

**7.21 ACRES
INDUSTRIAL LAND
FOR SALE PRICE: \$3,250,00**



**1301 OLD DIXIE HIGHWAY
WEST PALM BEACH, FL 33404**

CONTACT: Susan Thomas, Broker
EMAIL: SThomas@TouchstoneWebb.com
Touchstone Webb Realty Company
610 Clematis Street, #CU-5
West Palm Beach, FL 33401
Bus: 561.659.5554 Cell: 561.309.1472
www.TouchstoneWebb.com



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- **±7.21 Acres**
- **IL Light Industrial Zoning**
- **Two previously approved site plans, City is motivated**
- **Zoning is IG and IL, General and light industrial. City has approved IG throughout with construction**
- **Site is cleared and prepared for development, Clean environmental**
- **Rare opportunity to purchase one of the last vacant land with heavy industrial zoning**
- **430 feet of Old Dixie Highway frontage, 755 feet of 13th Avenue, entrance from ODH approved**
- **Corner of a signaled intersection, adjacent to the new Riviera Beach Marina Village**
- **½ mile from the Pal Beach Port, 1/3 from new Waterfront Marina, close to I-95**
- **Near the Port of Palm Beach and newly planned waterfront development**
- **Proximity to Interstate 95**
- **Newly widened 13th Street with direct access into the new Waterfront Development**

Rare undeveloped lot for Industrial use, one of the last of its kind with portions of heavy industrial zoning to the rear and IL zoning in the front portion. Less than a mile from the Port of Palm Beach. Former site plan approval for 132,000 square foot building for manufacturing and full General Industrial zoning.

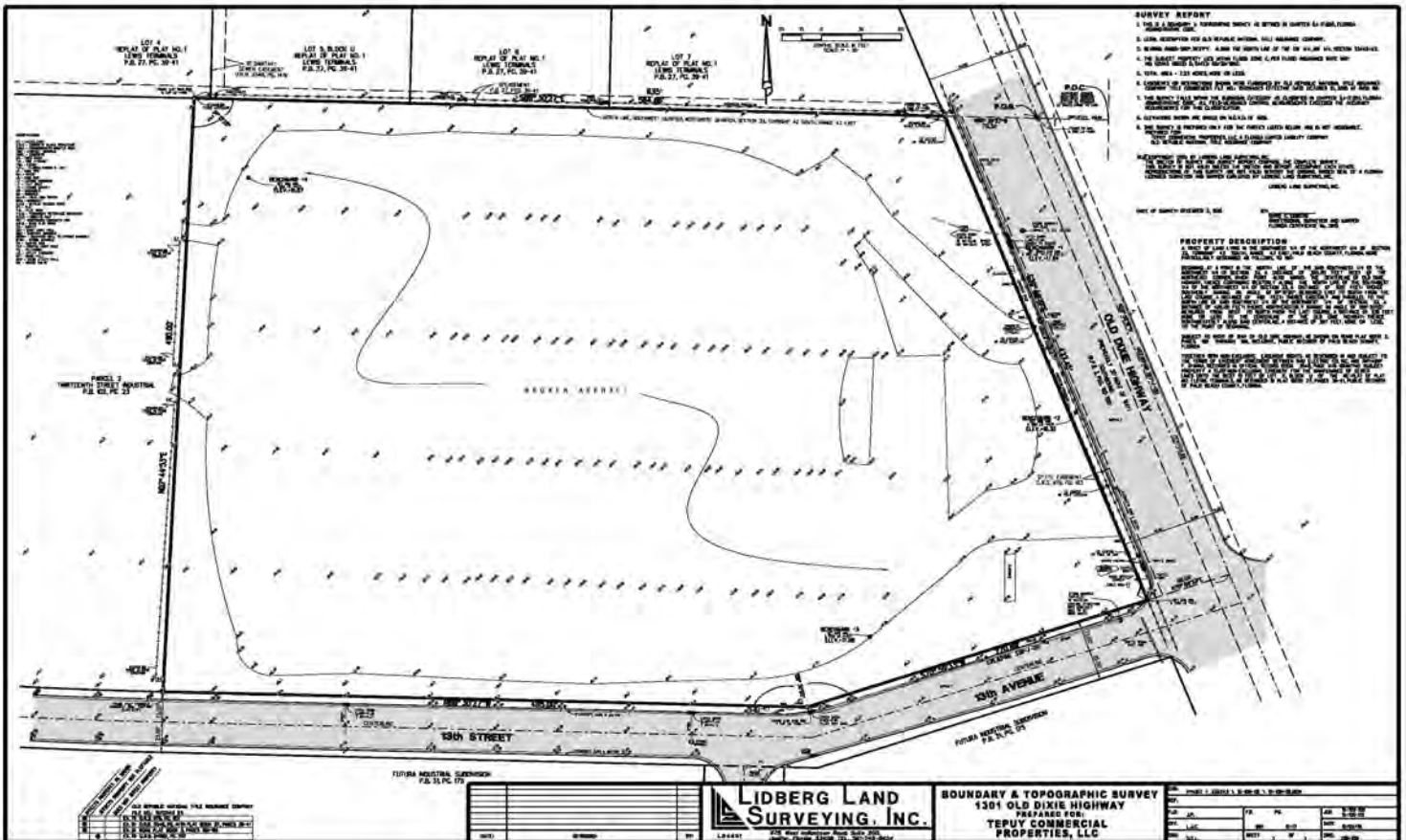
Located on the west side of Old Dixie Highway approximately one mile south of Blue Heron Boulevard in Riviera Beach Florida.

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