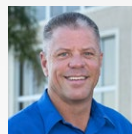


**4241-4283 SW HIGH MEADOWS AVE,
PALM CITY, FL 34990**

**FLEX OFFICE/WAREHOUSE UNITS
IN PALM CITY BUSINESS PARK**



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

**1,498 SF -
4,800 SF**

1-5 UNITS

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EXECUTIVE SUMMARY

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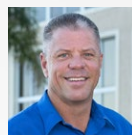
SPECS

Unit #4241 & 4243 Price & Size:	\$972,000 / 4,800 SF
Unit #4245 Price & Size:	\$486,000 / 2,400 SF
Unit #4281 Price & Size:	\$425,000.00 / 1,498 SF
Unit #4283 Price & Size:	\$425,000.00 / 1,498 SF
Year Built:	2006
Construction:	Concrete Block
Land Use:	Industrial - Martin County
Zoning:	Light Industrial - Martin County

* Located in the Palm City Business Park on High Meadow Avenue, with rear frontage on Florida's Turnpike and close and convenient access to both I-95 and Florida's Turnpike. Palm City Business Park is a very well-maintained complex featuring a mix of professionals and trades with a low POA fee! Concrete block construction, great parking, and easy ingress/egress.

PROPERTY OVERVIEW

- #4241 & 4243 (4,800 SF)** - Offering 4,800 SF across two floors, this versatile commercial property features 12 private offices, a spacious breakroom, open work areas, private restrooms, and a small warehouse with a roll-up door. An ADA chair lift provides access between floors. The property also includes general commercial retail zoning and an existing ground-floor hair salon build-out with plumbing and washer/dryer hookups. The salon space offers potential for continued use or leasing. The current tenant is scheduled to vacate by January 31, 2027, providing flexibility for future occupancy or investment.
- #4245 (2,400 SF)** - Designed to accommodate both professional office and warehouse needs, this 2,400 SF two-story flex unit features a large open office or conference room, private restroom, and an air-conditioned warehouse on the ground floor. The second floor offers a well-maintained professional office currently leased to an attorney through January 31, 2027. The tenant has expressed interest in remaining, presenting an opportunity for continued rental income or future owner occupancy.
- #4281 (1,498 SF)** - This warehouse unit offers a spacious, 1,498 SF open layout ideal for a variety of commercial and industrial uses. The property features a 12' x 14' roll-up door for convenient loading and access, along with a private restroom. A functional and versatile space well-suited for an owner-user or investor seeking warehouse space in Palm City Business Park.
- #4283 (1,498 SF)** - Combining office and warehouse functionality, this 1,498 SF flex unit features a private office, reception or front office area, restroom, and an open warehouse with a 12' x 14' roll-up door. An upstairs mezzanine provides additional storage space, making this an excellent option for businesses requiring both administrative and warehouse operations.



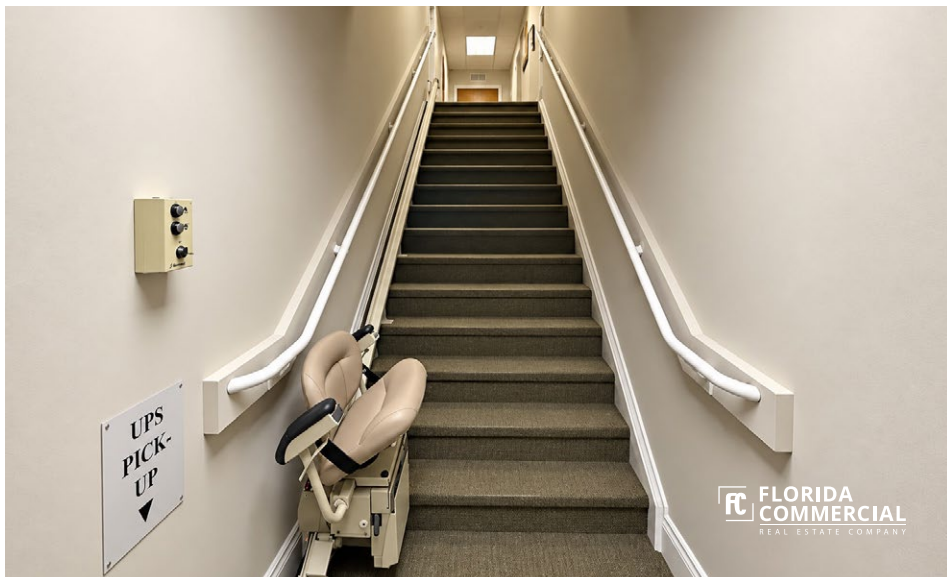
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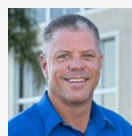
1-5 UNITS

