

# FOR SALE

## FREESTANDING OFFICE/WAREHOUSE BUILDING

### Mangonia Park, FL



- LOCATION:** 1137 53rd Court North, West Palm Beach, FL 33407
- SIZE:** Total of +/- 7,800 Square Feet on .51 acre parcel
- DESCRIPTION:** Attractive office/warehouse building in excellent condition. Approximately 2,200 sf office space with 2 private offices, conference room, large work area and restroom. The warehouse space of approximately 5,600 sf is divided into three bays, each with a grade level 12 x 13' roll-up door. One bay is currently used for manufacturing purposes; another for assembly/packaging of product with 2 restrooms, and the third, warehouse space with 1 restroom. The two manufacturing bays and the office (with a new 5-ton unit), are centrally air conditioned. Other features include a fully fenced yard, 14' warehouse ceiling height, approximately 1,475 sf additional loft/storage space above office, kitchen area, and 3 phase electric.
- ZONING:** I - Industrial (Town of Mangonia Park)
- COMMENTS:** Ideally located off Australian Avenue between 45th Street and MLK Blvd. in Mangonia Park. Minutes to I-95 via 45th Street Interchange. Do Not Disturb Business. Appointment with broker is required for showing.
- SALE PRICE:** **\$739,000.00**

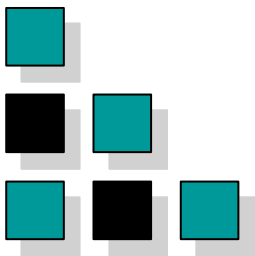
**For More Information:**

**Carol Bush, CCIM, Broker Associate**

Office 772.220.4096  
Mobile 561.719.0746

cbush@slccommercial.com  
www.slccommercial.com





## PROPERTY SUMMARY

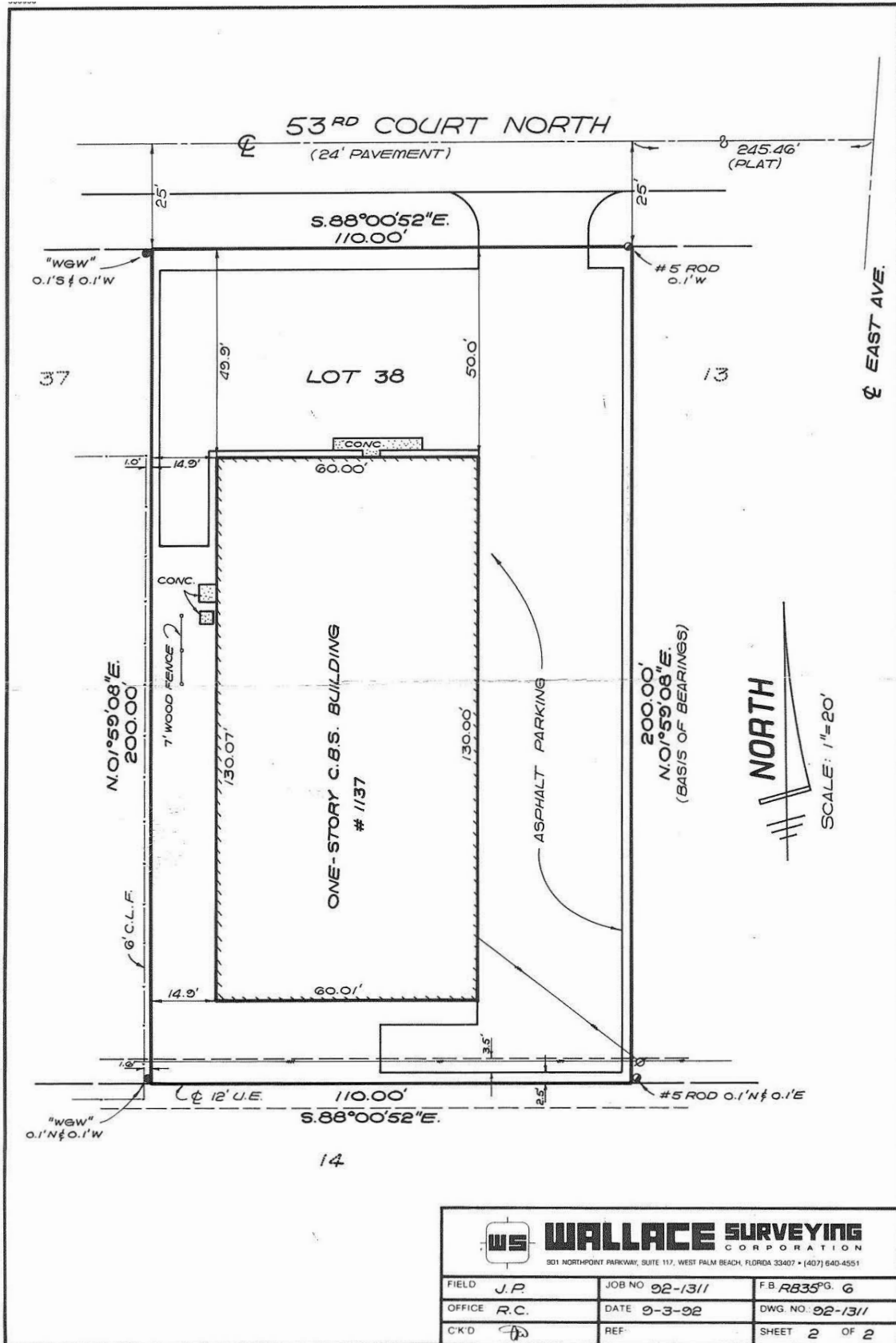
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|                                |   |
|--------------------------------|---|
| <b>Location:</b>               | 1137 53rd Court North, West Palm Beach, FL 33407  |
| <b>Parcel ID Number:</b>       | 44-43-43-05-22-000-0380   |
| <b>Legal Description:</b>      | AUSTRALIAN BUSINESS PARK LOT 38   |
| <b>Type of Property:</b>       | Office/Warehouse Building   |
| <b>Land Size:</b>              | 22,000 Square Feet (0.51 Acre)  |
| <b>Building Size:</b>          | 2,200 Sq. Ft. of Office Space<br>5,600 Sq. Ft. of Factory/Warehouse Space<br><b>7,800 Sq. Ft. TOTAL</b> |
| <b>Construction:</b>           | Solid CBS Construction with concrete roof and 3-phase power   |
| <b>Year Built:</b>             | 1981  |
| <b>Municipality:</b>           | Town of Mangonia Park   |
| <b>Zoning District:</b>        | I - Industrial  |
| <b>Flood Zone:</b>             | X500/AO - Town of Mangonia Park   |
| <b>2015 Real Estate Taxes:</b> | \$10,303.00   |

