

FOR SALE | TWO-PARCEL COMMERCIAL & INDUSTRIAL ASSEMBLAGE

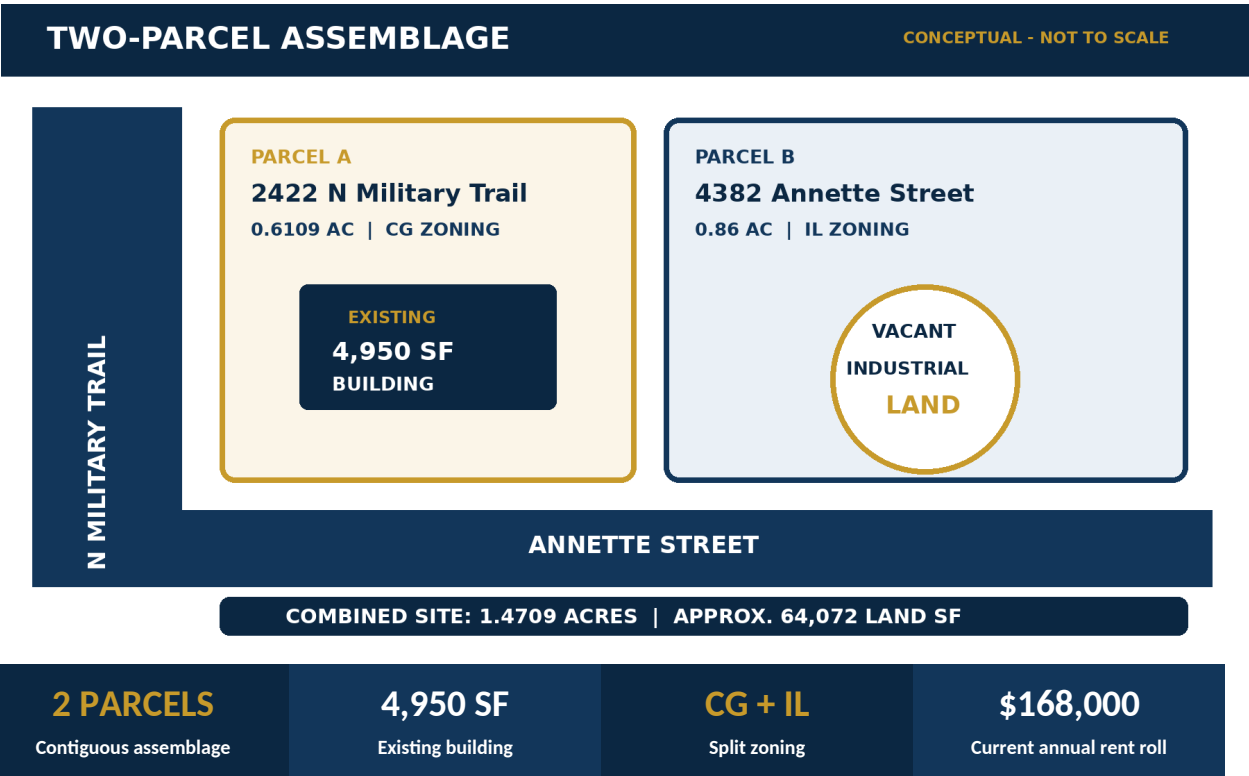
2422 N Military Trail

+ 4382 Annette Street

West Palm Beach, Florida 33409

ASKING PRICE \$6,500,000 Offered as a combined assemblage	COMBINED SITE 1.4709 AC Approximately 64,072 land SF
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A RARE CORRIDOR ASSEMBLAGE



Opportunity overview. Acquire a combined commercial and light-industrial site along the N Military Trail corridor. The offering pairs a 4,950 SF warehouse/storage building with an adjoining vacant industrial parcel and a seller-reported current annual rent roll of \$168,000, providing an owner-user, investor or redevelopment candidate with multiple positioning options, subject to independent verification.

OFFERING DETAILS AND PROPERTY TOUR AVAILABLE UPON REQUEST

PROPERTY FACTS & POSITIONING

Combined Parcel Details

Address	Parcel ID	Acres	Land SF	Zoning	Improvements
2422 N Military Trail	...0260	0.6109	26,611	CG	4,950 SF building
4382 Annette Street	...0310	0.86	37,462	IL	Vacant industrial land
COMBINED OFFERING	Two PCNs	1.4709	64,072	CG + IL	Building + land

Full parcel control numbers: 00-42-43-24-10-000-0260 and 00-42-43-24-10-000-0310.

Existing Improvements

4,005 SF Warehouse area	945 SF Warehouse office	1975 Reported year built
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Investment Highlights

Two-parcel scale: Approximately 1.4709 acres creates a larger combined footprint than either parcel provides independently.

Complementary zoning: The offering combines General Commercial and Light Industrial zoning; any proposed use, parcel combination or redevelopment requires governmental approval.

Existing utility: The N Military Trail parcel includes a one-story 4,950 SF warehouse/storage improvement with a reported 945 SF office component.

Corridor access: Positioned on N Military Trail with convenient access to I-95, Palm Beach International Airport and the broader West Palm Beach employment base.

Potential Positioning

OWNER-USER	INVESTMENT	REDEVELOPMENT
Combine operating space with adjoining land for parking, storage or future planning.	Evaluate occupancy, leasing or repositioning strategies across commercial and industrial components.	Explore a larger-site concept through due diligence, parcel coordination and governmental approvals.

Location & Income Snapshot

~3.9 MI Palm Beach International Airport	~4.1 MI West Palm Beach rail station	~8.1 MI Port of Palm Beach	\$168,000 Current annual rent roll
 LISTING AGENT & PRIVATE TOUR CONTACT DWAYNE BARRETT Broker & Property Manager Direct (561) 577-0799 Office (561) 420-0640 dwayne@iberopropertymgmt.com www.iberopropertymgmt.com 1551 Forum Place, Suite 300 E, West Palm Beach, FL 33401			

Sources: [Palm Beach County Property Appraiser - 2422 N Military Trail; 4382 Annette Street](#); LoopNet property records. Accessed August 13, 2026.

Disclaimer. Information is believed reliable but is not guaranteed. The \$168,000 current annual rent roll is seller-provided; buyers must verify leases, collections, expenses and tenant status. Acreage and square footage are approximate. Buyers must independently verify boundaries, zoning, permitted uses, utilities, access, environmental and building conditions, and development requirements. Subject to errors, omissions, prior sale, withdrawal or modification.



