

## 47+ ACRES INDUSTRIAL LAND

2444 STATE ROAD 15 (US 441), BELLE GLADE, FLORIDA 33430



- Rare industrial-zoned property in South Florida sub-market ready for development
- Prime visibility and access with over ½ mile frontage on SR 15 (US 441) and on-site utilities
- Opportunity to locate 2 different operations in separate parcels



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BELLE GLADE, FLORIDA 33430

## *Property Facts*

47  $\pm$  acres of prime industrial property

Located 2 miles north of downtown  
Belle Glade within the city limits

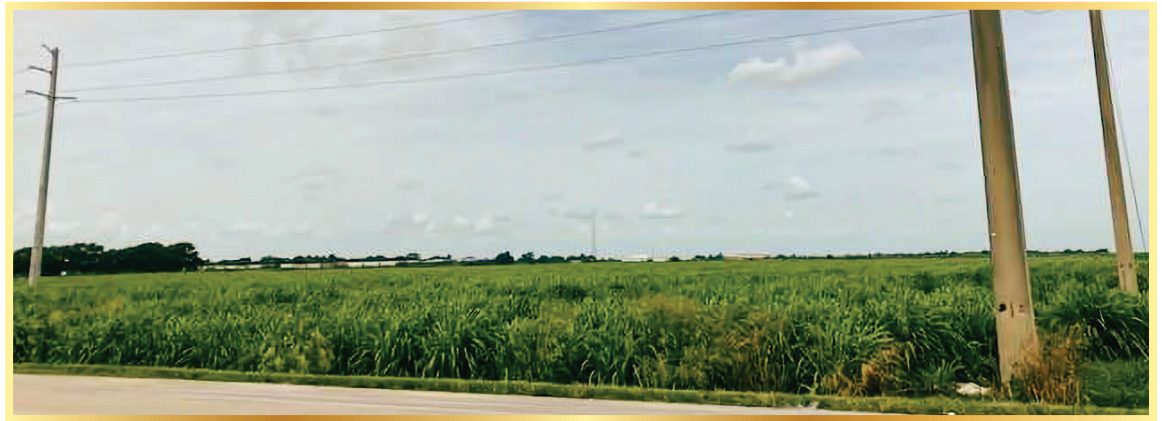
Zoned General Industrial (I-2) for  
heavy industrial uses

Multiple access points across more  
than 1/2 mile of frontage

FPL Electric + on-site transformer.  
Sewer: 8" force main + on-site lift station  
Water: Palm Beach County

