

FOR SALE

\$1,399,000

Industrial Office/Warehouse

3552 NE Candice Ave. Jensen Beach FL 34957



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Industrial Office/Warehouse

3552 NE Candice Ave. Jensen Beach FL 34957

PRICE	\$1,399,000
BUILDING SIZE	7,476 sf
BUILDING TYPE	Warehouse
ACREAGE	1.02 AC
FRONTAGE	130.39'
TRAFFIC COUNT	20,500 ADT (from NE Jensen Beach Blvd)
YEAR BUILT	1985
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	M-1
LAND USE	Industrial
UTILITIES	Undisclosed
PARCEL ID	22-37-41-000-000332-9

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- Excellent turn-key warehouse building with ample yard space.
- Site features a 5,400 sf warehouse space with 5 roll-up bay doors and a two-story office area measuring 2,076 sf with a balcony.
- Formerly used as a general contractor business; ideal for comparable business or other industrial type uses.
- Just 10 minutes away from US-1, and a few minutes away from Florida A1A.



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Property Demographics

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2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	4,907	1 Mile	\$65,208	1 Mile	48.60
3 Mile	31,448	3 Mile	\$82,411	3 Mile	52.00
5 Mile	76,910	5 Mile	\$82,867	5 Mile	50.70

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,087	1 Mile	\$48,088	1 Mile	53.30
3 Mile	33,863	3 Mile	\$56,616	3 Mile	57.70
5 Mile	82,788	5 Mile	\$57,755	5 Mile	56.30

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Zoning Information

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Sec. 3.420. - M-1 Industrial District.

3.420.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
 - a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
 - b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than nonpowered hand tools, or processes producing high frequency vibrations shall be permitted.
 - c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
 - d. No processes which emit an odor nuisance beyond the real property boundary shall be permitted. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
 - e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.
 - f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
 - g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.
 - h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.
3. Manufacture of the following:

Brooms and brushes
Candy
Cigars, cigarettes or snuff
Cosmetics and toiletries, except soap
Clothing and hats
Ceramic products, electrically fired
Candles
Dairy products
Electronic devices
Ice cream
Jewelry

Leather goods and luggage
Optical equipment
Orthopedic and medical appliances
Pottery, electrically fired
Perfume
Pharmaceutical products
Precision instruments
Plastic products, except pyroxylin
Paper products and cardboard products
Silverware
Spices and spice packing
Stationery
Shoes
Televisions, radios and phonographs

4. Residences for the use of watchmen or custodians only.

3.420.B. Required lot area, width, and building height limits.

1. Lots or building sites in an M-1 Industrial District shall have an area of not less than 15,000 square feet, with a minimum width of 100 feet measured along the front property line. Not more than 40 percent of the lot area shall be occupied by structures or buildings. Buildings shall be limited to not more than 30 feet in height.
2. Where the lot abuts a residential or estates district, the minimum lot area shall be increased by the number of square feet necessary to provide a 50-foot-wide buffer area between the line of abutment and the nearest building.

3.420.C. Minimum yards required.

1. Front: 50 feet, except an office building may be located within 20 feet of the front property line.
2. Rear and side:
 - 1 story: 15 feet.
 - 2 stories: 15 feet.
3. No structure shall be built within 20 feet of the property line adjoining any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 40 feet of the property line adjoining a designated through-traffic highway.
5. No setback or yard shall be required adjacent to railroad spurs or sidings.
6. Where the lot abuts a residential or estates district, the yard requirements for the abutting sides or rear shall be increased to 50 feet.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 1014, pt. 5, 12-6-2016)

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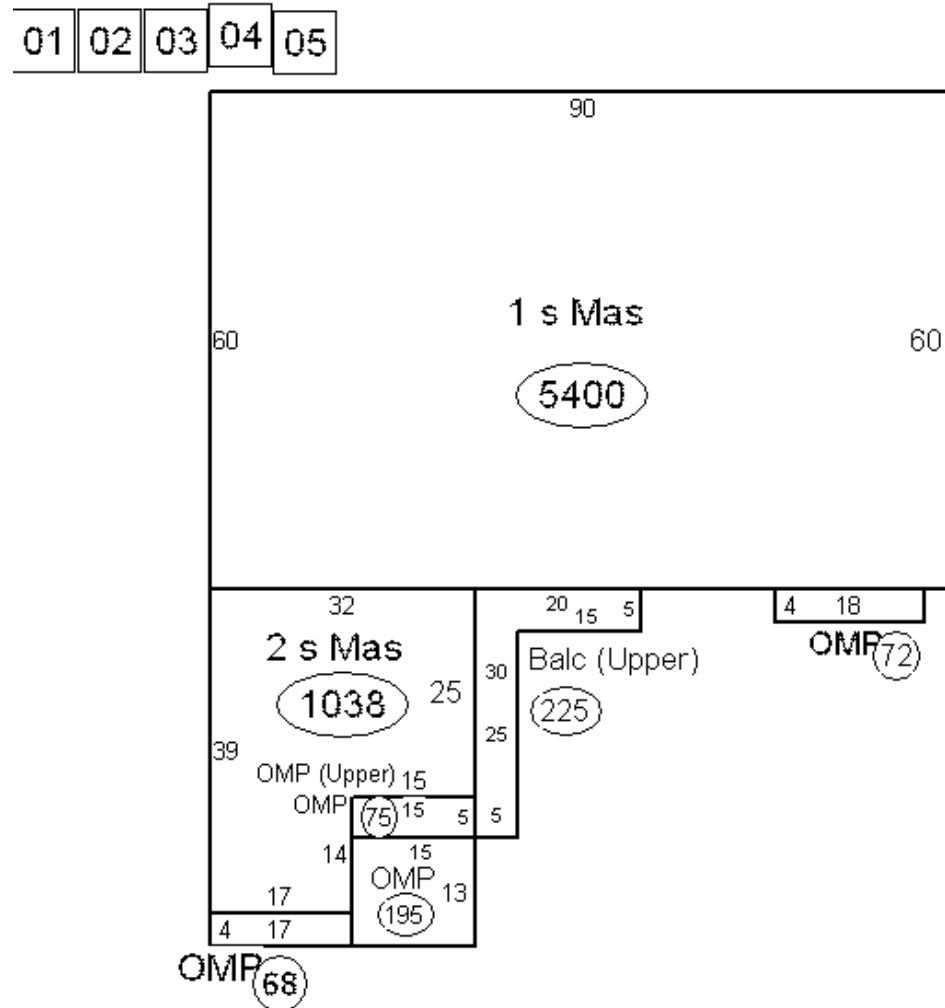
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Floor Plan

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Trade Area Map

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