UNIT #4241 & #4243

*Interior Pics for #4243 Not Available Yet



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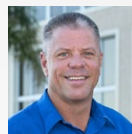
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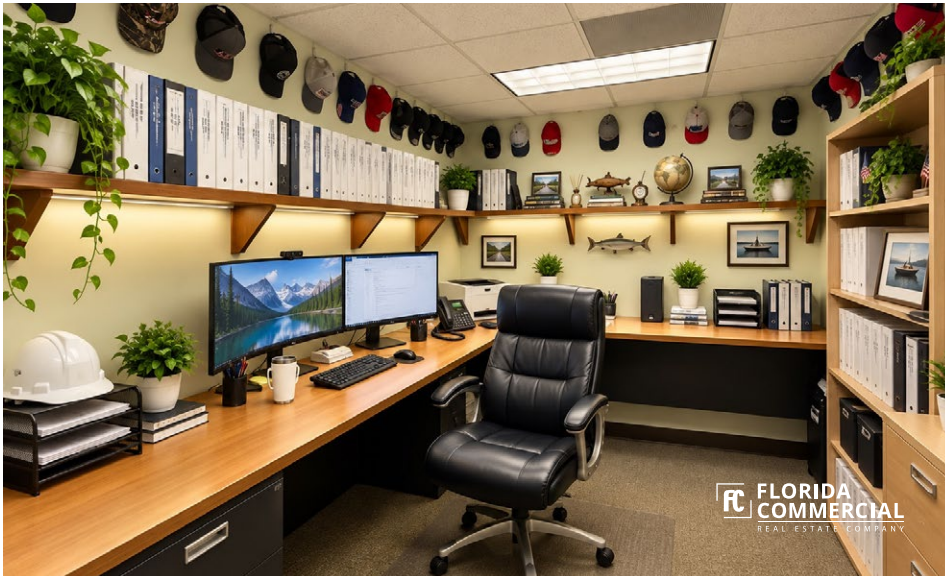
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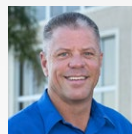
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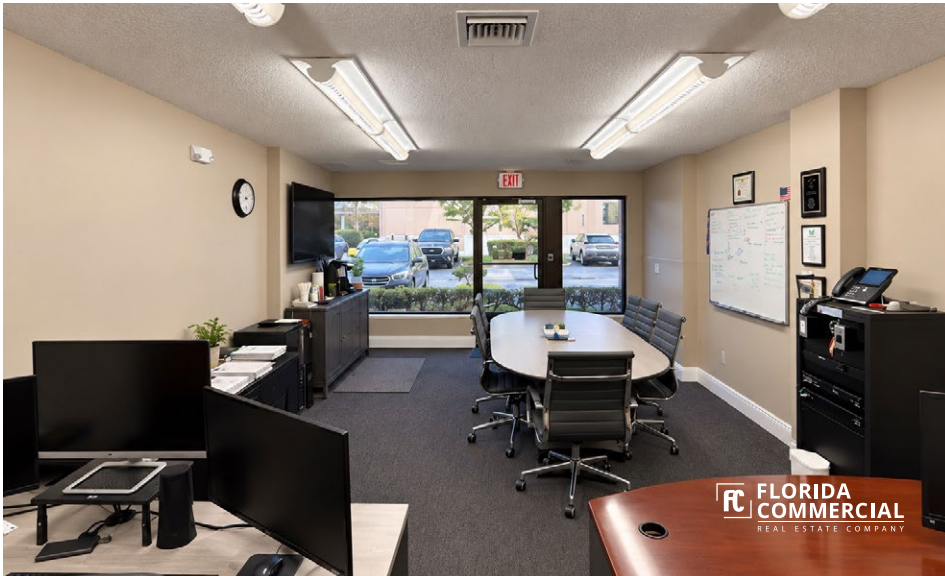
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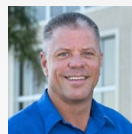
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UNIT #4245

