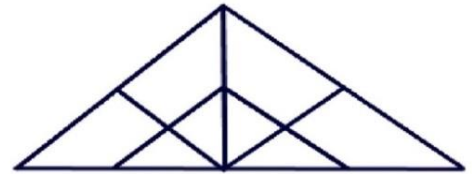


FOR SALE
418.2 +/- ACRES
OPPORTUNITY ZONE
HUB ZONE



INDIANTOWN, FL



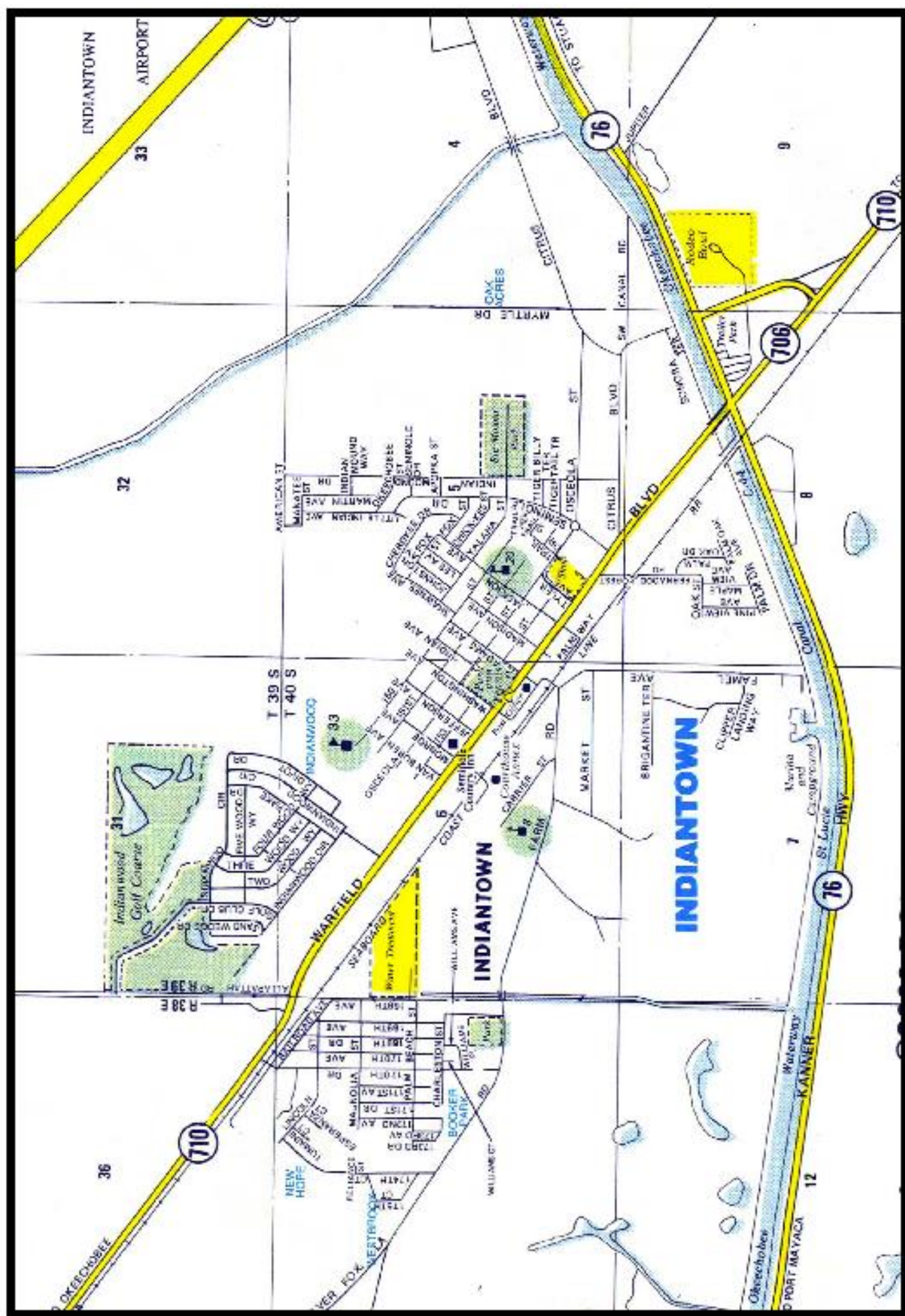
HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	The property is located on the south side of State Road 710 approximately 1 mile southeast of Fox Brown Road, Indiantown, FL
SIZE:	418.2 +/- Acres
ZONING:	Heavy Industrial Opportunity Zone HUB Zone
FUTURE LAND USE:	Industrial
UTILITIES:	Water & Sewer, Fiber Optics & Natural Gas Available
2020 TAXES:	\$1,216.72
PRICE:	\$7,475,000 (\$17,874.23/Acre)
COMMENTS:	418 +/- Acres Zoned Heavy Industrial in the Village of Indiantown, FL. Municipal Water & Sewer to site. Fiber Optics to the site. Natural Gas pipeline adjacent to site. This unique property is located in an Opportunity Zone as well as a HUB Zone. RARE OPPORTUNITY to develop a large scale Industrial Complex in South Florida. Reasonable proximity to I-95 and Florida's Turnpike.