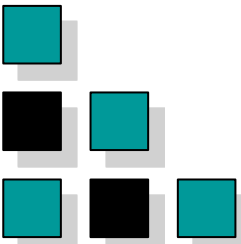


# SURVEY

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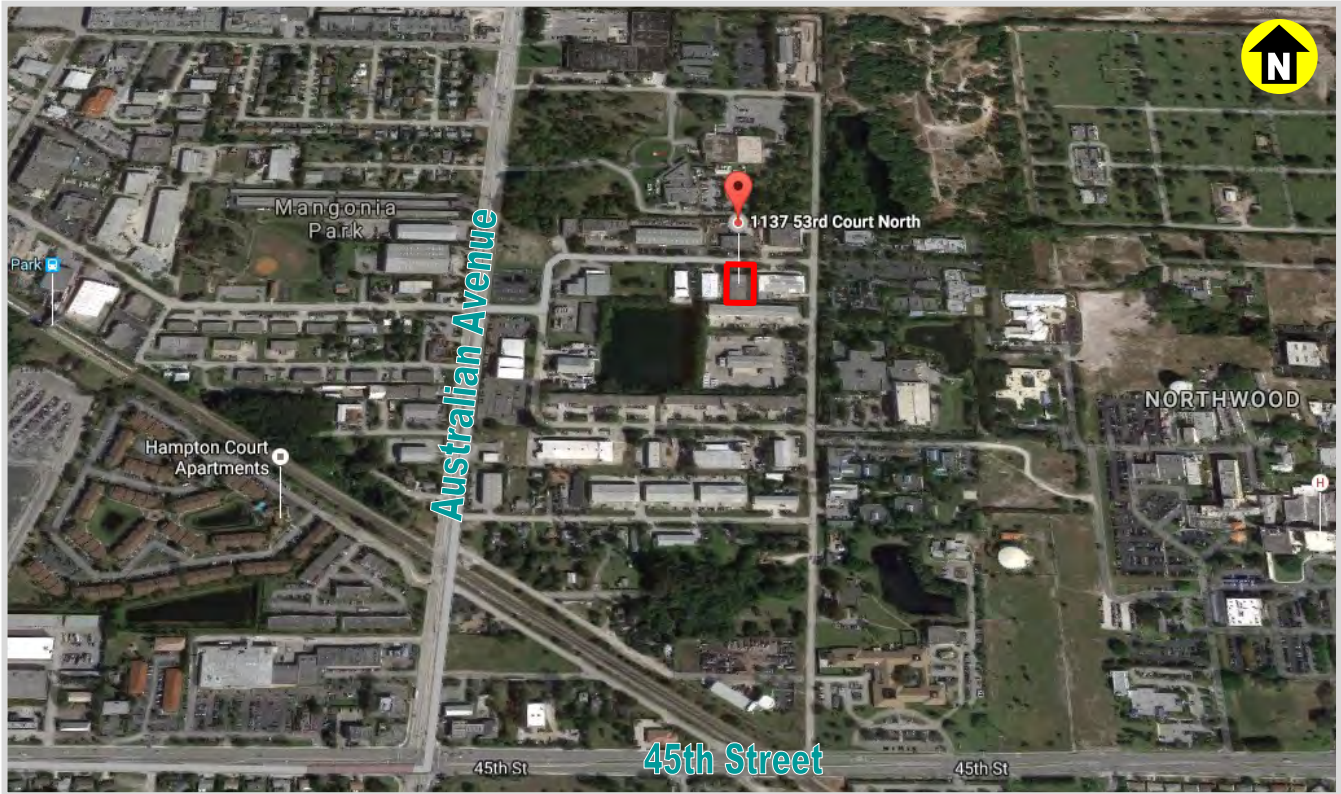




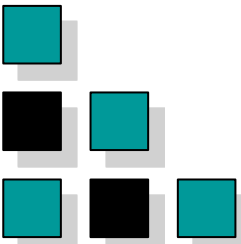


# AERIAL PHOTOS

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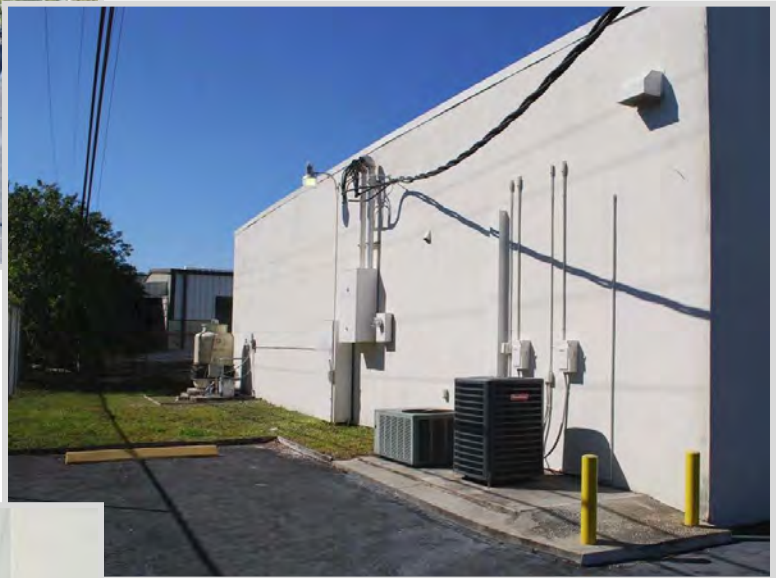


