

# WAREHOUSE CONDO

1100 SW 10th Street Unit H. Delray, FL 33444



FOR LEASE | \$22.00/sf\* NNN

**JEREMIAH BARON  
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COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Outstanding warehouse condominium comprising 4,541 square feet.
- This property boasts two expansive offices, high ceilings, a large roller door, and three-phase power.
- Additional amenities include exterior lighting and abundant parking.
- Strategically positioned just minutes away from I-95 and Linton Blvd, in close proximity to downtown West Palm Beach.



|                          |                                     |
|--------------------------|-------------------------------------|
| <b>LEASE RATE</b>        | \$22.00/sf + \$6.00/NNN             |
| <b>UNIT SIZE</b>         | 4,541sf                             |
| <b>BUILDING TYPE</b>     | Industrial Warehouse Condo          |
| <b>ACREAGE</b>           | 3.25 AC                             |
| <b>FRONTAGE</b>          | 235'                                |
| <b>TRAFFIC COUNT</b>     | 17,000 ADT                          |
| <b>YEAR BUILT</b>        | 2002                                |
| <b>CONSTRUCTION TYPE</b> | Reinforced Concrete                 |
| <b>ZONING</b>            | MIC (Mixed Industrial & Commercial) |
| <b>LAND USE</b>          | Commercial                          |
| <b>PARCEL ID</b>         | 12-43-46-20-73-000-0080             |

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# SITE PHOTOS



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# DEMOGRAPHICS

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## 2023 Population Estimate

## 2023 Average Household Income

## Average Age

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|        |         |        |            |        |    |
|--------|---------|--------|------------|--------|----|
| 1 Mile | 17,007  | 1 Mile | \$82,697   | 1 Mile | 36 |
| 3 Mile | 189,998 | 3 Mile | \$1000,155 | 3 Mile | 39 |
| 5 Mile | 606,891 | 5 Mile | \$100,705  | 5 Mile | 40 |

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## 2028 Population Projection

## 2023 Median Household Income

## Median Age

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|        |         |        |          |        |       |
|--------|---------|--------|----------|--------|-------|
| 1 Mile | 17,226  | 1 Mile | \$62,931 | 1 Mile | 38.90 |
| 3 Mile | 193,093 | 3 Mile | \$67,959 | 3 Mile | 39.90 |
| 5 Mile | 613,508 | 5 Mile | \$69,647 | 5 Mile | 39.80 |

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# ZONING INFORMATION

## Sec. 4.4.19. Mixed Industrial and Commercial (MIC) District.

(A) Purpose and intent. The Mixed Industrial and Commercial (MIC) District is created to provide for a mix of industrial, commercial, and office use in a single zoning district. The uses allowed are intended to enhance employment opportunities in the industrial, manufacturing and trade sectors, with supporting business and professional office functions. Retail uses are appropriate on a limited basis, and only as a secondary use within the district. Residential uses are only allowed within the I-95/CSX Railroad Corridor Overlay District, subject to Article 4.7. The MIC District is applied to properties with a Commerce or Industrial designation on the Land Use Map. [Amd. Ord. 04-08 1/15/08]; [Amd. Ord. 10-07 3/20/07]; [Amd. Ord. 33-97 9/23/97] (Ord. No. 23-20, § 27, 9-10-20; Ord. No. 32-23, § 24, 10-17-23)

(B) Principal uses and structures permitted. The following uses are allowed within the MIC District as a permitted use: (Ord. No. 32-23, § 24, 10-17-23)

(1) Industrial uses. The manufacturing, fabrication and wholesale of items and other uses as described in Section 4.4.20 (B) (1), (2) and (3). [Amd. Ord. 33-97 9/23/97]

(2) Service industry. Uses which provide an off-site service but maintain inventory, storage and an office at a central location, as described in Section 4.4.20 (B) (5). [Amd. Ord. 33-97 9/23/97]

(3) Business and Professional Offices, including, but not limited to finance, insurance, real estate, accounting and bookkeeping services, advertising services, photographic studios, architectural and engineering services, computer and data processing services, correspondence and vocational schools, credit reporting and collection, detective and protective services, legal services, travel agencies, Neighborhood Electric Vehicle (NEV) sales, lease or rental transactions only (no inventory on site for any purpose), and general offices for an individual, partnership or corporation. [Amd. Ord. 33-97 9/23/97] (Ord. No. 36-16, § 10, 1-10-17)

(4) Retail trade. Retail uses as a secondary use within a building that has as its primary occupant an industrial or service industry use, but only to the extent that the floor area for

all retail use (either accessory to an industrial use or not) does not exceed 25 percent of the floor area of the total building. Although an intent of this Zoning District is to allow retailing of items manufactured, fabricated, or wholesaled on-site, additional retail uses may be allowed. Such additional uses include, but are not limited to: [Amd. Ord. 33-97 9/23/97] (Ord. No. 32-23, § 24, 10-17-23)