Strategic location serving the  
South Florida metropolitan area

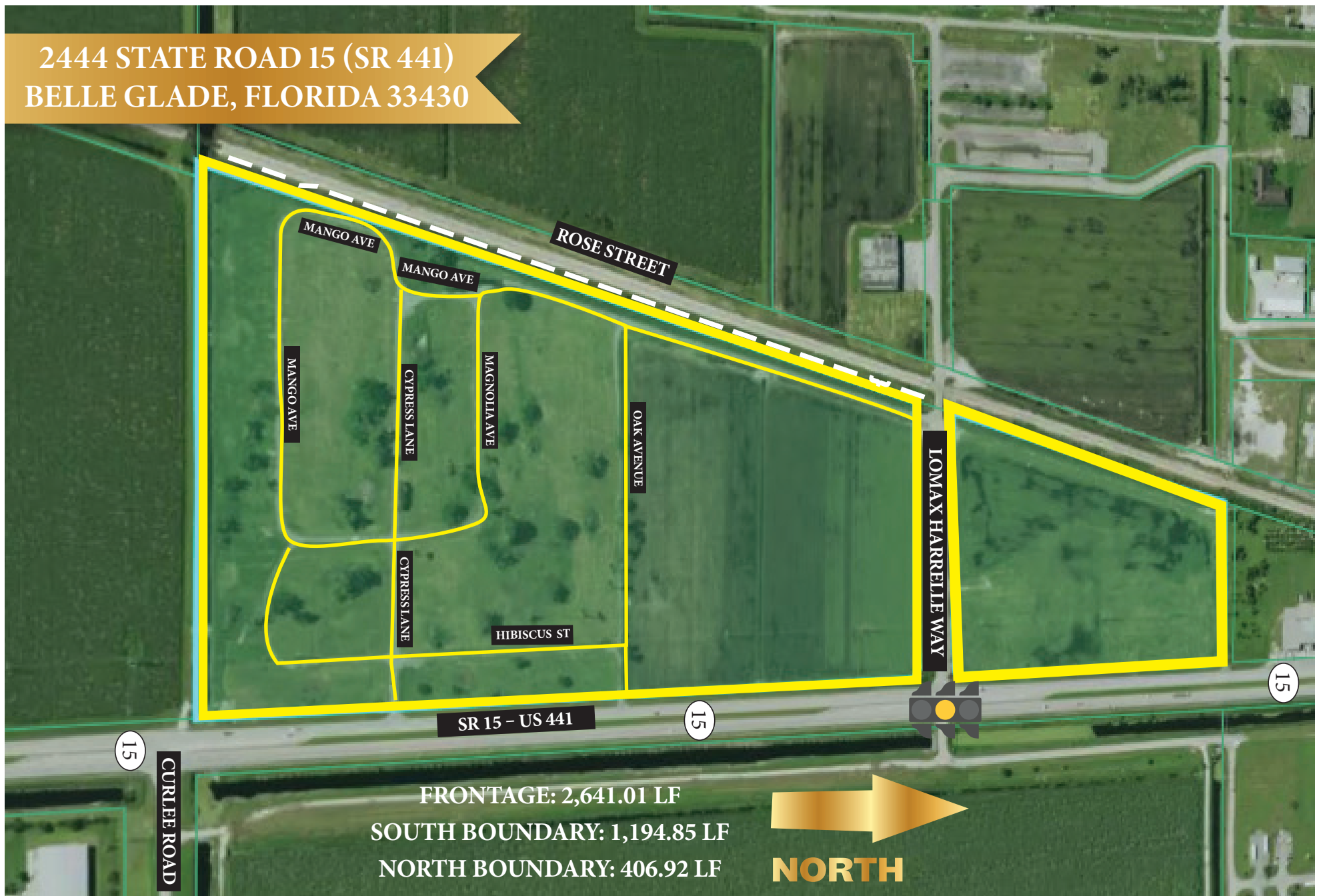
## *CONTACT FOR PRICING*



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813  
PHONE: 863 619-6740 – FAX: 863 619-6750 – [www.mahoneygroupinc.com](http://www.mahoneygroupinc.com)

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# PROPERTY VIEWS



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# 47+ ACRES INDUSTRIAL LAND

PRIME LOCATION – SR 15, BELLE GLADE, FLORIDA

## AERIAL MAPS



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# FLORIDA MAP

## STRATEGIC LOCATION:

South Florida's dense consumer base and major metro areas makes it attractive for last-mile and regional distribution as well as manufacturing with easy access to all of Florida's major connectors.

## KEY SUB-MARKETS

Palm Beach County and outlying areas west of the Turnpike. Greater Miami Metropolitan market to include Palm Beach, Broward and Miami-Dade counties.



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**FOR SALE**  
**47 ± ACRES INDUSTRIAL LAND**  
**PRIME LOCATION – SR 15, BELLE GLADE, FLORIDA**

- Property Address:** 2444 State Road 15 (US 441/North Main Street), Belle Glade, Florida 33430
- Property Location:** On west side of SR 15 bordered by Poinciana Avenue to the north, Rose Street to the west, across Curlee Street to the east on Belle Glade's main Connector. Approx. 2 miles north of downtown Belle Glade, which is a city in South-Central Florida in the far western part of Palm Beach County on the southeastern shore of Lake Okeechobee. It is part of the Miami metropolitan area of South Florida.
- Property Type:** Vacant land, level, with multiple trees and easy access.
- Features:** A rear frontage road (Rose Street) serves the entire property and is accessible from Lomax Harrelle Way (signalized intersection). A railroad line is contiguous to the rear frontage road. Several internal streets are located on the southern portion of the property. Several curb-cut entrances on SR 15. A high-power utility easement toward the front of the property. Several water hydrants and manholes. Florida Power and Light easement. The property is bi-sected by Lomax Harrelle Way (signalized intersection) thereby creating two possible parcels.
- Property Size:** 47 ± acres (2,052,982.80 SF). The irregular rectangle shaped parcel is bi-sected by Lomax Harrelle Way creating a separate north parcel of approx. 8 ± acres (to be determined).
- Frontage:** 2,641 LF on State Road 15 (North Main Street/441-98). North boundary: 1,194.85 LF. South boundary: 406.92 LF.
- Land Use/Zoning:** General Industrial (I-2) allowing a broad range of heavy industrial uses – within the Belle Glade City limits.
- Utilities:** Electric: Florida Power & Light plus on-site transformer – Water: Palm Beach County Utilities  
Sewer: 8" force main on SR 15 – on-site private lift station.
- Property Folio:** 04-37-43-19-00-000-5040, Palm Beach County.
- Ad Valorem Taxes:** \$38,821.00 (Year 2024).
- Comments:** Rare industrial-zoned property ready for development. Prime visibility and access with over ½ mile of frontage and multiple access points - opportunity to locate 2 different operations in separate parcels.
- Purchase Price:** Contact for pricing
- Exclusive Contact:** Maria Mahoney, Florida Lic. Real Estate Broker 863 619-6740 – email: [maria@mahoneygroupinc.com](mailto:maria@mahoneygroupinc.com)

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