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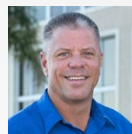
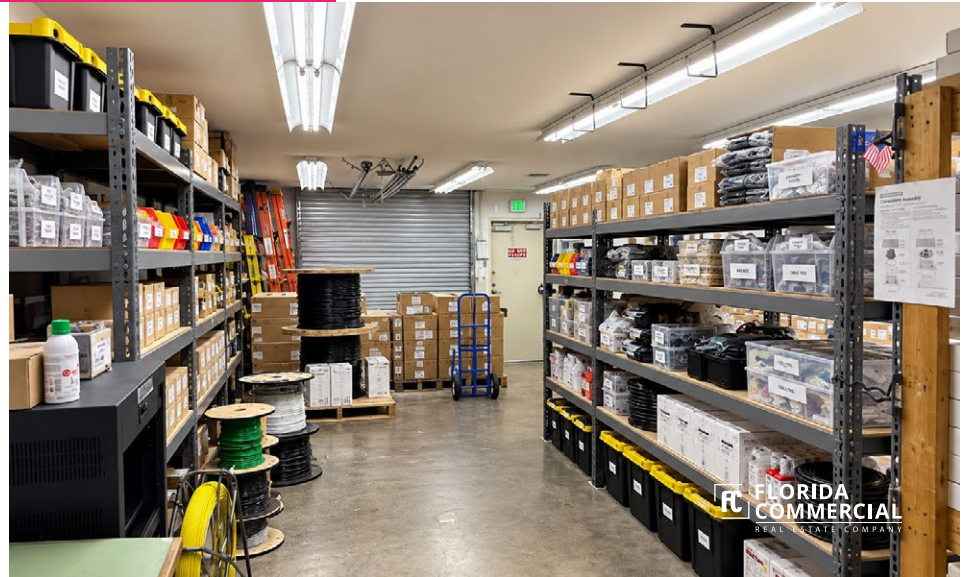
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UNIT #4245

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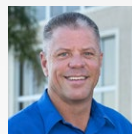
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UNIT #4281