ZONING

Sec. 3.420. - M-1 Industrial District.

3.420.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
 - a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
 - b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than nonpowered hand tools, or processes producing high frequency vibrations shall be permitted.
 - c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
 - d. No processes which emit an odor nuisance beyond the plant site shall be permitted. Where odors are produced an provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
 - e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.
 - f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
 - g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the plant site.
 - h. Where processes involve disposal of industrial sewage wastes, approval of proposed method of disposal by the County health officer shall be secured and presented to the director of zoning and building before a building permit shall be issued.
 - i. Off-street parking for the motor vehicles of employees and visitors shall be provided on the basis of one space for each two employees. Off-street loading docks for the handling of all materials and products shall be provided in area treated to prevent dust, and shall be screened from view from outside the plant site. Such screening maybe 50 percent opaque shrubbery or fencing.
 - j. Buildings and fences shall be painted, unless the materials are naturally or artificially colored. No signs, other than a single sign bearing the name of the manufacturer and product, limited in size to 40 square feet or one per cent of the area of the front elevation of the main building, whichever is greater, multiplied by one-fortieth of the setback in feet, shall appear on or be painted on any building or fence.
3. Manufacture of the following:
 - Brooms and brushes
 - Candy
 - Cigars, cigarettes or snuff
 - Cosmetics and toiletries, except soap
 - Clothing and hats
 - Ceramic products, electrically fired
 - Candles
 - Dairy products
 - Electronic devices
 - Ice cream

Sec. 3.422. - M-3 Industrial District.

3.422.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the M-2 Industrial District.
2. Heavy industrial plants that meet the following standards:
 - a. No smoke shall be emitted of a density greater than No. 2 according to Ringelmann's scale, except smoke of a greater density shall be permitted for not more than six minutes in any one hour.
 - b. No particles from any flue or smokestack shall exceed 0.3 grains per cubic foot of flue gas at stack temperature of 500 degrees Fahrenheit.
 - c. No gases or fumes toxic to persons or injurious to property shall be permitted to escape beyond the confines of the building in which created.
 - d. Where processes involve disposal of industrial sewage wastes, approval of the proposed method of disposal by the County health officer and the County Engineer shall be secured before a permit shall be issued.
 - e. Off-street parking for the motor vehicles of employees and visitors shall be provided on the basis of one space for each two employees. Off-street loading docks for the handling of all materials and products shall be provided.
3. Gravel, rock stone or sand crushing.
4. Ready-mix concrete plants or asphalt plants.
5. One residence for a watchman or custodian only.

3.422.B. Required lot area, width and building height limits.

1. Lots or building sites in an M-3 Industrial District shall have an area of not less than two acres, with a minimum width of 200 feet measured along the front property line. Not more than 50 percent of the lot area shall be occupied by structures or buildings. Buildings shall be limited to not more than 75 feet in height.
2. Where the lot abuts any other type district, except an industrial district, the minimum lot shall be increased by the number of square feet necessary to provide a two hundred-foot-wide buffer area between the abutting property line and the nearest building or structure.

3.422.C. Minimum yards required.

1. *Front:* 100 feet, except an office building may be located within 20 feet of the property line.
2. *Rear and side:*
1 or 2 stories: 75 feet
3 stories or more: 100 feet.
3. No structure shall be built within 20 feet of the property line adjoining any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 75 feet of the property line adjoining a designated through-traffic highway.
5. No setback or yard shall be required adjacent to railroad spurs or sidings.
6. Where the lot abuts any other district, except an industrial district, requirements for the abutting sides, front or rear shall be increased to 200 feet. If the district abutted by the M-3 lot is a residential or estates district, a planting screen shall provide for an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property.
7. Where the lot is separated from a residential or estates district only by a road, a landscaped planting shall provide for a 50 percent opaque evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property.