

**FOR LEASE**

\$12.00/sf

**Warehouse Space**

12898 SE Suzanne Dr. Hobe Sound FL 33455

**SPACE AVAILABLE**



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

# Warehouse Space

12898 SE Suzanne Dr. Hobe Sound FL 33455

|                   |                            |
|-------------------|----------------------------|
| PRICE             | \$12.00/sf                 |
| SPACE AVAILABLE   | 900 sf                     |
| BUILDING TYPE     | Warehouse/Distribution     |
| ACREAGE           | 0.67 AC                    |
| FRONTAGE          | 140'                       |
| TRAFFIC COUNT     | 9,300 ADT (off Bridge Rd.) |
| YEAR BUILT        | 1992                       |
| CONSTRUCTION TYPE | Masonry                    |
| PARKING SPACE     | 19                         |
| ZONING            | M1                         |
| LAND USE          | Industrial                 |
| UTILITIES         | 3-Phase Electric           |
| PARCEL ID         | 34-38-42-925-000-00110-0   |

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- **Becoming available January 1st, 2020.**
- Excellent flex/warehouse space located in the Hobe Park Plaza.
- Site features (1) 14' roll up door as well as (1) entry door, 18' ceilings, and three-phase electric.
- Ideal for a small business or storage.
- Just a short distance from I-95 and US Highway 1.



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# Property Demographics

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| 2019 Population Estimate |        | 2019 Average Household Income |          | Average Age |       |
|--------------------------|--------|-------------------------------|----------|-------------|-------|
| 1 Mile                   | 1,065  | 1 Mile                        | \$67,401 | 1 Mile      | 48.80 |
| 3 Mile                   | 11,080 | 3 Mile                        | \$71,552 | 3 Mile      | 47.50 |
| 5 Mile                   | 23,217 | 5 Mile                        | \$76,064 | 5 Mile      | 52.00 |

| 2024 Population Projection |        | 2019 Median Household Income |          | Median Age |       |
|----------------------------|--------|------------------------------|----------|------------|-------|
| 1 Mile                     | 1,104  | 1 Mile                       | \$57,934 | 1 Mile     | 53.90 |
| 3 Mile                     | 12,017 | 3 Mile                       | \$45,775 | 3 Mile     | 52.30 |
| 5 Mile                     | 24,647 | 5 Mile                       | \$52,214 | 5 Mile     | 58.00 |

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## Sec. 3.420. - M-1 Industrial District.

3.420.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
  - a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
  - b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than nonpowered hand tools, or processes producing high frequency vibrations shall be permitted.
  - c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
  - d. No processes which emit an odor nuisance beyond the real property boundary shall be permitted. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
  - e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.
  - f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
  - g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.
  - h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.

3. Manufacture of the following:

- Brooms and brushes
- Candy
- Cigars, cigarettes or snuff
- Cosmetics and toiletries, except soap
- Clothing and hats
- Ceramic products, electrically fired
- Candles
- Dairy products
- Electronic devices
- Ice cream
- Jewelry
- Leather goods and luggage
- Optical equipment
- Orthopedic and medical appliances
- Pottery, electrically fired
- Perfume
- Pharmaceutical products
- Precision instruments
- Plastic products, except pyroxylin
- Paper products and cardboard products
- Silverware
- Spices and spice packing
- Stationery
- Shoes
- Televisions, radios and phonographs

