

INDUSTRIAL WAREHOUSE CONDO

3905 Investment Lane, Unit 20. West Palm Beach, FL 33404



FOR LEASE | \$25.00/SF Gross

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

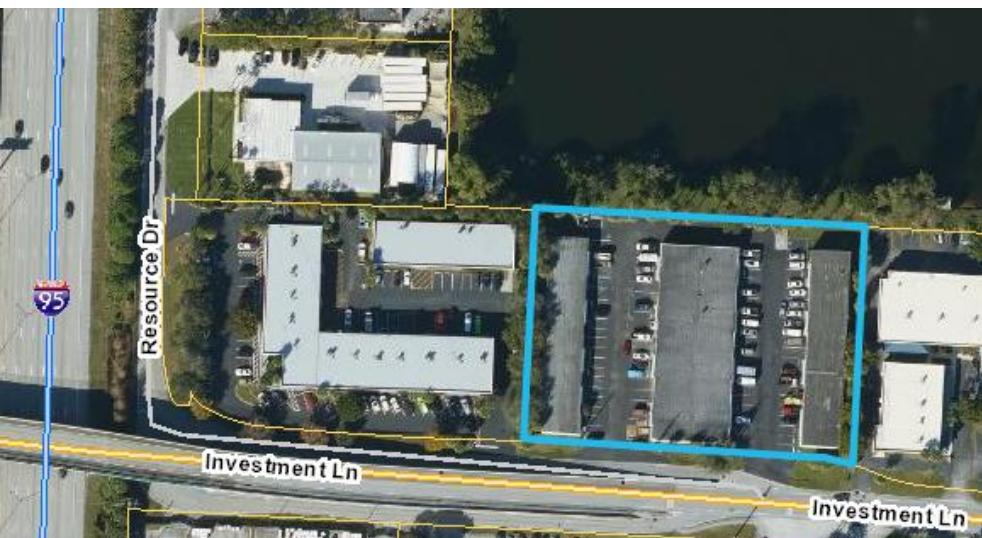
500 SE Osceola Street
Stuart FL, 34994
www.commercialrealstatellc.com

Dana Hills
772.286.5744 Office
561.513.0070 Mobile
dana@commercialrealstatellc.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 1,000 square foot commercial unit is available immediately at a competitive \$25/SF modified gross rate. The space is well-suited for a variety of professional or commercial uses and offers an efficient layout in a convenient location with easy access to I-95 and the Florida Turnpike. Ideal for small businesses seeking a turnkey leasing opportunity with predictable occupancy costs.



| | |
|--------------------------|-------------------------|
| PRICE | \$25.00/SF Gross |
| UNIT SIZE | 1,000 SF |
| BUILDING TYPE | Industrial Warehouse |
| TRAFFIC COUNT | 10,500 AADT |
| YEAR BUILT | 1985 |
| CONSTRUCTION TYPE | Masonry |
| PARKING SPACE | 4 |
| ZONING | IL |
| LAND USE | Commercial |
| PARCEL ID | 00-43-42-19-09-000-0200 |

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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 |



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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. | Monument works. |
| Boats, manufacturing. | Motion picture studio. |
| Business offices accessory to primary industrial use. | Precision instruments and optics manufacturing. |
| Cold storage. | Port related ship supply establishments and facilities. |
| Confectionery, wholesale, large scale preparation. | Printing and publishing. |
| Cosmetics manufacturing. | Textile and clothing manufacturing. |
| Dairy processing. | Tobacco products manufacturing. |
| Dry cleaning plant. | Upholstery shop. |
| Electronic equipment manufacturing. | Welding shop. |
| Engraving. | Wholesaling. |
| Food processing. | New vehicle dealerships. |
| Furniture manufacturing. | (2) CN district uses, nonresidential, which shall be in accordance with chapter 26. |
| Glass manufacturing. | (b) <i>Special exception.</i> The following uses may be permitted by special exception in the IL limited industrial district: |
| Laundry plant. | (1) PUD. |
| Leather goods manufacturing. | (2) Used car lots. |
| Lumber yard. | (3) Beverage manufacturing and bottling works. |
| Metal fabrication. | |
| Millwork. | |

