

WAREHOUSE UNIT

12892 SE Suzanne Dr. Hobe Sound, FL 33455



FOR LEASE | \$3,200/mo. Gross

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Brian Schwan

772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

PROPERTY OVERVIEW

- Warehouse building currently has one 2,800 sq. ft. space located off Suzanne Drive in Hobe Sound, FL.
- Unit features an office space in the front and warehouse space in the rear with (3) 14-ft. roll-up doors and a pedestrian door.
- Ideal for light manufacturing that meets certain standards, wholesale, distribution, repair shops, among other uses permitted under the respective zoning.
- Located just a short distance away from I-95 and US-1.



LEASE RATE	\$3,200/mo. Gross
UNIT AVAILABLE	2,800 SF
BUILDING SIZE	8,720 SF
BUILDING TYPE	Warehouse
ACREAGE	0.67 AC
FRONTAGE	140'
TRAFFIC COUNT	9,300 ADT (from SE Bridge Rd.)
YEAR BUILT	1992
CONSTRUCTION TYPE	Masonry
PARKING SPACE	19
ZONING	M1
LAND USE	Industrial
PARCEL ID	34-38-42-925-000-00110-0

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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	961	1 Mile	\$74,807	1 Mile	47.90
3 Mile	9,402	3 Mile	\$99,758	3 Mile	47.60
5 Mile	22,764	5 Mile	\$98,038	5 Mile	52.50

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	964	1 Mile	\$60,781	1 Mile	52.70
3 Mile	9,581	3 Mile	\$65,345	3 Mile	52.50
5 Mile	23,256	5 Mile	\$69,289	5 Mile	59.00

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ZONING INFORMATION

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

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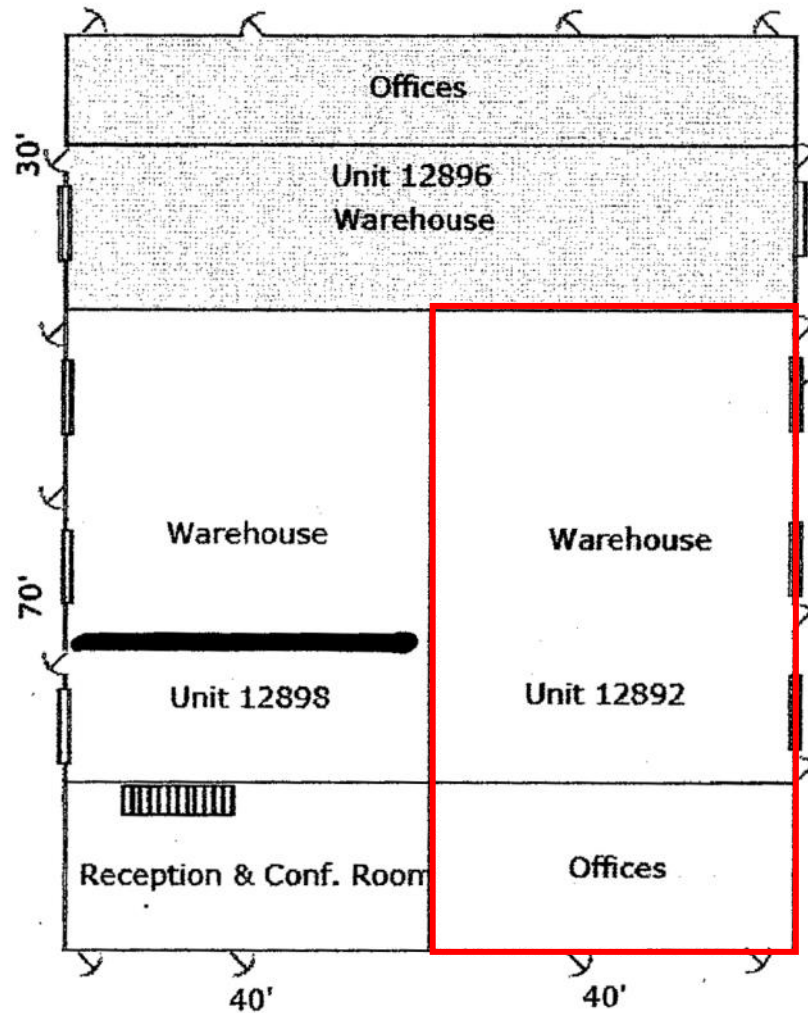
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FLOOR PLAN



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TRADE AREA MAP



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