

INDUSTRIAL BUILDING

798 Clearlake Rd Cocoa, FL 32922



FOR SALE | \$1,703,200

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

- Idea property for owner/user (Property will be vacant March 1, 2023).
- Multi-Bay building featuring roll-up doors, high ceilings & ample parking.
- Building is comprised of enamel and steel construction with a metal roof.
- Parameter is fenced with gated entry.
- Property is in close proximity to I-95.



| | |
|-------------------|-----------------------|
| PRICE | \$1,703,200 |
| BUILDING SIZE | 21,290 sf |
| BUILDING TYPE | Warehouse |
| ACREAGE | 1.02 |
| FRONTAGE | 324.7 |
| TRAFFIC COUNT | 19,400 ADT |
| YEAR BUILT | 1964 |
| CONSTRUCTION TYPE | Enamel Steel & Masnry |
| ZONING | Industrial light |
| PARCEL ID | 24-36-29-00-506 |

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DEMOGRAPHICS

| 2022 Population Estimate | | 2022 Average Household Income | | Average Age | |
|--------------------------|--------|-------------------------------|----------|-------------|-------|
| 1 Mile | 10,889 | 1 Mile | \$43,046 | 1 Mile | 35.30 |
| 3 Mile | 40,009 | 3 Mile | \$61,435 | 3 Mile | 38.50 |
| 5 Mile | 86,533 | 5 Mile | \$73,024 | 5 Mile | 39.50 |

| 2027 Population Projection | | 2022 Median Household Income | | Median Age | |
|----------------------------|--------|------------------------------|----------|------------|----|
| 1 Mile | 4,535 | 1 Mile | \$35,352 | 1 Mile | 34 |
| 3 Mile | 17,494 | 3 Mile | \$45,446 | 3 Mile | 38 |
| 5 Mile | 37,666 | 5 Mile | \$52,920 | 5 Mile | 39 |

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ZONING INFORMATION

Sec. 62-1543. Light industrial, IU.

The IU light industrial zoning classification is established to provide areas in which the principal use of land is for manufacturing, assembling and fabrication, and for warehousing. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air or street transportation routes. All property in this zoning classification shall have a structure located on the property with a minimum of 300 square feet prior to utilizing the property for any of the uses permitted in this section.

(1) *Permitted uses.*

- a. The following uses and structures are permitted provided they comply with the performance standards set forth in division 6, subdivision III, of this article and take place within an enclosed building:

All uses permitted in the BU-1 and BU-2 classification, except, single-family residence.

- b. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

Uses "permitted with conditions" will be controlled by section 62-1540 and performance standards.

Assisted living facility.

Commercial entertainment and amusement enterprises (small scale).

Power substations and transmission facilities.

Preexisting use.

Recovered materials processing facility.

Treatment and recovery facility.

(2) *Accessory uses.*

- a. Customary accessory buildings and uses are permitted, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops and machine shops.

- b. The following uses are permitted as a convenience to the occupants thereof and their customers and employees:

Convention or exhibition hall.

Dining facilities.

Laundry.

Recreational facilities.

- c. Roadside stands used for the sale of agricultural produce as provided in chapter 86, article IV, are permitted as an accessory use.

- d. Security trailers are permitted as an accessory use.

(3) *Conditional uses.* Conditional uses are as follows:

Alcoholic beverages for on-premises consumption.

Change of nonconforming agricultural use.

Commercial entertainment and amusement enterprises (large scale).

Commercial/recreational and commercial/industrial marina.

Composting facility.

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ZONING INFORMATION

Flea markets (recreational vehicles).

Land alteration (over five acres).

Motocross.

Mulching facility.

Overnight commercial parking lot.

Substantial expansion of a preexisting use.

Truss manufacturing plant.

Wireless telecommunication facilities and broadcast towers.

(4) *Minimum lot size.* Individual building sites shall be of such size that space requirements provided in this chapter are complied with. All lots shall have a minimum size of 20,000 square feet, and have a minimum width of 100 feet and a minimum depth of 200 feet.

(5) *Setbacks.*

- a. *Front yard.* Structures shall be set back not less than 40 feet from the front property line.
- b. *Side yard.* No building or wall shall be located closer than 15 feet to a side yard lot line. The width of a side yard which abuts a residential district shall be at least 100 feet, 20 feet of which shall be a buffer zone.
- c. *Rear yard.* No structures or truck parking and loading shall be located closer than 25 feet to the rear lot line. Where the lot abuts a residential district, no structures shall be permitted closer than 100 feet to the rear lot line. However, no rear yard is required where the lot abuts on an existing or proposed railroad right-of-way or spur. Truck parking and loading facility setbacks is addressed in subsection (8)a. of this section.

