

FOR SALE

**DYER BOULEVARD
RIVIERA BEACH, FL**

INDUSTRIAL OUTDOOR STORAGE SITE

STL
COMMERCIAL

OVERVIEW

STL Commercial has been exclusively retained to facilitate the sale of a one-acre industrial outdoor storage property in Riviera Beach, FL. Zoned Industrial General (IG), the site accommodates a wide range of permitted uses, including contractor storage yards, truck parking, equipment storage, warehousing, and manufacturing.

The property is fully fenced and features a crushed gravel lot. It is currently leased on a month-to-month basis to two tenants, providing a new owner with significant flexibility—whether for owner-user purposes or as an income-producing investment.

The property also includes a revenue-generating billboard, providing the owner with additional income. Additionally, a cell tower is situated on-site, occupying approximately 900 square feet without interfering with tenant operations.

The property is located on the corner of Dyer Blvd and Barbour Rd in Riviera Beach FL. Just five minutes from the I-95 exit on Blue Heron Blvd. Providing close proximity to major roadways and highways. This strategic location and ease of access plays a pivotal role in the historical high demand at this location.

SITE SUMMARY

ASKING PRICE : \$2,100,000

FOLIO NUMBER : 56-42-42-36-30-000-0020

LOT SIZE : 43,503 SF

ACRES : 1

ZONING : Industrial General (IG)

PSF LAND : \$48.27

HIGHLIGHTS

- MONTH TO MONTH TENANTS
- PERFECT FOR OWNER USER
- 1 ACRE OF HARD TO FIND INDUSTRIAL LAND
- OUTDOOR STORAGE USES ALLOWED
- EASY ACCESS TO I-95 AND TURNPIKE



DYER BOULEVARD - RIVIERA BEACH, FL

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159
MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

AERIAL PHOTO



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Property Address

Asking price	\$2,100,000
Address	DYER BLVD
Folio #	56-42-42-36-30-000-0020
City	Riviera Beach
County / State	Palm Beach County FL
Owner	ALLSITE HOLDINGS LLC
Property Type	Industrial Land
Land SF	43,503
Acre(s)	1.00
Price Per SF (Land)	\$48
Price Per Acre	\$2,100,000

Tenants	SF Occupied	Annual Income	Term Remaining
GT Supplies	27,540	\$60,000.00	Month to Month
Owner User	14,600	\$0.00	Month to Month
Billboard	-	\$6,000	2 years left , Paid every august
Cell Tower	900	Easement	Easement

