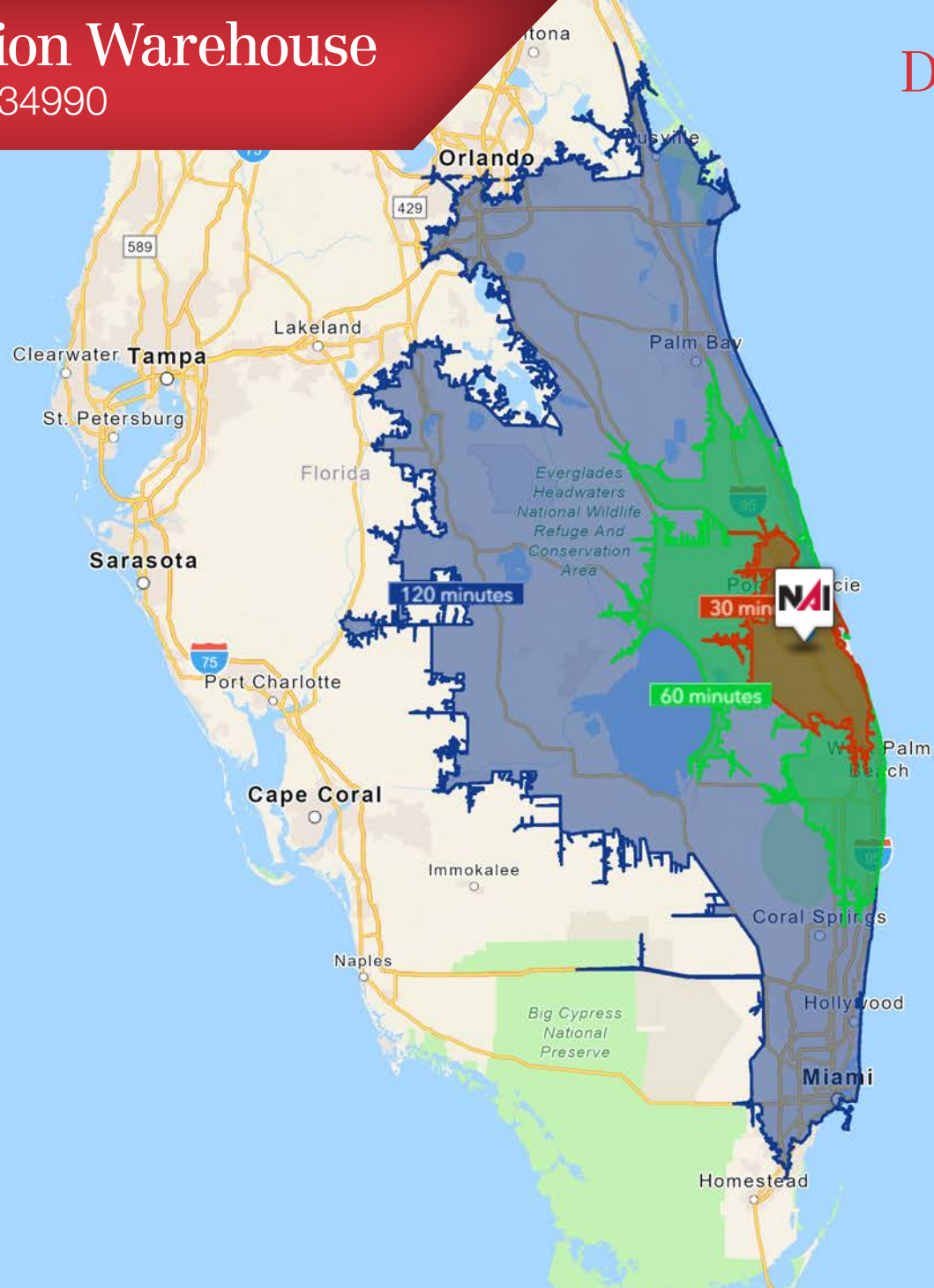
Area Map



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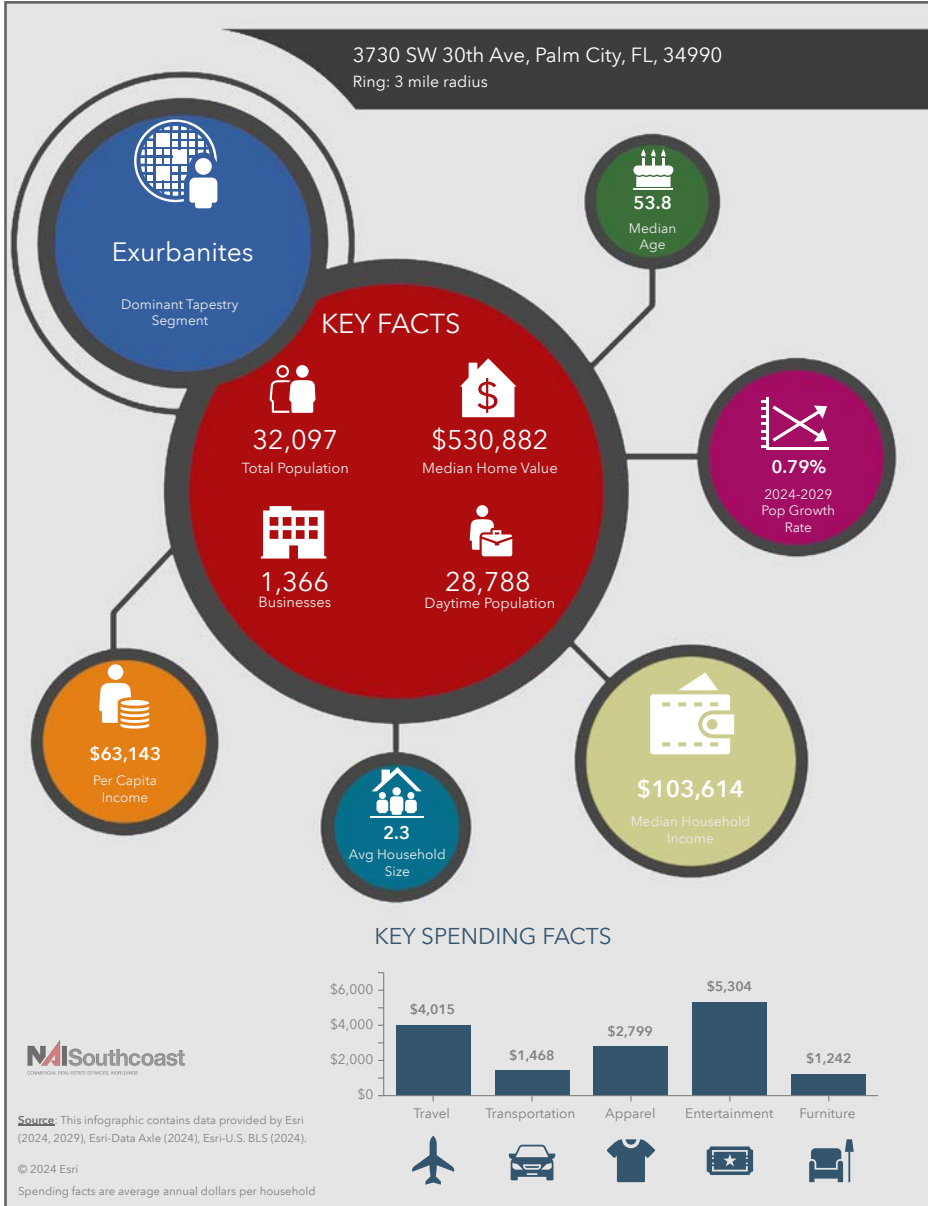
Drive Time