(6) *Maximum lot coverage.* Building coverage, including storage areas, shall not exceed 50 percent of the area of the lot.

(7) *Structural height standards.*

- a. Where the property abuts any other land located in the GU, AGR, AU, ARR, REU, RU-1-7, RU-1-9, RU-1-11, RU-1-13, RR-1, EU, EU-1, EU-2, SEU, SR, RVP, TR-1-A, TR-1, TR-2, TR-3, TRC-1, RRMH-1, RRMH-2.5, RRMH-5, EA, PA or GML zoning classification, the maximum height threshold of any structure or building thereon shall be 35 feet.
- b. Where the property abuts any other land located in the RA-2-4, RA-2-6, RA-2-8, RA-2-10, RU-2-4, RU-2-6, RU-2-8, RU-2-10, RU-2-12, RP or BU-1-A zoning classification, the maximum height threshold of any structure or building thereon shall be 45 feet.
- c. Where the property abuts any other land located in the RU-2-15, RU-2-30, BU-1, BU-2, PBP, PIP, IU, IU-1, TU-1 or TU-2 zoning classification, the maximum height threshold of any structure or building thereon shall be 60 feet.
- d. Where any structure or building exceeds 35 feet in height, all conditions enumerated in section 62-2101.5 as applicable shall be fully satisfied.
- e. Structures or buildings may not exceed the maximum height thresholds stated in this subsection unless otherwise permitted by section 62-2101.5.

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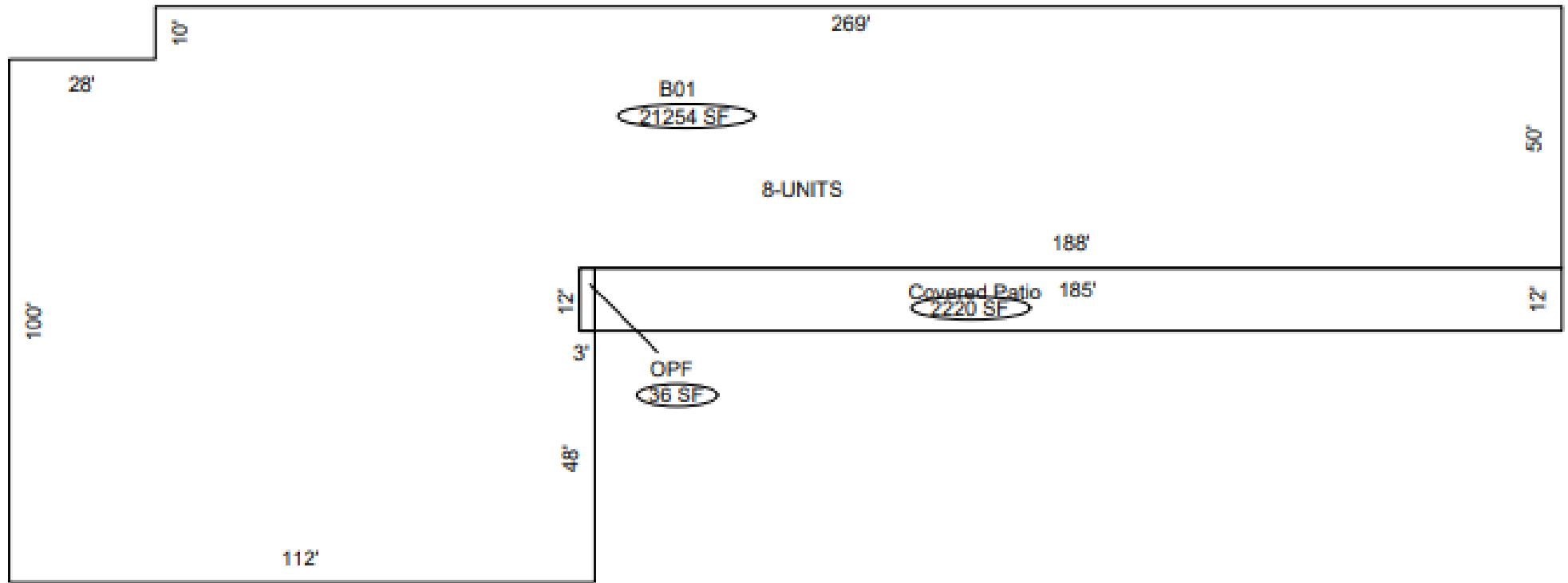
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SITE PLAN



