

**6.64 ACRES C2
COMMERCIAL LAND
FOR LEASE**



**US HWY 17 .. JUST NORTH OF
PALATKA FLORIDA CITY LIMITS**

**CALL OWNER AT
(602) 510-5444**

462 US-17

462 US-17, Palatka, FL 32177



David McCormack

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**US HWY 17 .. JUST NORTH OF
PALATKA FLORIDA CITY LIMITS**

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Rental Rate: Upon Request

Property Type: Land

Property Subtype: Commercial

Proposed Use:

Rental Rate Mo: Upon Request

462 US-17

Upon Request

Located in the highly desirable area just North of Palatka City Limits.

US Hwy 17 is a Major highway from Orlando area to the Georgia boarder and beyond.

An easy drive North, US Hwy 17 heads to Jacksonville, the I-295 Beltway, Interstate I-10 and Interstate I-95 Additionally, State Hwy 19 from the Northwest area of Orlando, joins Hwy 17 just South of this property.

This property capitalizes on the increases traffic count as a result of this joining of Highways.

Putnam County designates a C2 Zoning for the property....

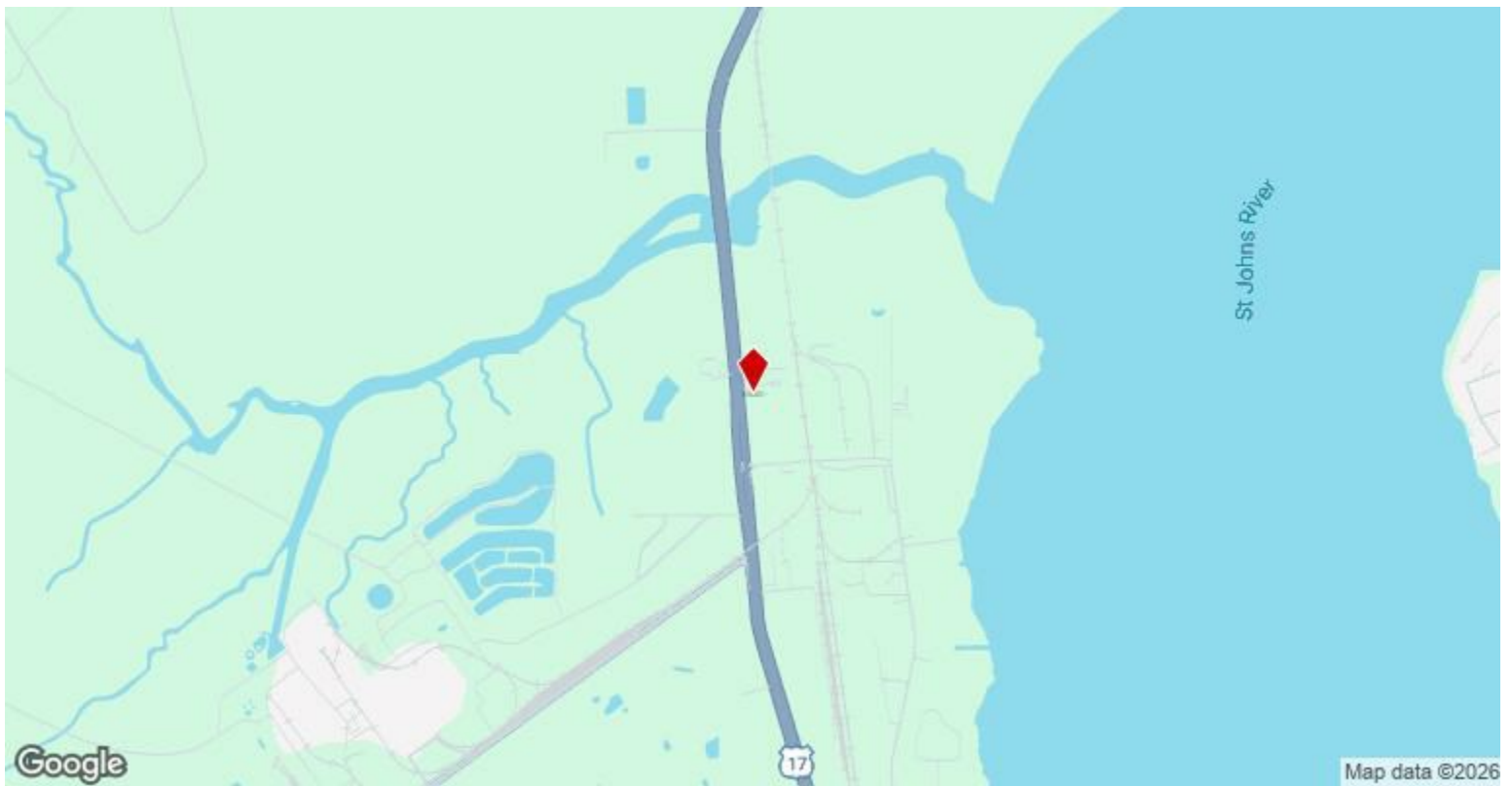
- 6.64 Acres Zoned C2 By Putnam County, With Legal Driveway Directly Off US Hwy 17
- Almost 400 ft of frontage directly on US Hwy 17 5,200+ sq ft salvageable building.
- Power at property line, plus water well and septic tank . . . Approximately 70% cleared of trees.
- Virtually flat, dry land ready for development Immediate availability



