



# FOR SALE

## Flex Warehouse at Palm City Industrial Park

2340 SW Poma Dr

Palm City, FL 34990

### PROPERTY OVERVIEW

This well-maintained industrial flex property is available for both sale and lease and is demised into two separate spaces. Space 1 has 4,434 SF (leased until 9/30/27) and Space 2 has 2,566 SF (currently available for lease). Each unit is self-contained with private entries, dedicated loading, and office/warehouse buildout. The building totals 7,000 SF, constructed in 2007, and is located in the highly desirable Palm City Industrial Park. The building features a climate-controlled warehouse with impressive 24-foot ceilings and a large 12'x14' overhead door, making it ideal for storage, light manufacturing, or logistics. The interior also includes two private offices and a flexible room that can serve as a break area or additional storage. Property is part of the Palm City Contractors Centre Condo (Building A, Units 1 & 2)

### OFFERING SUMMARY

Building Size:

+/-7,000 SF

Land Use:

Industrial

SALE PRICE

\$1,500,000



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# Property Details

POMA DRIVE FLEX COMPLEX

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## Location Information

Street Address	2340 SW Poma Dr
City, State, Zip	Palm City, FL 34990
Market	Palm City, Florida
Submarket	Palm City Industrial Park, Martin County
Cross Streets	Primary Cross Streets: SW Poma Drive & SW Busch Street; Nearby Thoroughfare: SW Martin Highway (State Road 714)
Nearest Highway	Approximately 5 minutes to I-95 (Exit 102) and 7 minutes to Florida Turnpike (Exit 133)
Nearest Airport	Palm Beach International Airport – Approximately 45–50 minutes

## Building Information

Building Size	7,000 SF
Tenancy	Multiple
Number Of Grade Level Doors	2
Ceiling Height (Ft)	24.0
Year Built	2007
Overhead Door Height (Ft)	14.0
Number Of Parking Spaces	16
Warehouse %	71.4
Framing	Concrete Tilt Wall
Roof	Steel Truss flat roof with membrane covering
Landscaping	Condo Association Professionally maintains landscaping

## Property Details

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Legal:	Palm City Contractors Centre Condo Building A Units 1 & 2
APN#	073840002001000100 & 073840002001000200
Corner Property	Yes

## Parking & Transportation

Parking Type	Surface
Number Of Spaces	16
Parking Description	Ample on-site parking

## Utilities & Amenities

HVAC	Central HVAC system
Restrooms	Two restrooms per unit
Landscaping	Condo Association Professionally maintains landscaping
Utilities	County water & sewer available September 2025 (currently on well & septic)
Loading Description	12' x 14' grade-level roll-up door

## Zoning / Land Use Details

Zoning	GI
Land Use	Industrial

# Property Details & Highlights

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## LOCATION OVERVIEW

Strategically located in the heart of Palm City's established industrial corridor, just minutes from major transportation routes. Situated within the Palm City Industrial Park, the property offers excellent connectivity to I-95 (Exit 102) and the Florida Turnpike (Exit 133), providing seamless access throughout the Treasure Coast and beyond.

The site sits just off SW Martin Highway (State Road 714), a key east-west arterial, and is surrounded by a mix of industrial, service, and commercial users—making it ideal for light manufacturing, distribution, and service-oriented businesses. The area is known for its clean, professional environment and business-friendly infrastructure.

Located in Martin County, the property benefits from a strong labor pool, a pro-business climate, and proximity to growing residential and commercial communities. Palm Beach International Airport is approximately 45–50 minutes away, supporting regional and out-of-state operations.

This central and accessible location offers businesses and investors a strong strategic position in one of the Treasure Coast's most stable and desirable markets.



## SALE HIGHLIGHTS

- ±7,000 SF freestanding flex/industrial condo building
- Climate-controlled warehouse with 24' clear ceiling height
- 12' x 14' grade-level roll-up door
- Includes two private offices plus breakroom/storage area
- Built in 2007 – well-maintained and move-in ready
- Zoned General Industrial – ideal for a wide range of business uses
- County water & sewer available September 2025 (currently on well & septic)
- Situated in a thriving industrial and commercial area
- Excellent access to I-95 and Florida Turnpike
- Ideal for owner-users or investors seeking quality flex space

# Lease Space

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**ENTIRE BUILDING FOR SALE 7,000 SF**

## LEASE INFORMATION

Building A:	Space 2	Lease Term:	Minimum of 3 Years
Total Space:	2,566 SF	Lease Rate:	\$18 SF/yr

