

# INDUSTRIAL WAREHOUSE CONDO

3885 Investment Ln. #4, Rivera Beach, FL 33404



FOR SALE | \$650,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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

**Dana Hills**

772.286.5744 Office  
561.513.0070 Mobile  
[dana@commercialrealestatellc.com](mailto:dana@commercialrealestatellc.com)

**Chris Belland**

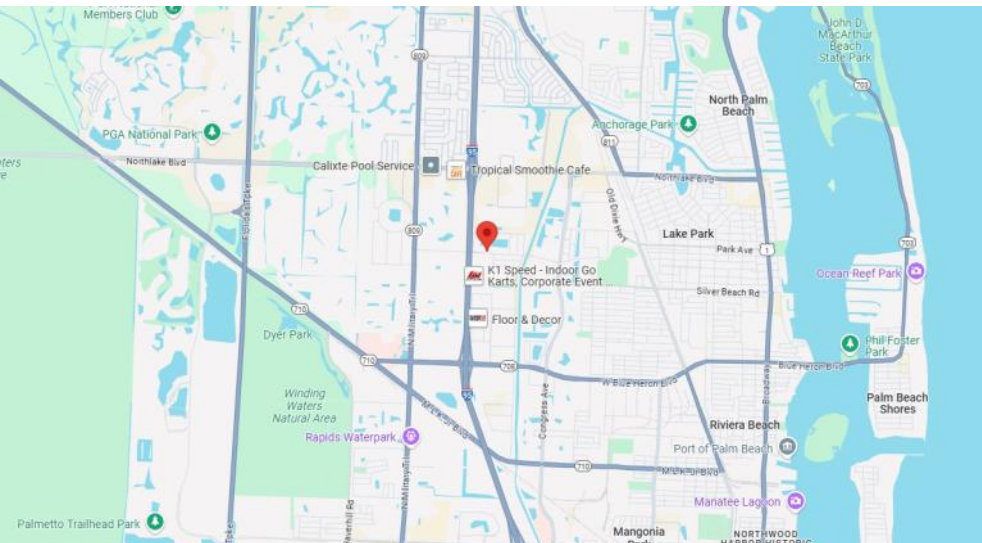
772.286.5744 Office  
772.418.4506 Mobile  
[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

# PROPERTY OVERVIEW

Located in the well-established Central Industrial Park North, the complex offers flexible industrial space in the heart of a thriving business corridor. This prime property provides an exceptional opportunity for businesses seeking strategically located, functional space with immediate access to I-95 and the Florida Turnpike.

- Available units: 4 - 1,000 SF units with an asking price of \$325/SF

These flex units are ideal for a wide range of industrial, light manufacturing, distribution, or service-oriented uses. The property's location within a high-demand industrial submarket ensures strong long-term potential for both users and investors.



## PRICE

\$650,000

## BUILDING SIZE

2,000 SF

## BUILDING TYPE

Industrial Warehouse

## TRAFFIC COUNT

10,500 AADT

## YEAR BUILT

1984

## CONSTRUCTION TYPE

Masonry

## PARKING SPACE

4

## ZONING

IL-Light Industrial

## LAND USE

Commercial

## PARCEL ID

00-43-42-19-09-000-0040

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

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

## Dana Hills

772.286.5744 Office  
561.513.0070 Mobile  
[dana@commercialrealestatellc.com](mailto:dana@commercialrealestatellc.com)

## Chris Belland

772.286.5744 Office  
772.418.4506 Mobile  
[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)



# SITE PHOTOS



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

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

**Dana Hills**  
772.286.5744 Office  
561.513.0070 Mobile  
[dana@commercialrealestatellc.com](mailto:dana@commercialrealestatellc.com)

**Chris Belland**  
772.286.5744 Office  
772.418.4506 Mobile  
[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	12,080	1 Mile	\$73,886	1 Mile	36.90
3 Mile	91,920	3 Mile	\$87,453	3 Mile	40.30
5 Mile	197,450	5 Mile	\$99,488	5 Mile	43.50

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	12,607	1 Mile	\$64,275	1 Mile	36.40
3 Mile	95,967	3 Mile	\$64,413	3 Mile	39.80
5 Mile	207,354	5 Mile	\$70,044	5 Mile	43.90

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

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

**Dana Hills**  
772.286.5744 Office  
561.513.0070 Mobile  
[dana@commercialrealestatellc.com](mailto:dana@commercialrealestatellc.com)

**Chris Belland**  
772.286.5744 Office  
772.418.4506 Mobile  
[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

# ZONING INFORMATION

## Sec. 31-361. Purpose.

The IL limited industrial district is intended to promote developments of low intensity commercial and industrial uses. All uses shall be of nonnuisance type and residential scale having low silhouette. This district is to provide employment near residential areas and the development standards are intended to be compatible with adjacent residential uses.