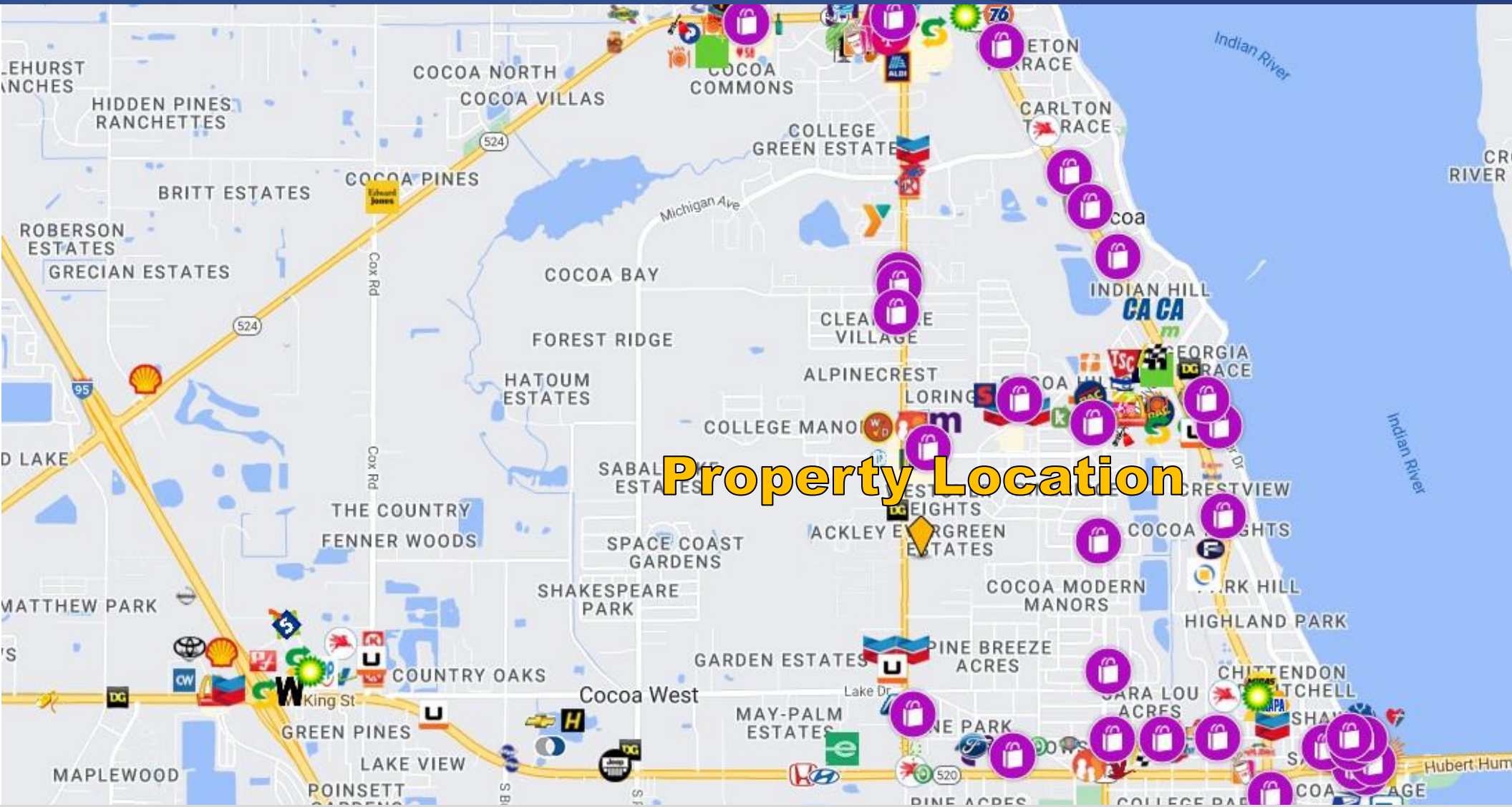
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TRADE AREA MAP



Property Location

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