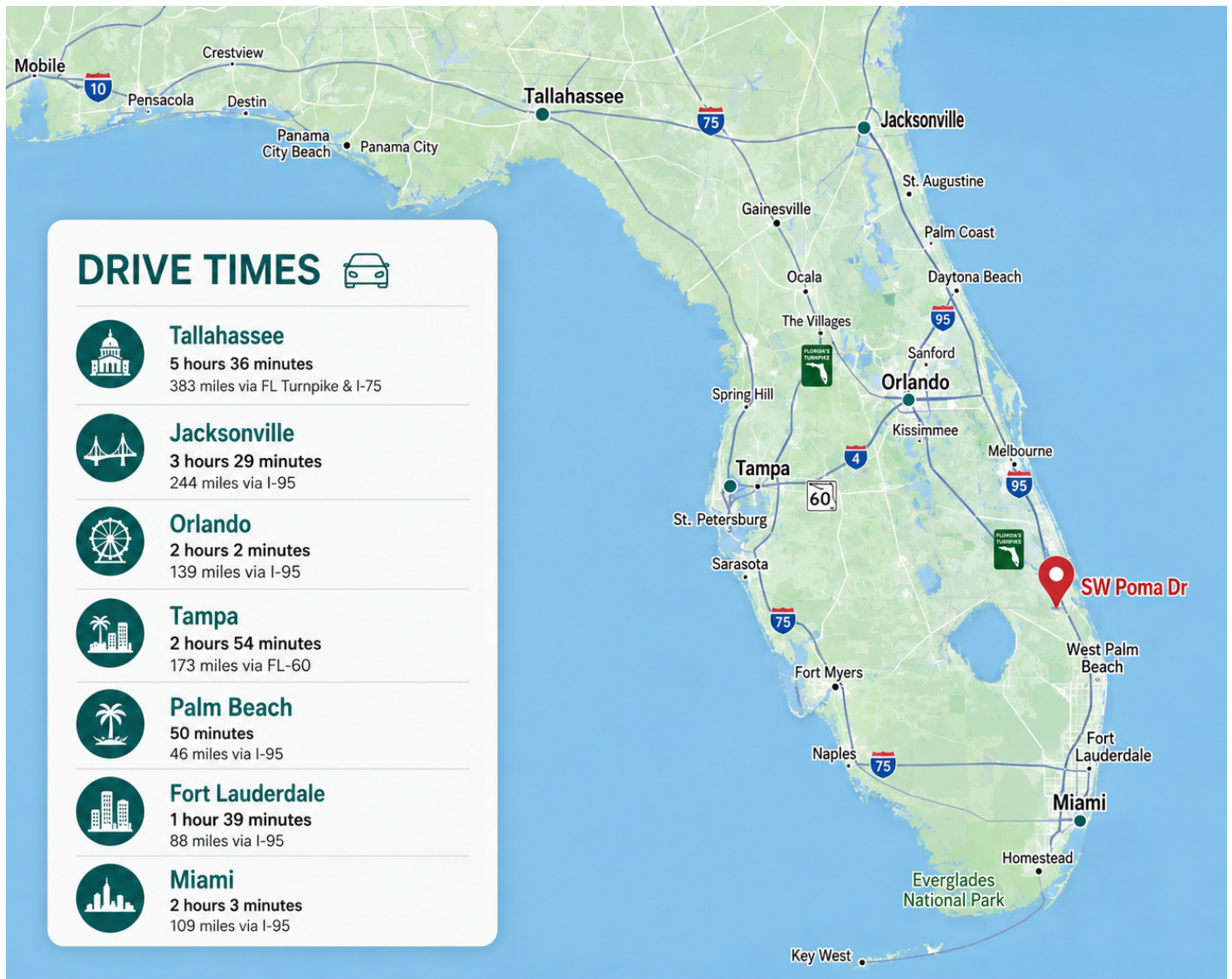
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ Space 1	4,434 SF	Currently Leased Until 9/30/2027	Call Agent For Details
■ Space 2	2,566 SF	\$18.00 SF/yr	Space 2 offers approximately 2,566 square feet of versatile flex space within a well-maintained, Class B industrial building constructed in 2007. The unit features a fully air-conditioned warehouse with 24-foot clear ceiling height and a 12' x 14' grade-level roll-up door, ideal for light manufacturing, storage, or distribution operations.  The floorplan includes two private offices and a breakroom or storage area, providing a functional layout for various business needs. The property is zoned for general industrial use and is connected to city water and sewer services.

# Overhead Aerial

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# Location

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# Disclaimer

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