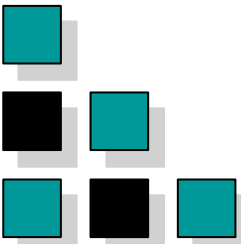




# EXTERIOR PHOTOS

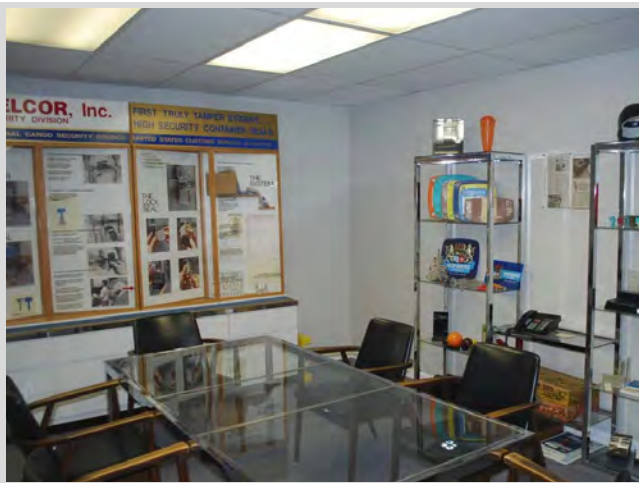
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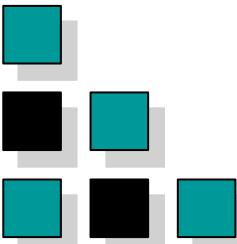


