

# INDUSTRIAL MANUFACTURING BUILDINGS

1245 16th Street, Vero Beach FL 32960



FOR LEASE | \$13.00/SF NNN\*

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Stephen Peregoy**  
772.286.5744 Office  
561.420.9615 Mobile  
[speregoy@commercialrealestatellc.com](mailto:speregoy@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- 6,524 SF space ideal for manufacturing, featuring a dedicated office/breakroom area, approximately 4,300 SF of air-conditioned shop space, and 1,500 SF of un-airconditioned space. Also includes a 12' x 12' roll-up door and an 8' x 8' roll-up door.
- Second building features a 1,800 SF versatile space, offering approximately 700 SF of office space for administrative use and 1,100 SF of work area with an 8' x 8' bay door, ideal for storage, light assembly, or additional operations.
- Equipped with 400-amp, 3-phase power to accommodate heavy-duty equipment and manufacturing processes.
- Positioned in an industrial sector with proximity to commerce hubs and quick access to US-1, allowing for seamless transportation and logistics.



<b>SPACE 1 (6,524 SF)</b>	\$13.00/SF NNN
<b>SPACE 2 (1,800 SF)</b>	\$15.00/SF NNN
<b>BUILDING TYPE</b>	Warehouse/Manufacturing
<b>ACREAGE</b>	0.48 AC
<b>FRONTAGE</b>	86'
<b>TRAFFIC COUNT</b>	9,800 ADT
<b>YEAR BUILT</b>	1961–1964
<b>CONSTRUCTION TYPE</b>	Masonry
<b>ZONING</b>	M (Industrial)
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	33390100000500000004.0

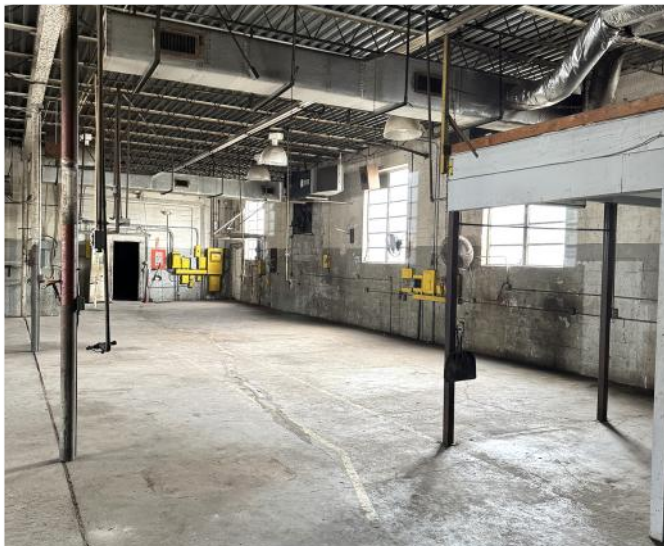
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# SITE PHOTOS



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# DEMOGRAPHICS

## 2024 Population Estimate

## 2024 Average Household Income

## Average Age

1 Mile	9,420	1 Mile	\$58,873	1 Mile	43.6
3 Mile	50,670	3 Mile	\$76,042	3 Mile	48
5 Mile	102,544	5 Mile	\$73,135	5 Mile	48.8

## 2029 Population Projection

## 2024 Median Household Income

## Median Age

1 Mile	10,586	1 Mile	\$41,424	1 Mile	43.7
3 Mile	56,820	3 Mile	\$56,403	3 Mile	51.9
5 Mile	115,192	5 Mile	\$59,301	5 Mile	53.5

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# ZONING INFORMATION

## Sec. 62.48. Permitted uses.

In this district, a building or premises may only be used for the following:

- (a) Community facilities limited to public and private utilities;
  - (b) Commercial activities limited to:
    - (1) Business and professional offices;
    - (2) Commercial amusement activities;
    - (3) Restricted sales and services;
    - (4) General retail sales and services;
    - (5) Plant nurseries and landscape services;
    - (6) Trade service and repair;
    - (7) Motor vehicle activities:
      - a. Motor vehicle, general repair and service establishment;
      - b. Motor vehicle, heavy repair and servicing;
      - c. Motor vehicle, heavy sales and service;
      - d. Motor vehicle rental establishment;
      - e. Motor vehicle sales and service;
      - f. Motor vehicle servicing, car wash;
      - g. Motor vehicle servicing, gasoline station;
      - h. Motor vehicle servicing, self-service car wash.
  - (8) Veterinary services provided all such activities are located in a fully enclosed, soundproofed building;
  - (9) Boarding of domestic dogs and cats provided such activity is located no closer than 1,000 feet from a residential district; or where the animal refuge will be in a fully enclosed soundproofed building and any animal run is fully screened to a height of six feet and set back from all property lines by at least 25 feet and the outdoor run is only utilized during the hours between 8:00 a.m. and 6:00 p.m. All animals shall be housed within the required soundproof structure between the hours of 6:00 p.m. and 8:00 a.m.;
  - (10) Restaurants;
  - (11) Wholesale trades and services where all activities and storage are contained in an enclosed building;
  - (12) Medical uses;
  - (13) Educational institutions;
  - (14) Hotels and motels; development guidelines and parking requirements as set forth in article III of this chapter shall apply;
  - (15) Self-service storage facilities;
  - (16) Clubs;
  - (17) Funeral homes;
  - (18) Microbreweries; and
  - (19) Commercial food services.
- (c) Industrial activities with extensive impact are limited to the following

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activities and operations:

- (1) Wholesaling, warehousing, furniture store with major warehousing, storage or distribution activities, and similar uses.
- (2) Light manufacturing, fabricating, assembling of components, and similar activities.
- (3) Mechanical repairs and services within an enclosed building.
- (4) Truck or bus terminal facilities.
- (5) Service establishments, such as heavy machinery or equipment rental, laundry or dry cleaning, home equipment rental, and similar activities.
- (6) Construction materials, storage yard or building;
- (7) Crematoriums; and
- (8) Craft distilleries.
- (d) Accessory uses or structures to any principal use permitted in this district.
- (e) Fire stations.
- (f) Recreational uses compatible and in co-location with a city utility subject to the limitation that the total floor area of all buildings occupied by each individual use shall be less than 7,500 square feet.