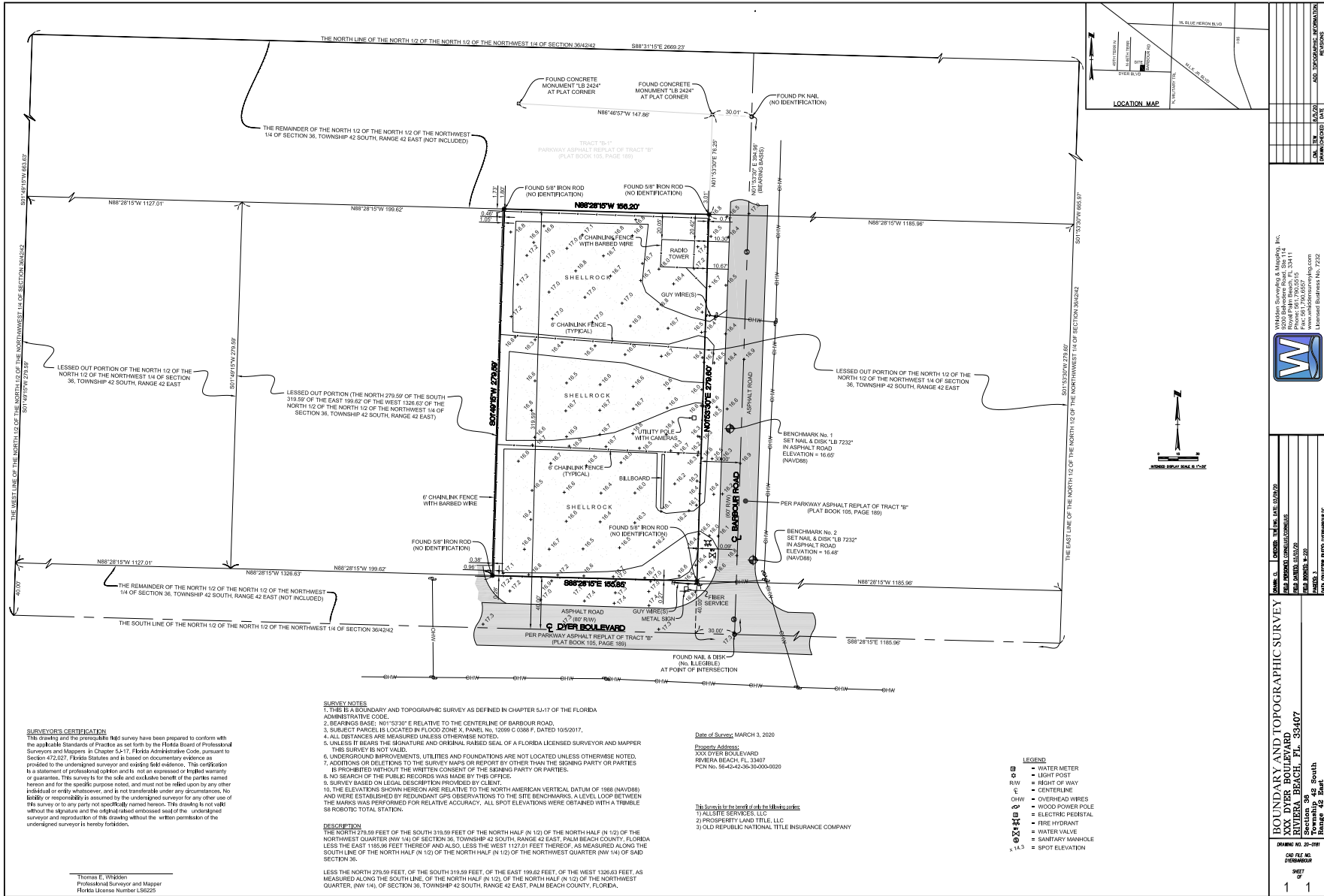


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SITE SURVEY



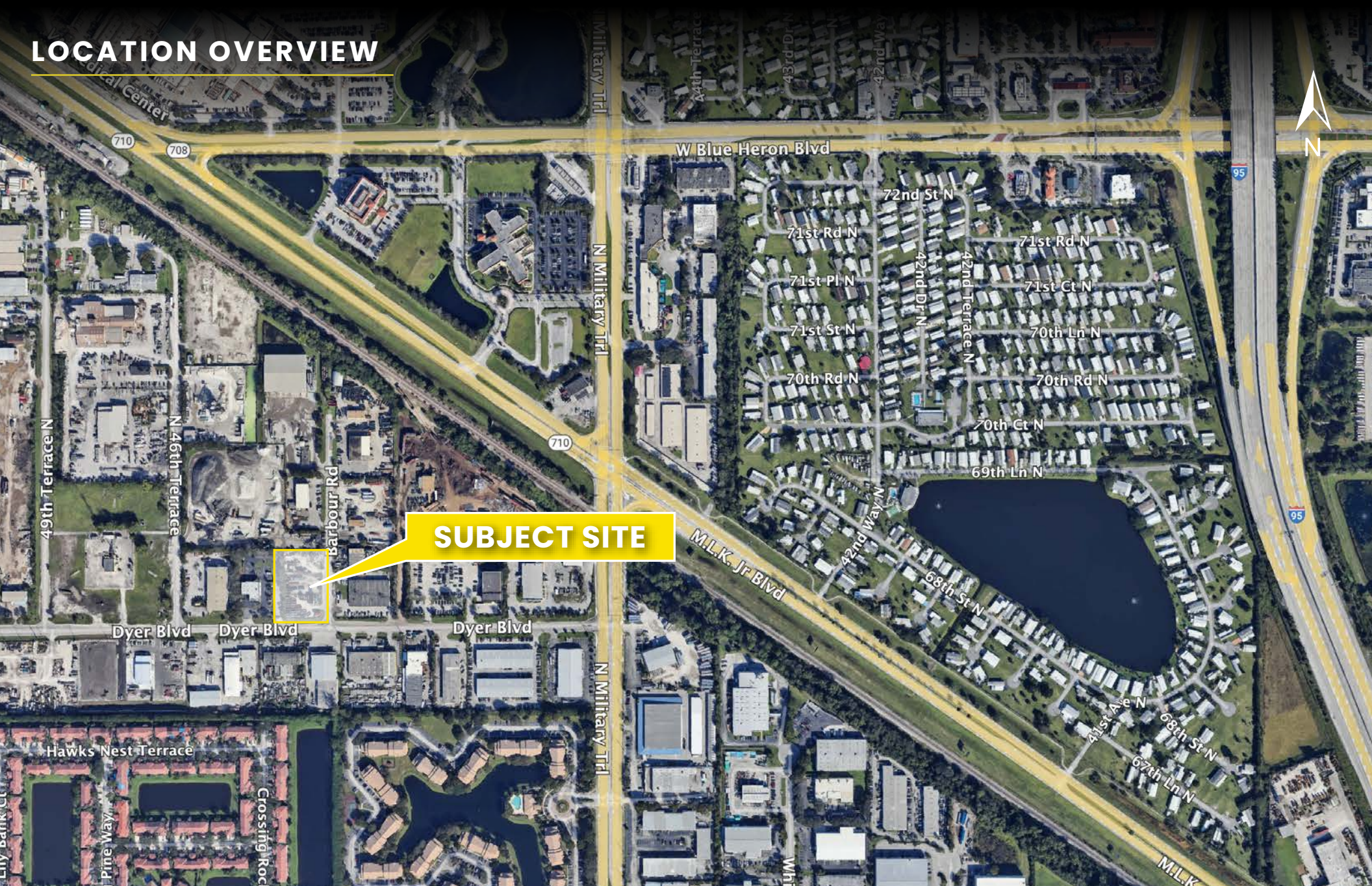
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LOCATION OVERVIEW



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