(Ord. No. 2152, § 3(B)(23.AA-17.I), 3-17-82)

## Sec. 31-362. Use regulations.

(a) *Uses permitted.* The following uses are permitted in the IL limited industrial district:

- (1) The following light industrial and manufacturing uses where the scale of operations and the process of manufacturing or treatment of materials is such that the amount of dust, odor, gas, smoke or noise resulting therefrom will not be objectionable to surrounding residential properties and where the operations are conducted in one or more buildings:

Appliance manufacturing.

Auto paint and body shop.

Auto repairs and auto body shop.

Bakeries, wholesale, large scale preparation.

Boats, manufacturing.

Business offices accessory to primary industrial use.

Cold storage.

Confectionery, wholesale, large scale preparation.

Cosmetics manufacturing.

Dairy processing.

Dry cleaning plant.

Electronic equipment manufacturing.

Engraving.

Food processing.

Furniture manufacturing.

Glass manufacturing.

Laundry plant.

Leather goods manufacturing.

Lumber yard.

Metal fabrication.

Millwork.

Monument works.

Motion picture studio.

Precision instruments and optics manufacturing.

Port related ship supply establishments and facilities.

Printing and publishing.

Textile and clothing manufacturing.

Tobacco products manufacturing.

Upholstery shop.

Welding shop.

Wholesaling.

New vehicle dealerships.

- (2) CN district uses, nonresidential, which shall be in accordance with chapter 26.

(b) *Special exception.* The following uses may be permitted by special exception in the IL limited industrial district:

(1) PUD.

(2) Used car lots.

(3) Beverage manufacturing and bottling works.

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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

**Dana Hills**

772.286.5744 Office  
561.513.0070 Mobile  
[dana@commercialrealestatellc.com](mailto:dana@commercialrealestatellc.com)

**Chris Belland**

772.286.5744 Office  
772.418.4506 Mobile  
[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

# ZONING INFORMATION

- (4) Laboratory industrial research.
- (5) Auto services, including transmission and oil change establishments.
- (6) Truck rental and leasing.
- (7) Specialty medical facility.
- (8) Specialty hospital.
- (9) Veterinarian office or animal medical clinic.
- (10) Contractor storage yard.
- (11) Auto broker.

- (12) Truck parking with associated warehouse building.

- (13) Indoor or outdoor amusement/recreational uses. These are uses like batting cages, trampoline or tumbling centers, bounce house centers, skating rinks, arcades, go-cart uses intended for use of the general public.

- (14) Grocery store.

- (15) Truck and bus parking as a primary use.

(Ord. No. 2152, § 3(B)(23.AA-17.II), 3-17-82; Ord. No. 2213, § 1, 9-21-83; Ord. No. 2214, § 3, 9-21-83; Ord. No. 2386, § 6, 9-7-88; Ord. No. 2963, § 1, 2-18-04; Ord. No. 4209, § 2, 2-1-23; Ord. No. 4243, § 13, 2-21-24)

- (2) Maximum building height: 35 feet; 20 feet for open storage of goods and materials.

- (3) Minimum building setbacks:

- a. Front: 25 feet; 40 feet for properties of one acre or more.
- b. Side: 15 feet; sites one acre or less may be allowed to build to the property line on one side, thereby eliminating the side yard setback on that side, subject to submittal of appropriate access easement for maintenance purposes and approval by the planning and zoning board and city council. For development of sites more than one acre, see chapter 26.

- c. Rear: 20 feet.

- (4) Maximum lot coverage (building): 45 percent; additional ten percent coverage may be permitted by participating in the minority employment and affordable housing opportunity plan in chapter 26.

- (5) Privacy wall: there shall be a six-foot high finished masonry wall on the rear and side property lines that are adjacent to residential districts.

(Ord. No. 2152, § 3(B)(23.AA-17.III), 3-17-82; Ord. No. 2213, § 1, 9-21-83; Ord. No. 2214, § 3, 9-21-83; Ord. No. 2271, § 2, 4-3-85; Ord. No. 2285, § 1, 7-17-85)

## Sec. 31-363. Property development standards.

The property development standards in the IL limited industrial district are as follows:

- (1) Minimum property size: 20,000 square feet.