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2024 Demographics



Population

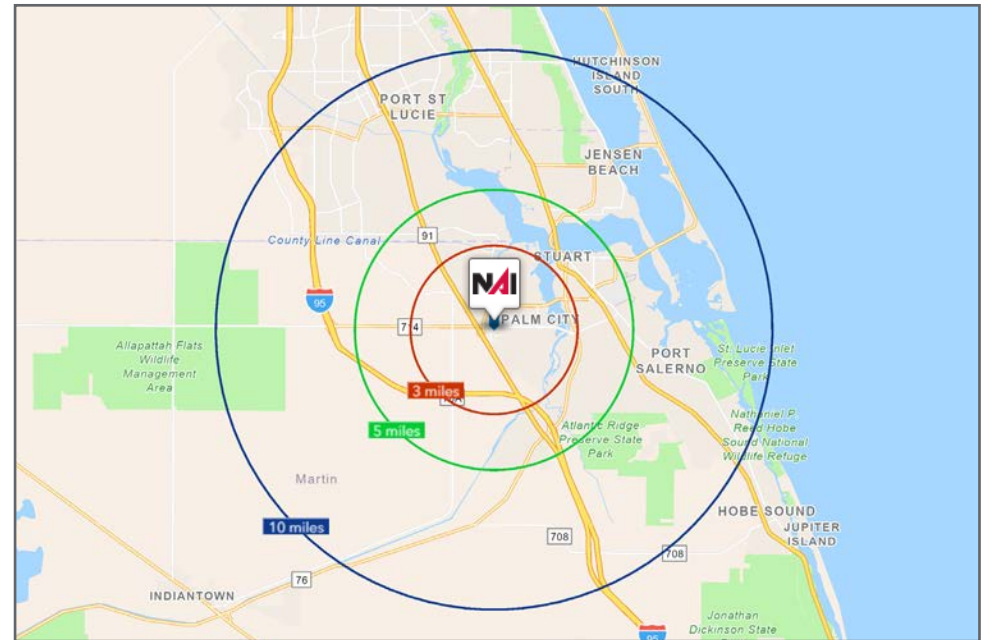
- 3 Miles: 32,097
- 5 Miles: 76,952
- 10 Miles: 274,600