Space 1

Space Available	289,238 SF
Rental Rate	Upon Request
Date Available	Now

This ±6.64-acre site offers a prime commercial lease opportunity with ±386 feet of frontage on busy four-lane Highway 17. Hwy crossovers are very close to driveway to both the North and South Located just north of Palatka and minutes from I-295, I-10, and I-95, the property provides excellent regional access and visibility. Zoned C-2 by Putnam County, the land is approximately 80% cleared, flat, and dry—ready for immediate improvements. The County Future Use Plan prefers a zoning of Light Industrial. Landlord will allow Tenant to rezone to Light Industrial at Tenant expense if needed. A 5,200+ square foot building remains on-site and may be salvageable. Not available for Tenant use without Repairs at Tenant expense. Utilities include well, septic, and power to the property line, with prior electrical service to the building. The site benefits from strong traffic counts, enhanced by State Highway 19 joining Highway 17 just south of the property. Nearby amenities include major retailers, restaurants, and home improvement stores, making this location ideal for a wide range of commercial uses. Offered for lease with a five-year term. Entire parcel is available; no subdivision permitted.



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Putnam County designates a C2 Zoning for the property. C2 is very liberal zoning with 100's of uses. Electrical power is at the property line. The property has had power service in the past. The property features a artesian well.

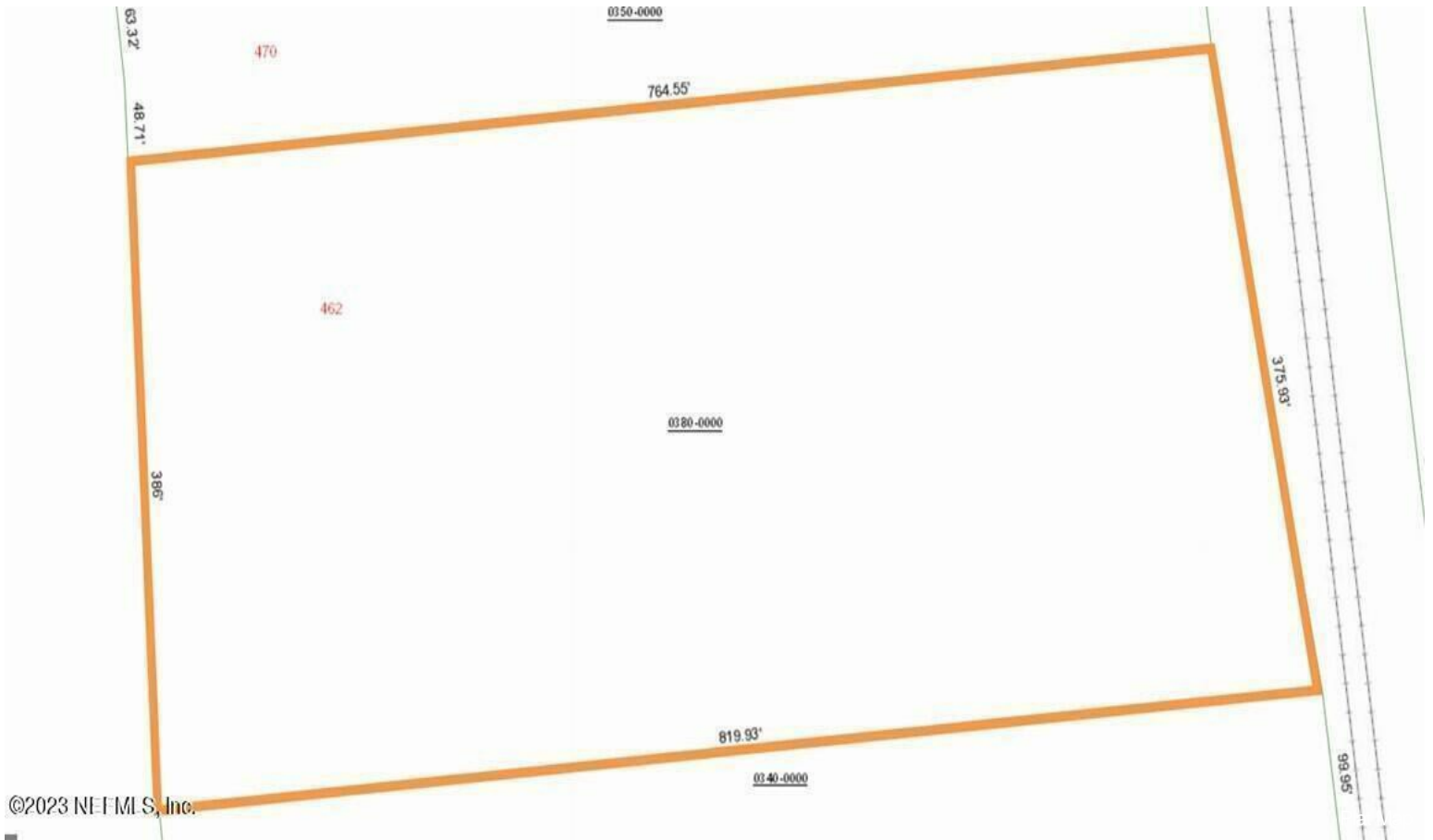
There is a 5,200+ sq ft salvageable shop-warehouse building included. Building is NOT available to Tenant prior to structural repairs completed at Tenant expense. A legal driveway entrance directly off US Hwy 17 is included. There are Hwy cross over lanes very close to driveway.