- (a) Apparel and accessory stores;
- (b) Bakeries;
- (c) Building materials and garden supplies, except mobile home dealers;
- (d) Camera and photographic equipment and supplies;

Deleted (e) and relettered. [Amd. Ord. 58-95 11/7/95]

- (e) Hobbies, games, and toys;
  - (f) Jewelry, gifts, novelties;
  - (g) Luggage and leather goods;
  - (h) Mail order houses;
  - (i) Radio and television sets;
  - (j) Seasonal holiday items (Christmas trees, fruit baskets, other seasonal items);
  - (k) Sporting goods, including bicycles.
- (5) Interior design and furnishings. The wholesale, retail, storage and distribution of home furnishings, floor coverings, wall coverings, lighting, and other items related to the finishing and furnishing of interior space. [Amd. Ord. 58-95 11/7/95]
- (6) Other processes and activities. The following activities may also be conducted: [Amd. Ord. 33-97 9/23/97]
- (a) Dry cleaning and laundering. [Amd. Ord. 33-97 9/23/97]
  - (b) Emissions testing. [Amd. Ord. 33-97 9/23/97]

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# ZONING INFORMATION

(7) Adult Entertainment Establishments, subject to Section 4.3.3(AA). [Amd. Ord. 30-98 9/8/98] (Ord. No. 32-33, § 24, 10-17-23)

(8) Urban Agriculture, subject to Section 4.3.3(D). (Ord. No. 07-17, § 11, 5-16-17; Ord. No. 32-23, § 24, 10-17-23)

(9) CBD oil establishments, subject to Section 4.3.3(CC). (Ord. No. 58-20, § 7, 12-1-20; Ord. No. 32-23, § 24, 10-17-23)

(10) Multiple family residential development up to 24 units per acre within the I-95/CSX Railroad Corridor Overlay District, as defined in Section 4.5.15, subject to Article 4.7. (Ord. No. 32-23, § 24, 10-17-23)

(C) Accessory uses and structures permitted. The following uses are allowed when a part of, or accessory to, the principal use:

(1) Parking lots.

(2) Refuse and service areas.

(3) Provisions or services and repair of items incidental to principal uses.

(4) Storage of inventory, equipment, or materials, within a structure or in an approved outside locations. [Amd. Ord. 60-93 10/12/93]

(5) The conducting of auctions incidental to a principal use, and subject to the provision of parking at the rate required for general commercial uses. [Amd. Ord. 30-94 6/21/94]

(6) Urban Agriculture pursuant to regulations set forth in Section 4.3.3(D). (Ord. No. 07-17, § 11, 5-16-17)

(D) Conditional uses and structures allowed.

(1) The following uses are allowed as conditional uses within the MIC Zone District: [Amd. Ord. 33-97 9/23/97]; [Amd. Ord. 55-90 11/13/90]

Deleted (a) and Relettered. [Amd. Ord. 30-98 9/8/98]

(a) Pet services with outside use areas, pet hotels, and animal shelters, subject to Section 4.3.3(W); [Amd. Ord. 33-97 9/23/97] (Ord. No. 17-21, § 9, 10-19-21)

(b) Material and component recovery for reuse, such as the disassembly and resale of computer components, appliances, and electrical components. This does not include resource recovery facilities as described and regulated by Section 4.3.3(Z); [Amd. Ord. 33-97 9/23/97]

Deleted (c) and relettered. [Amd. Ord. 44-99 11/16/99]

(c) Automobile paint, body, and repair shops; [Amd. Ord. 33-97 9/23/97]

(d) Boat repair and service; [Amd. Ord. 33-97 9/23/97]

(e) Self-Service Storage Facilities (SSSF), pursuant to Section 4.3.3(A). (Ord. No. 32-23, § 24, 10-17-23)

(2) The following conditional uses are also allowed in the MIC zoning district. However, any outside storage associated with such uses may not be located within 150 feet of any property line adjacent to an arterial roadway (excluding Interstate 95); [Amd. Ord. 33-97 9/23/97] (Ord. No. 32-23, § 24, 10-17-23)

(a) Lumberyards; [Amd. Ord. 33-97 9/23/97]

(b) Garages and lots for the parking and storage of vehicles, including the storage of light trucks, up to and including two-ton trucks; [Amd. Ord. 33-97 9/23/97]

(c) Storage and rental of light construction equipment not over 24 feet long, eight feet wide, and ten feet high; [Amd. Ord. 33-97 9/23/97]

(d) Monument and ornamental stone cutting; [Amd. Ord. 33-97 9/23/97]

(e) Rental and sales of modular buildings; [Amd. Ord. 33-97

9/23/97]; [Amd. Ord. 4-91 1/29/91]