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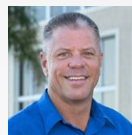
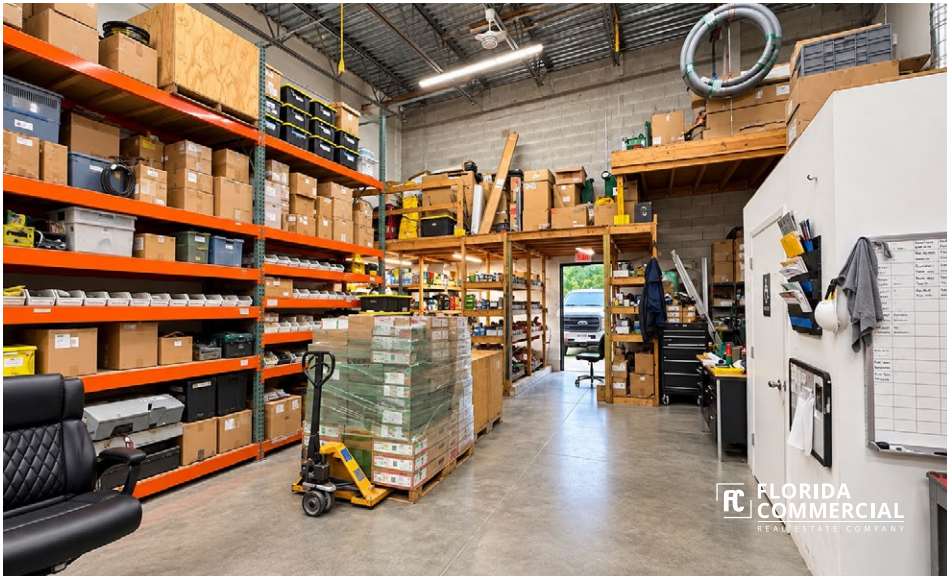
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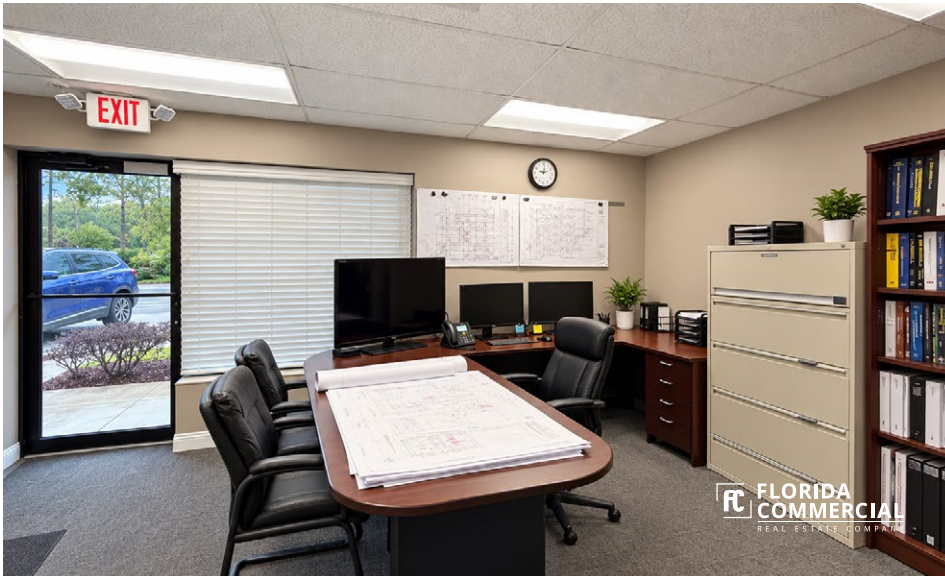
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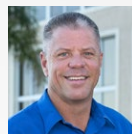
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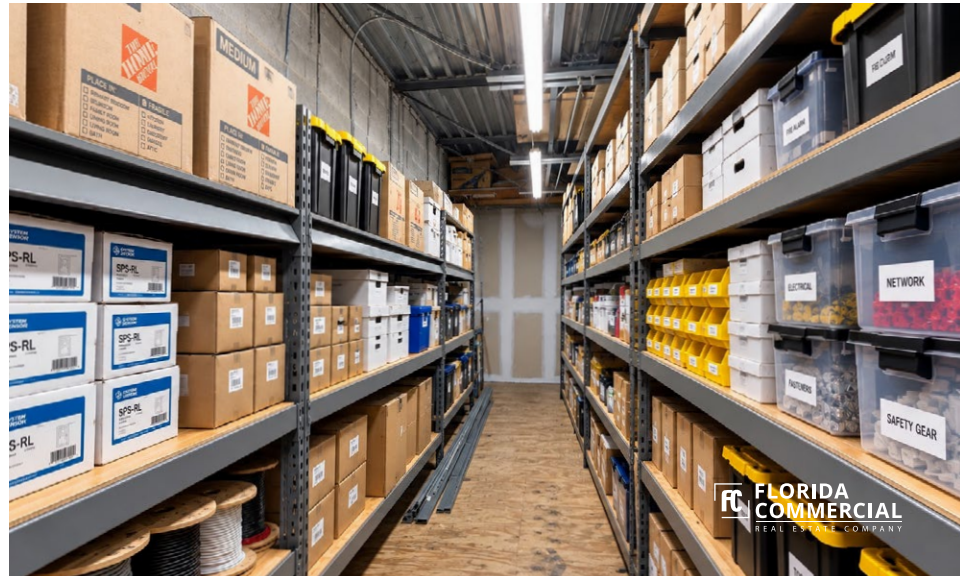
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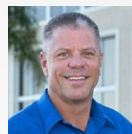
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MAPS & REPORT