Contact owner at (602) 510-5444 for additional information or questions.

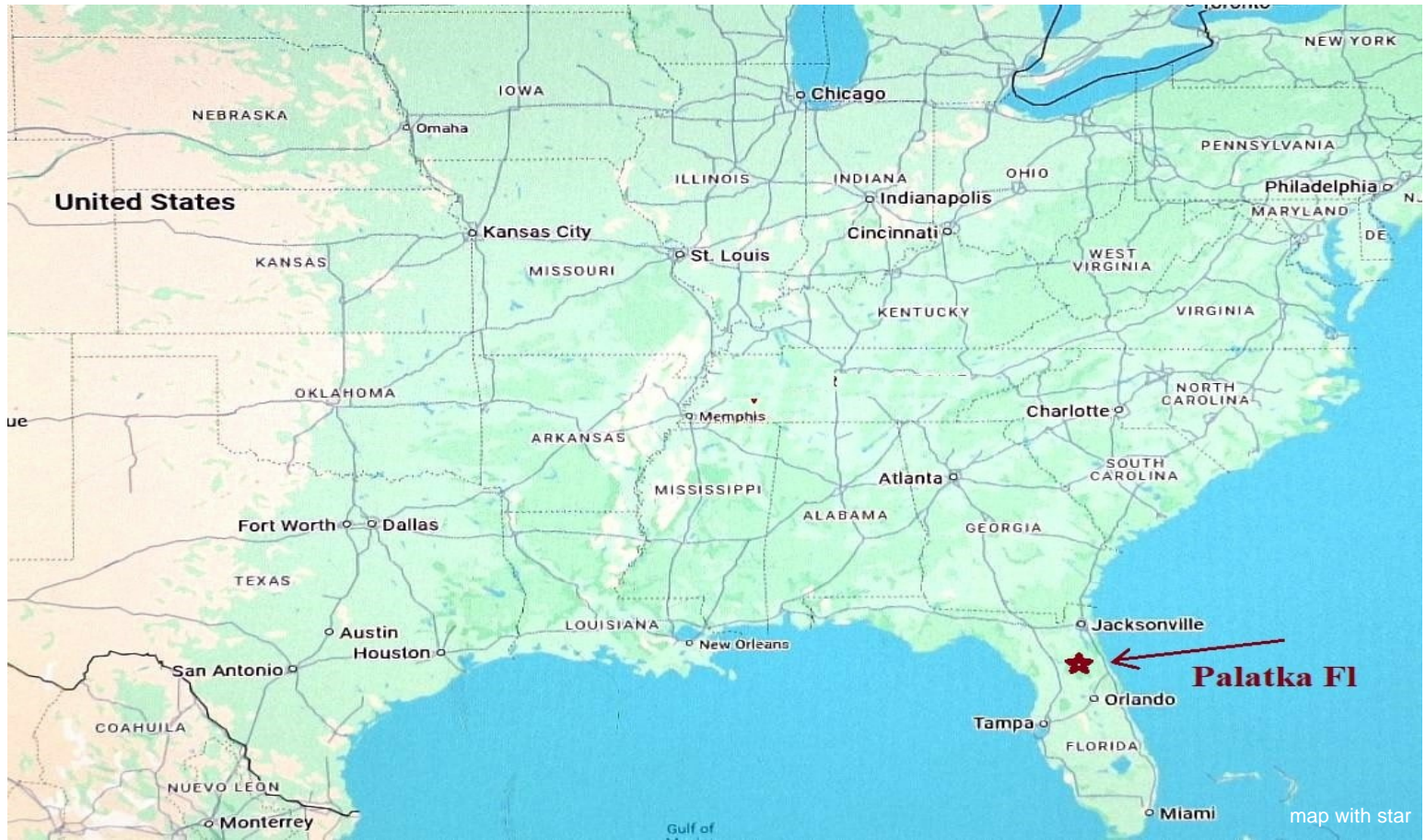
Property Photos



Property Photos



Property Photos



6.64 ACRES COMMERCIAL LAND FOR LEASE BY OWNER

**Almost 400 ft frontage on US Hwy 17, Palatka Florida
Virtually flat and dry -- Approximately 70% cleared of trees.**

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