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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

### Dana Hills

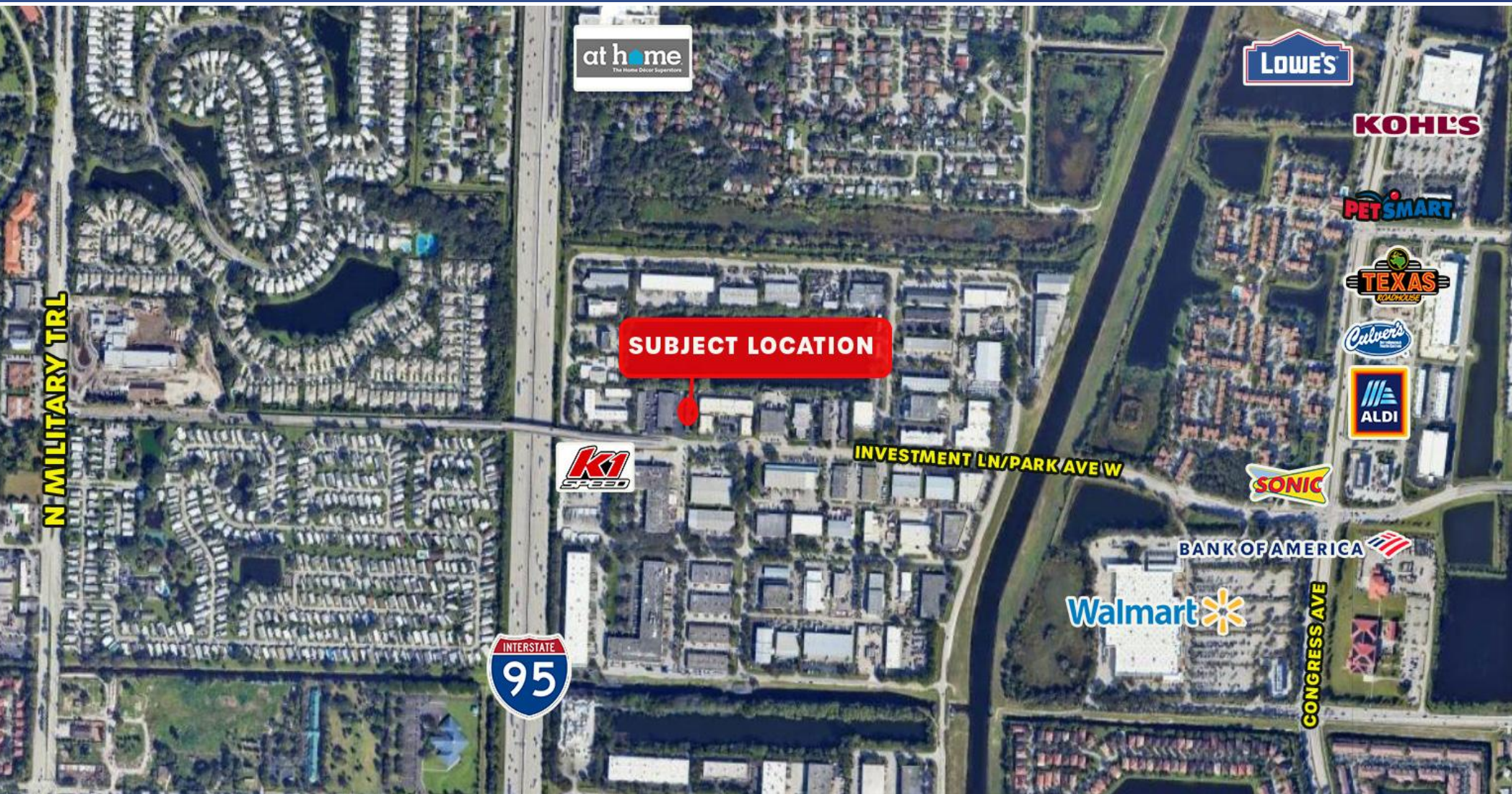
772.286.5744 Office  
561.513.0070 Mobile  
[dana@commercialrealestatellc.com](mailto:dana@commercialrealestatellc.com)

### Chris Belland

772.286.5744 Office  
772.418.4506 Mobile  
[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)



# TRADE AREA MAP



**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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

**Dana Hills**

772.286.5744 Office  
561.513.0070 Mobile  
[dana@commercialrealestatellc.com](mailto:dana@commercialrealestatellc.com)

**Chris Belland**

772.286.5744 Office  
772.418.4506 Mobile  
[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)