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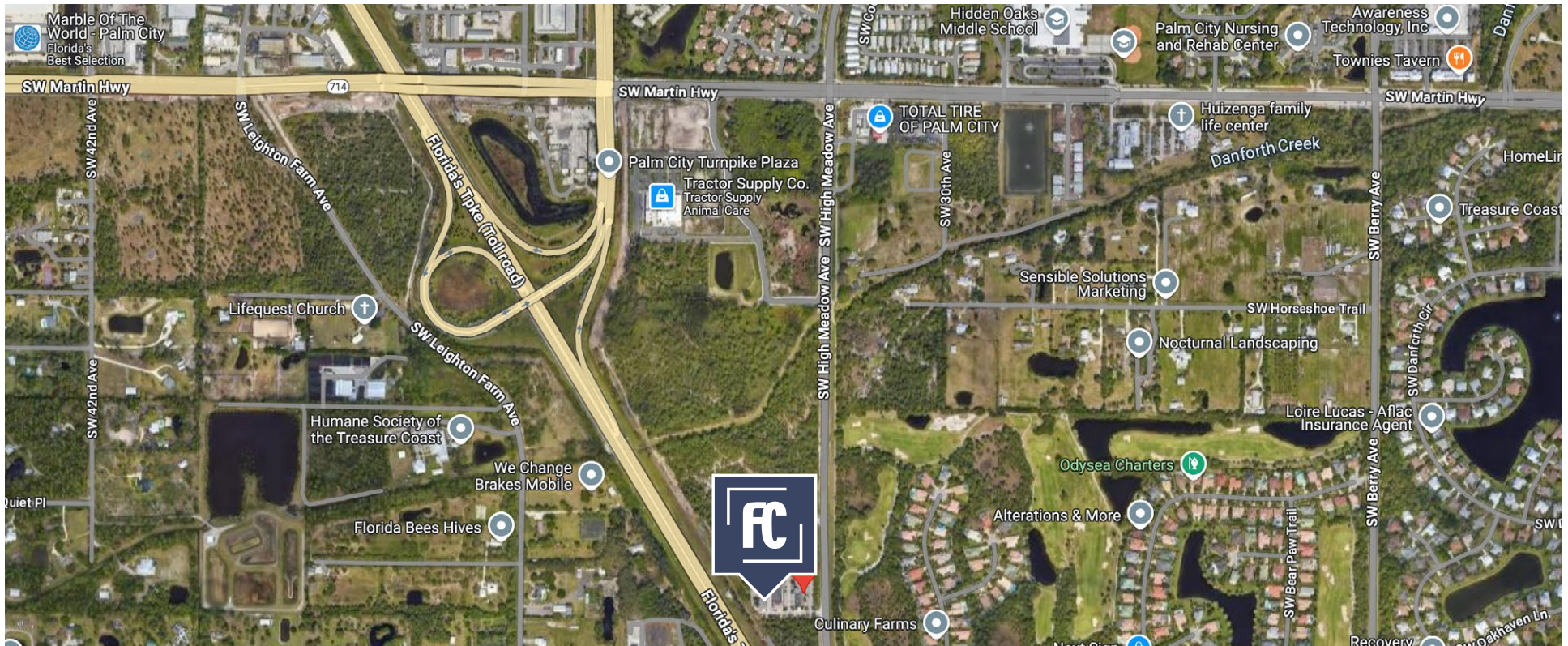
POPULATION

	1 MILE	3 MILES	5 MILES
Population	13.9K	40.8K	104.1K
Median Age	47.7	52.2	50.4

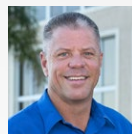


HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Occupied Households	4,768	14.2K	35.9K
# of Employees	11.4K	34.5K	87.7K
Average HH Income	\$105K	\$102.8K	\$87.1K