Average Household Income

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

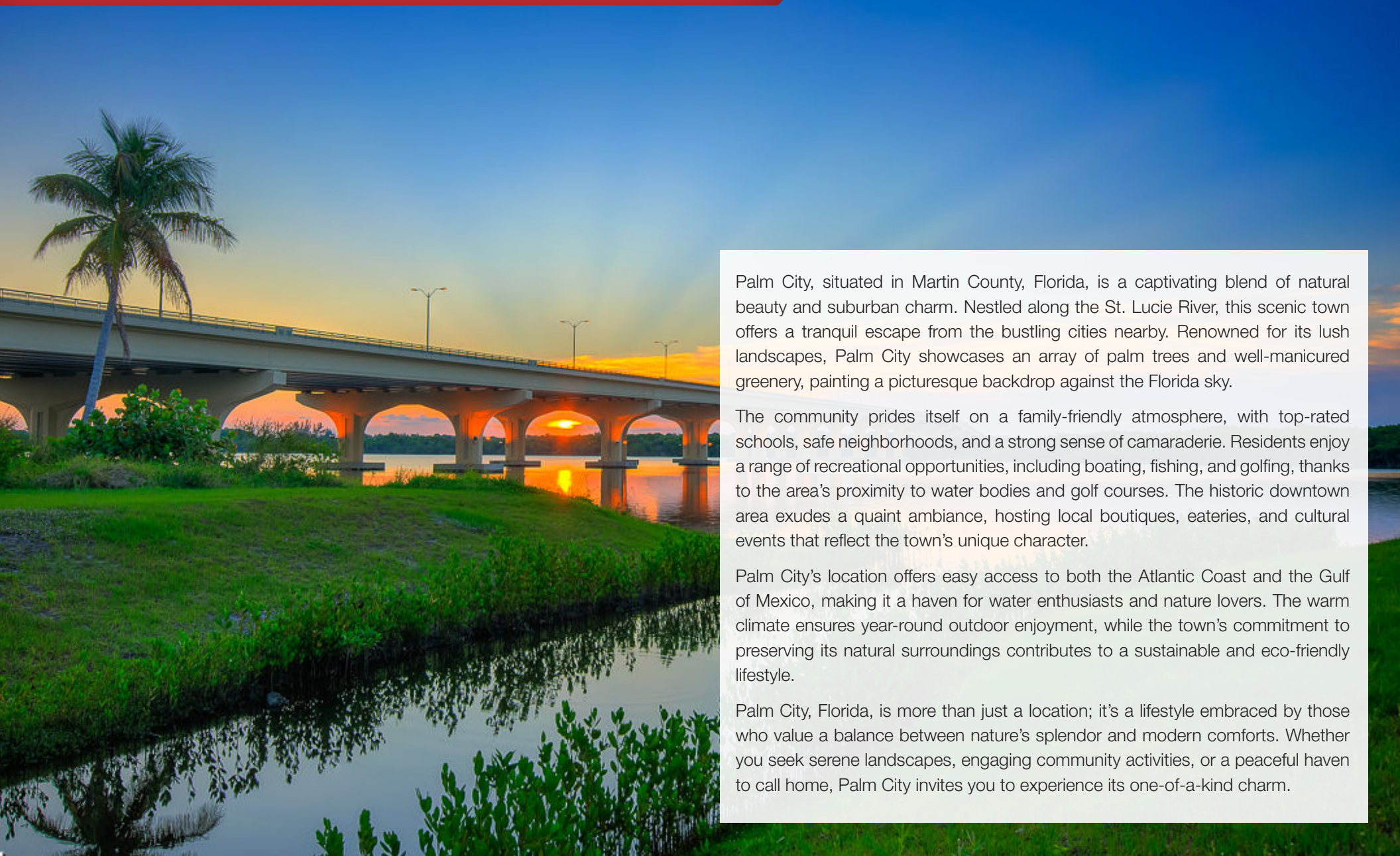
Median Age

- 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

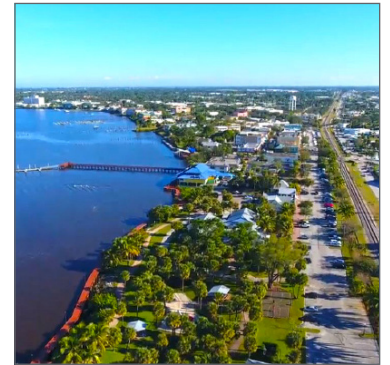
Martin County, Florida

The cities that make up Martin County include 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, quaint downtowns with shops, gourmet dining, 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.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.



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