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:

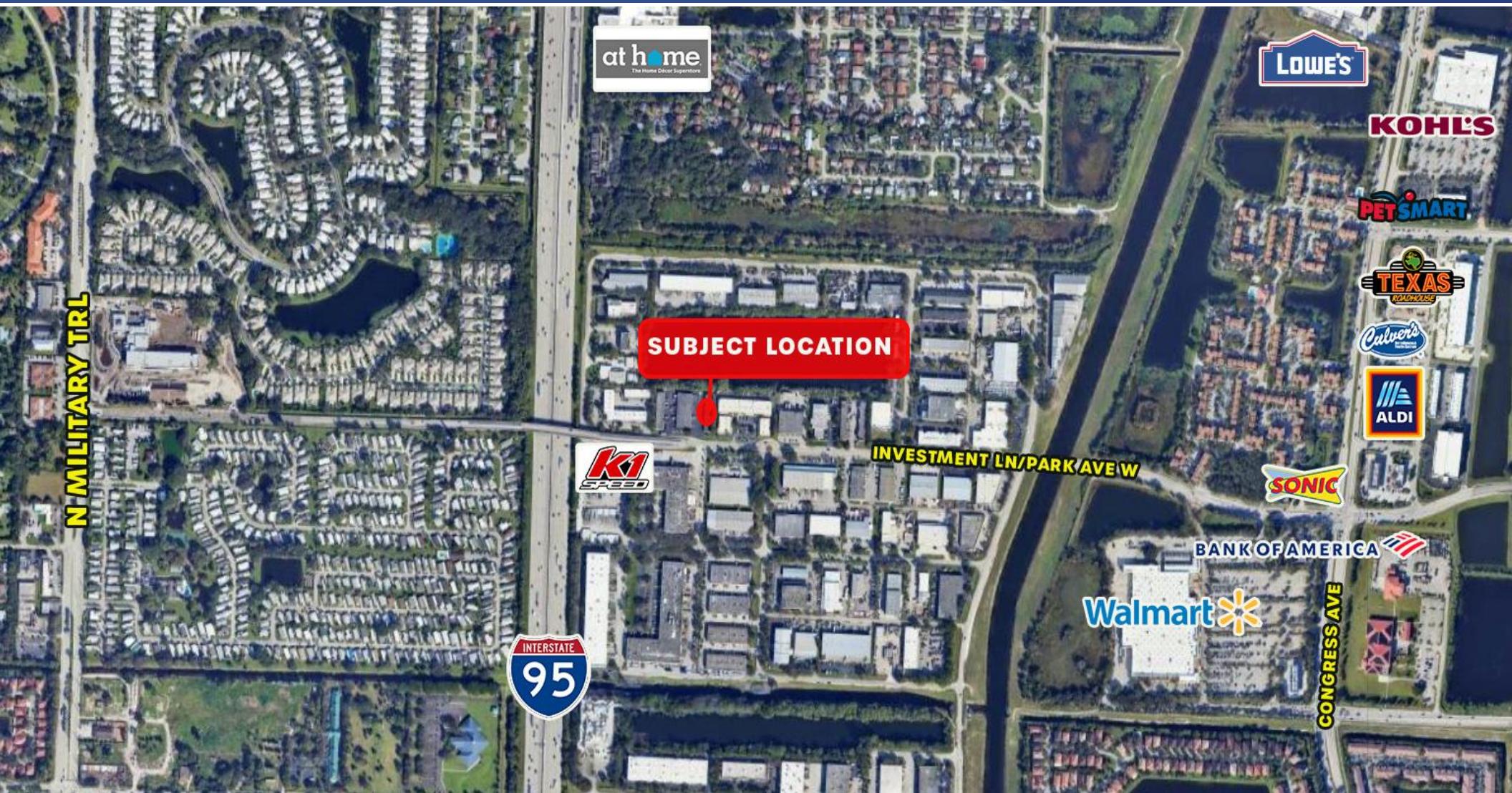
- (1) Minimum property size: 20,000 square feet.



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TRADE AREA MAP



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