(f) Towing services, with outside storage; [Amd. Ord. 61-05 8/16/05]; [Amd. Ord. 44-99 11/16/99]

(g) Storage and rental of construction equipment not over 100 feet long, 14 feet wide, and 15 feet high provided that each of the following requirements are met: [Amd. Ord. 61-05 8/16/05]

i. Any outside storage associated with such use may not be located within 250 feet of any property line adjacent to an arterial roadway (excluding Interstate 95) and; [Amd. Ord. 61-05 8/16/05]

ii. The property is buffered by a minimum six-foot wall or minimum six-foot hedge. However, if the property is adjacent to a public building, school, park, library, or residential area at the time of conditional use approval, a minimum six-foot high berm and either a six-foot wall or six-foot hedge on top of the berm shall be required. [Amd. Ord. 61-05 8/16/05]

iii. Provision of a ten-foot minimum landscape buffer with trees planted 25 feet on center around the perimeter of the storage area. [Amd. Ord. 61-05 8/16/05]

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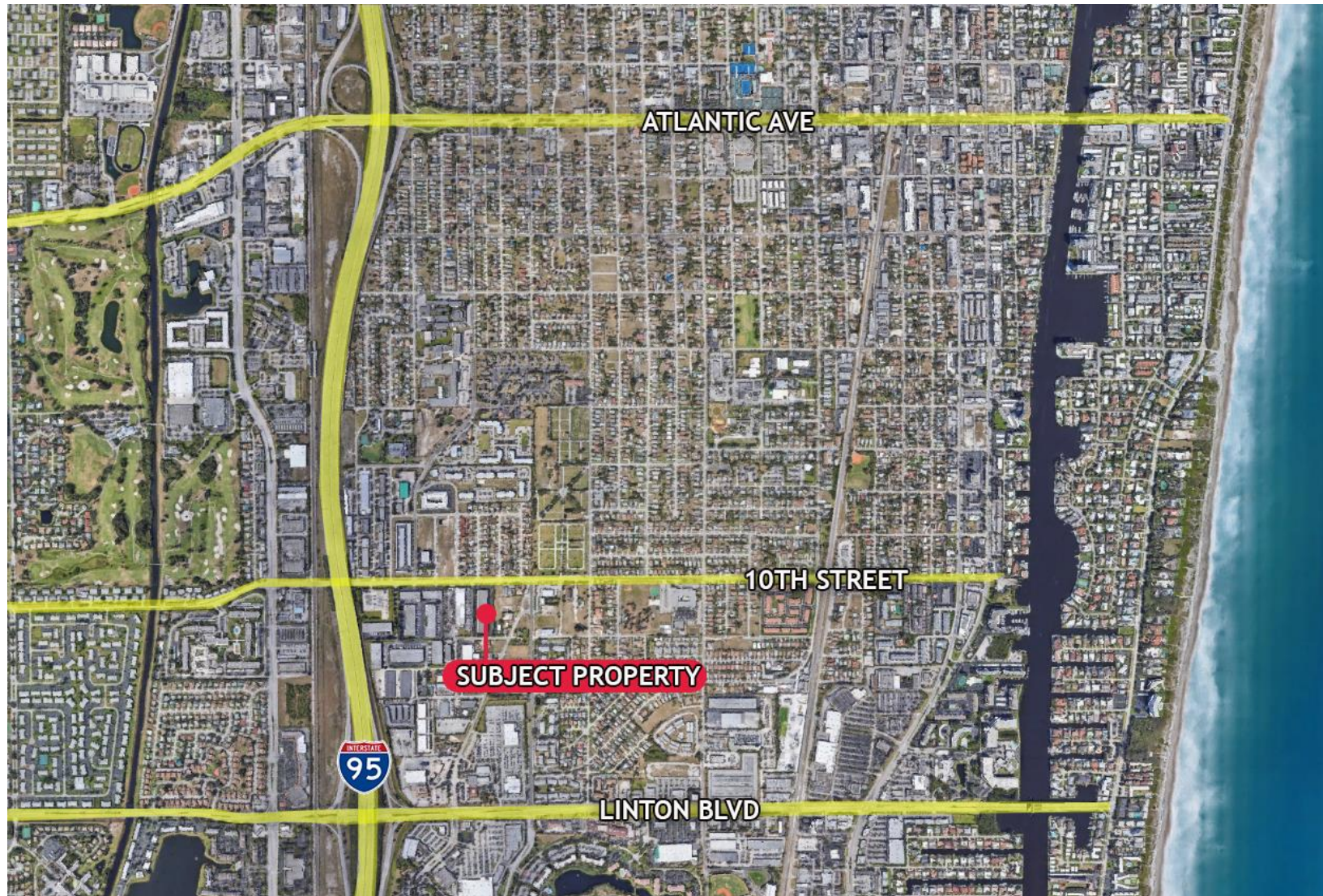
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# TRADE AREA MAP



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