**FLORIDA
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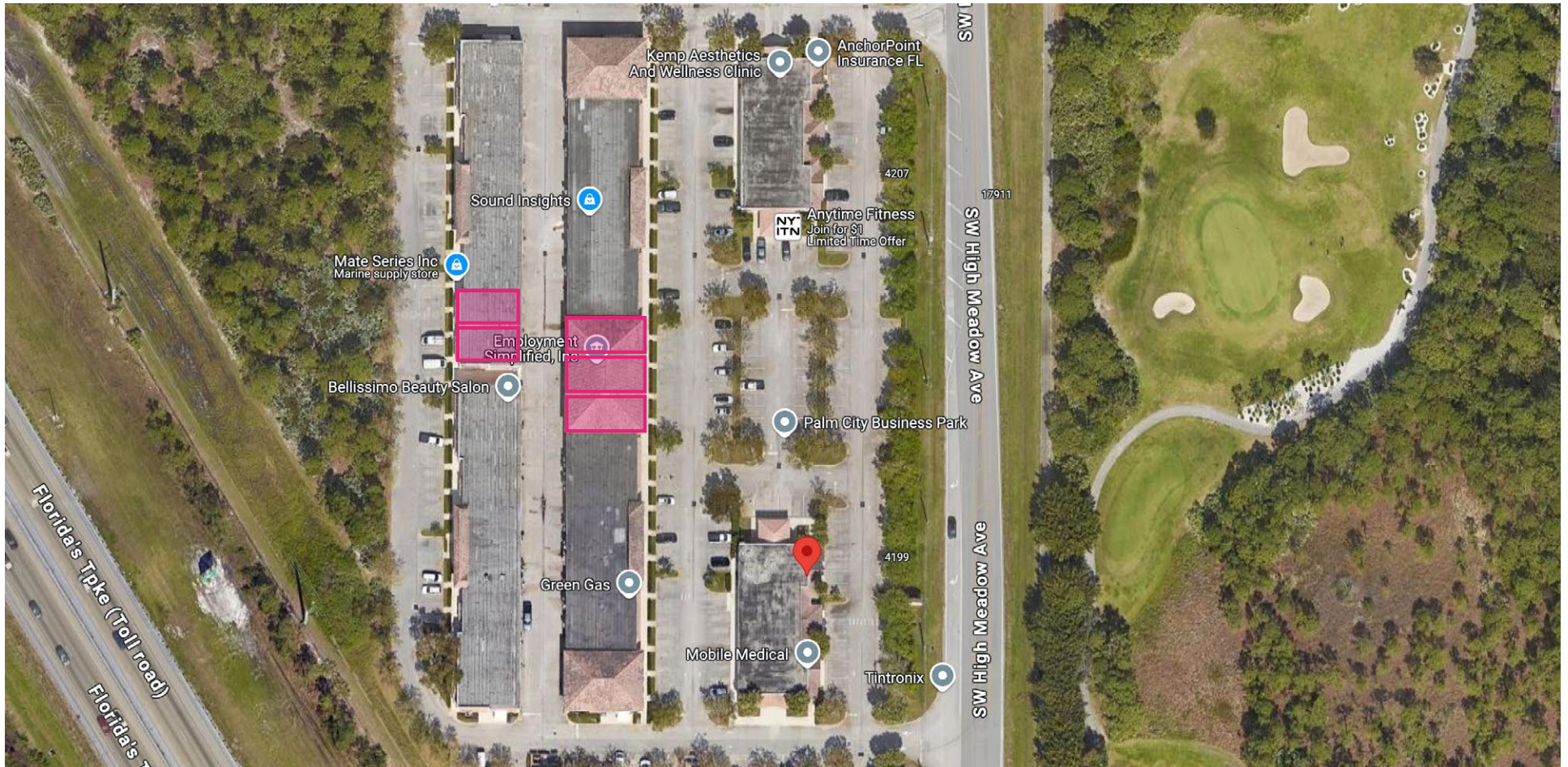
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LOCATION

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