# INTERIOR PHOTOS

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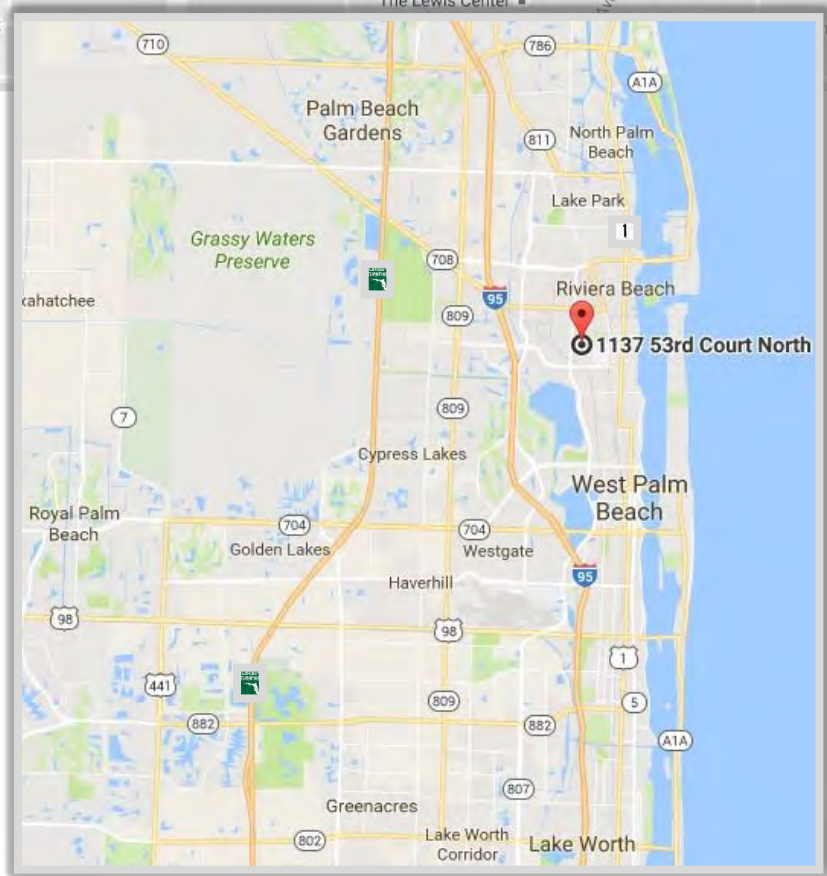
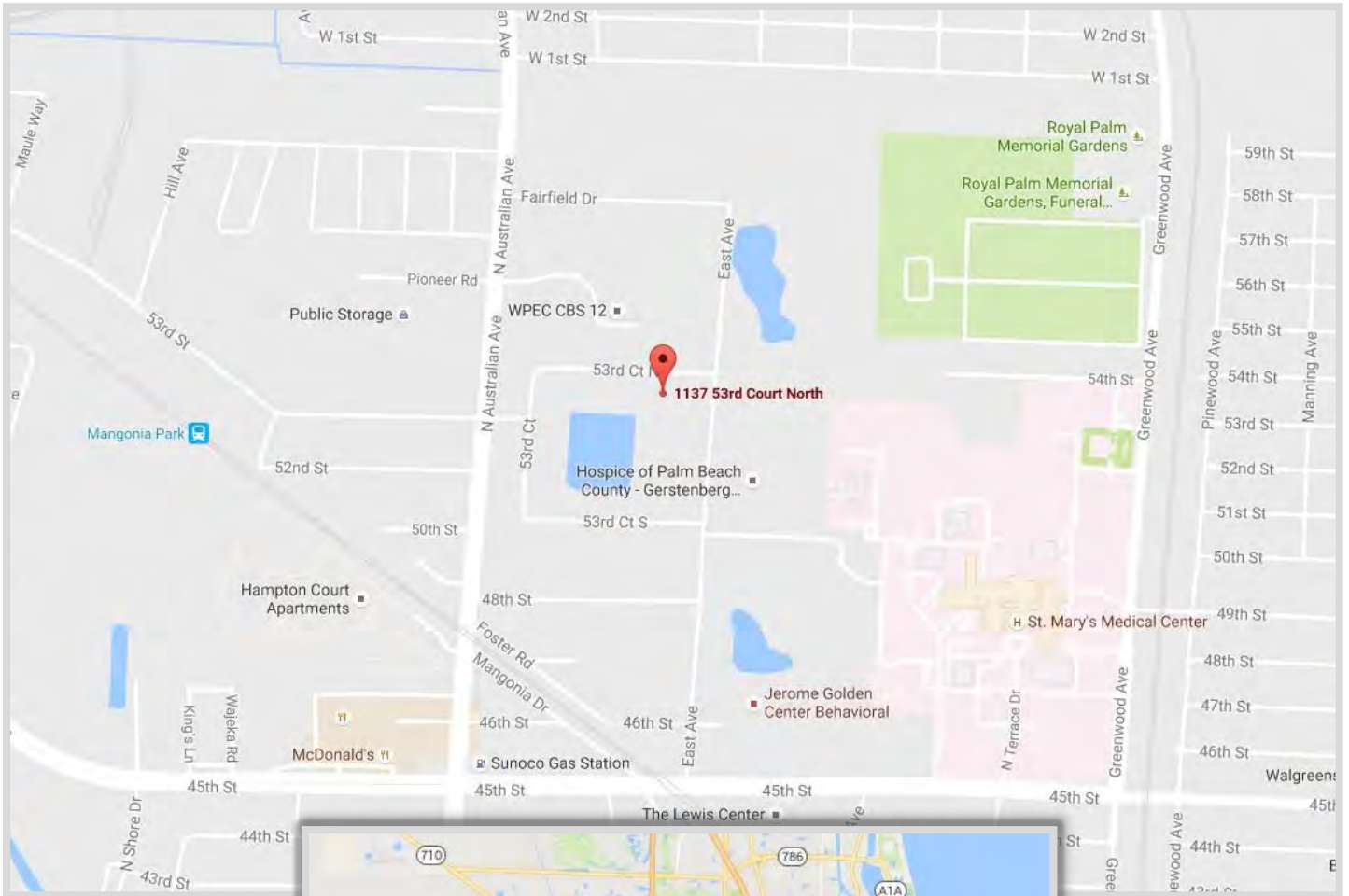