(Ord. No. 86-43, § 1, 12-2-1986; Ord. No. 90-35, § 1, 8-21-90; Ord. No. 91-41, § 1, 12-17-1991; Ord. No. 94-16, § 2, 1-18-1994; Ord. No. 95-02, § 2, 2-7-1995; Ord. No. 95-13, § 2, 6-6-1995; Ord. No. 95-17, § 2, 7-18-1995; Ord. No. 97-03, § 3, 1-21-1997; Ord. No. 98-05, § 1, 2-17-1998; Ord. No. 2006-17, § 3, 10-3-2006; Ord. No. 2012-13, § 2, 8-16-2012; Ord. No. 2016-07, § 2, 5-19-2016; Ord. No.

2021-07, § 4, 6-15-2021; Ord. No. 2021-12, § 3, 9-7-2021; Ord. No. 2022-06, § 4, 3-1-2022; Ord. No. 2022-13, § 4, 5-5-2022)

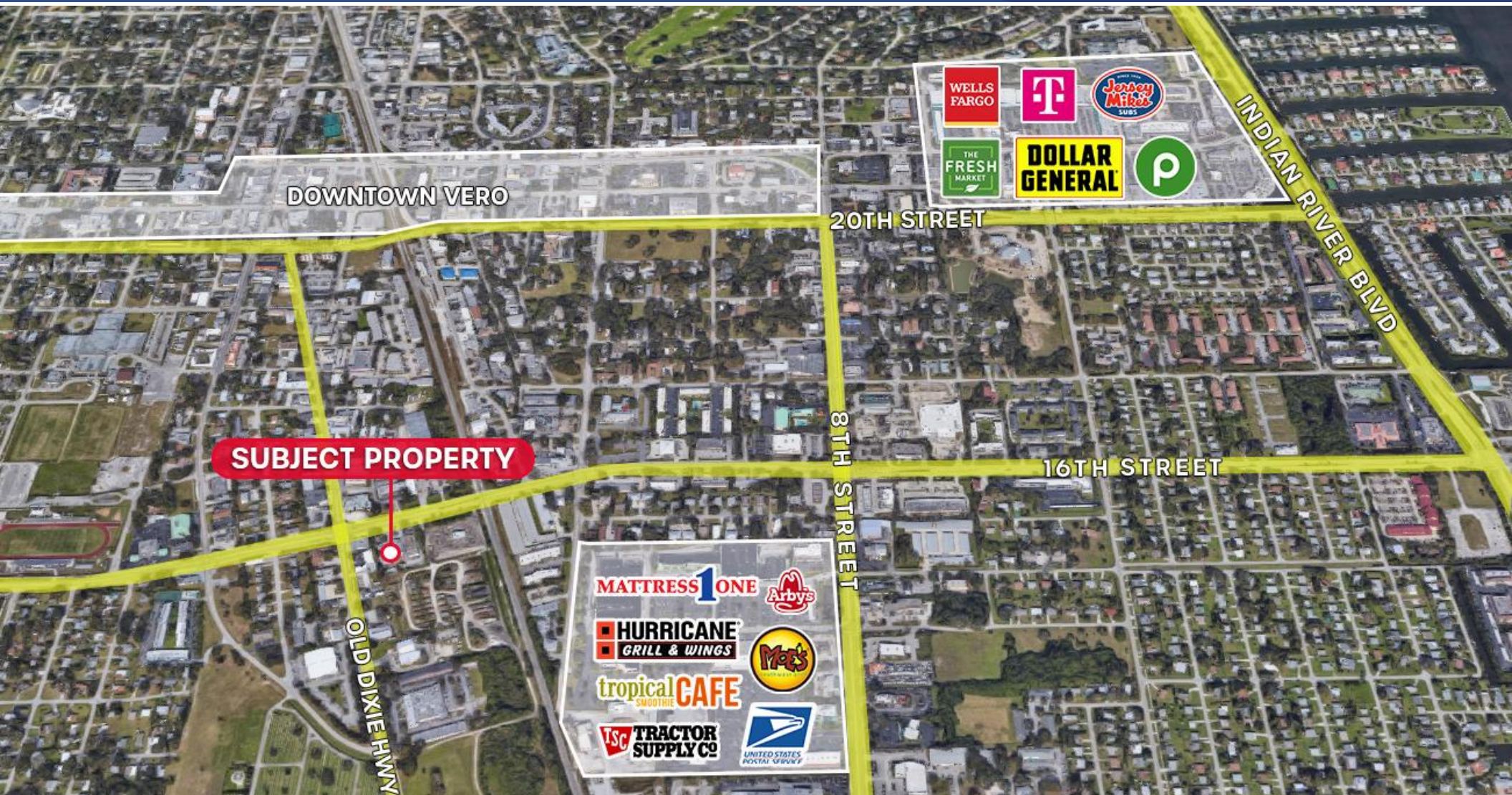
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# TRADE AREA MAP



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