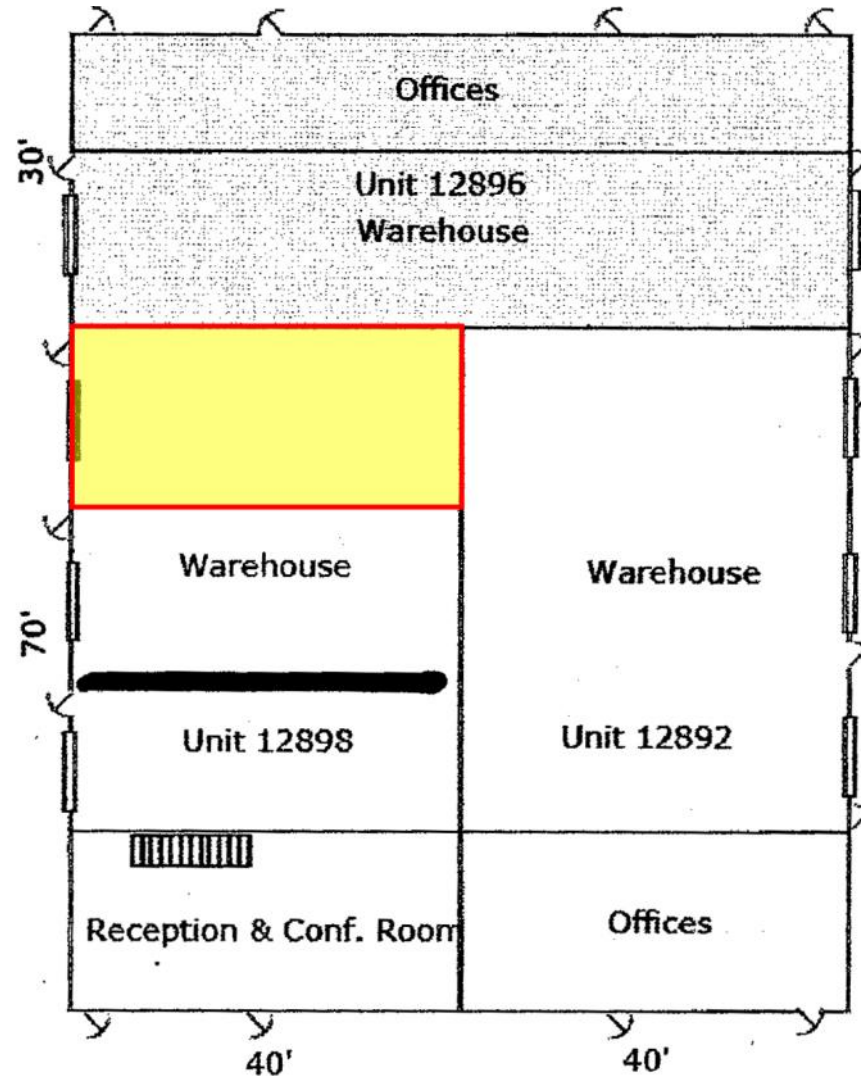
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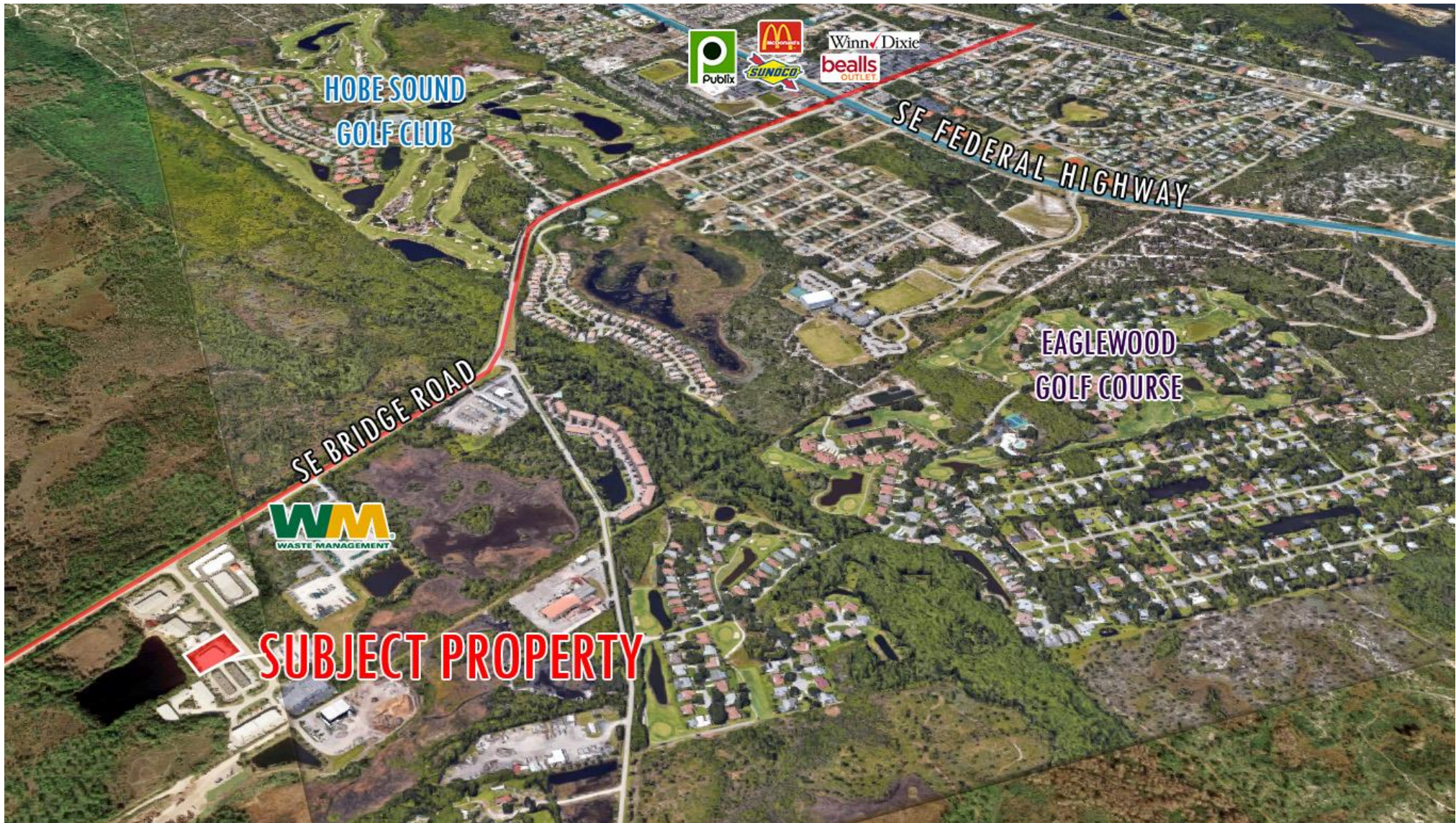
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# Trade Area Map

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