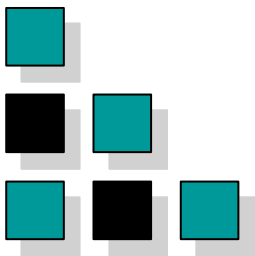




# LOCATION MAPS

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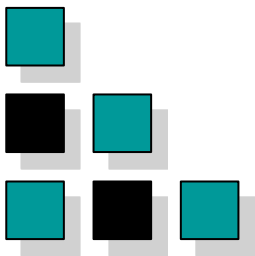
# PERMITTED USES

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## SCHEDULE OF DISTRICT REGULATIONS

| Purpose of District                    | Permitted Uses  | Accessory Uses   | Special Exceptions  | Prohibited Uses  |
|--|---|--|---|--|
| <p><b>"I"— Industrial District</b></p> | <ol style="list-style-type: none"> <li>1. Garages—(Automobile/boat) painting and repair.</li> <li>2. Contractors—Office and warehouse.</li> <li>3. Distribution centers.</li> <li>4. Electrical and fix-it shops.</li> <li>5. Lumber yards.</li> <li>6. Light manufacturing; processing, repairing, assembly plants, foundries, machine shops and factories.</li> <li>7. Metal workers.</li> <li>8. Print shops.</li> <li>9. Television and radio stations.</li> <li>10. Towing—Auto and truck with or without storage.</li> <li>11. Transfer company—General hauling and freight.</li> <li>12. Warehouses.</li> <li>13. Retail stores in conjunction with manufacturing.</li> <li>14. Adult entertainment facilities (see chapter 3 for additional regulations).</li> <li>15. Technical, trade or vocational school.</li> <li>16. Laundry and dry-cleaning drop-off facility.</li> </ol> | <ol style="list-style-type: none"> <li>1. Any use customarily incidental to permitted uses.</li> </ol> | <ol style="list-style-type: none"> <li>1. Residence for security purposes.</li> <li>2. Automobile dealers—New and used cars.</li> <li>3. Funeral homes with or without crematory.</li> <li>4. Silo.</li> <li>5. Planned industrial park (to be governed by sections 19 and 19A).</li> <li>6. Public park.</li> <li>7. Free-standing tower.</li> <li>8. Group homes in excess of fourteen (14) persons.</li> <li>9. Landscape nursery.</li> <li>10. Propane—LP gas sales.</li> <li>11. Secured and/or unsecured recovery and/or treatment facilities.</li> <li>12. Work release facilities.</li> <li>13. Adjudicated juvenile treatment centers.</li> <li>14. Child care facilities associated with tutorial centers.</li> <li>15. Fuel station facilities.</li> <li>16. Garage sale, associated with warehouses.</li> <li>17. Bioscience uses including: scientific research; scientific technology development and support; laboratories; clinical research centers.; manufacturing uses relative to bioscience or biotechnology; and commercial, office or retail uses relative to bioscience.</li> </ol> | <ol style="list-style-type: none"> <li>1. Any use not specifically permitted.</li> </ol> |





## **DISCLAIMERS**

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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