

FOR LEASE

\$8.00/SF NNN

Industrial Manufacturing Building

3600 NE Candice Ave. Jensen Beach FL 34957



*Site Rendering**

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

Property Details

Industrial Manufacturing Building

3600 NE Candice Ave. Jensen Beach FL 34957

LEASE RATE	\$8.00/SF NNN
PARCEL ID	15-37-41-007-000-00070-2
BUILDING SIZE	2,000 - 19,950 SF (divisible)
BUILDING TYPE	Industrial/Warehouse
ACREAGE	1.54 AC
FRONTAGE	240.31'
TRAFFIC COUNT	11,300 ADT (from NE Pineapple Ave)
YEAR BUILT	1967
CONSTRUCTION TYPE	Masonry/Steel
PARKING SPACE	Ample
ZONING	M-1, Industrial
LAND USE	Industrial
UTILITIES	Well and Septic Tank

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.

- Unique industrial warehouse property located near the Jensen Beach inlet.
- The building is split up as 4,900 sf of warehouse/office, 4,000 sf of mezzanine/storage, plus 9,800 sf manufacturing warehouse with a 1,250 sf mezzanine.
- Available as a whole or with option to divide starting at 2,000 SF.
- There is also a 1 acre yard space available for lease.
- Located right along the west side of the Florida East Coast Railroad tracks, in northern terminus of NE Candice Ave.



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Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	4,603	1 Mile	\$56,479	1 Mile	48.40
3 Mile	31,024	3 Mile	\$69,779	3 Mile	51.20
5 Mile	72,362	5 Mile	\$70,721	5 Mile	49.60

2023 Population Projection		Median Household Income		Median Age	
1 Mile	4,987	1 Mile	\$45,911	1 Mile	53.10
3 Mile	33,981	3 Mile	\$50,962	3 Mile	56.40
5 Mile	78,855	5 Mile	\$50,144	5 Mile	54.50

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Zoning Information

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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

4. Residences for the use of watchmen or custodians only.

3.420.B. Required lot area, width, and building height limits.

1. Lots or building sites in an M-1 Industrial District shall have an area of not less than 15,000 square feet, with a minimum width of 100 feet measured along the front property line. Not more than 40 percent of the lot area shall be occupied by structures or buildings. Buildings shall be limited to not more than 30 feet in height.
2. Where the lot abuts a residential or estates district, the minimum lot area shall be increased by the number of square feet necessary to provide a 50-foot-wide buffer area between the line of abutment and the nearest building.

3.420.C. Minimum yards required.

1. Front: 50 feet, except an office building may be located within 20 feet of the front property line.
2. Rear and side:
 - 1 story: 15 feet.
 - 2 stories: 15 feet.
3. No structure shall be built within 20 feet of the property line adjoining any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 40 feet of the property line adjoining a designated through-traffic highway.
5. No setback or yard shall be required adjacent to railroad spurs or sidings.
6. Where the lot abuts a residential or estates district, the yard requirements for the abutting sides or rear shall be increased to 50 feet.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 1014, pt. 5, 12-6-2016)

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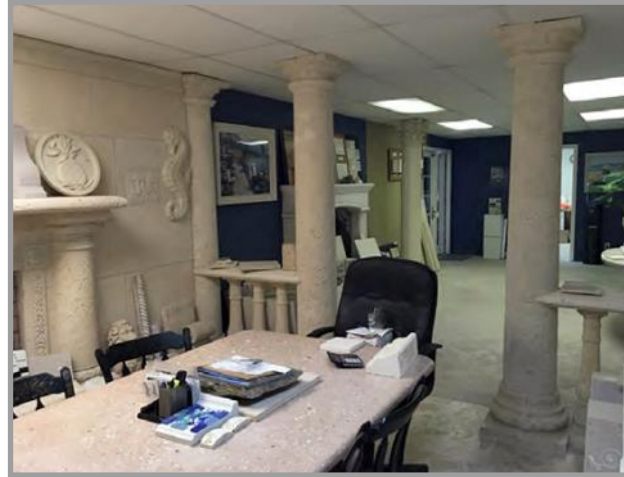
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Aerial View

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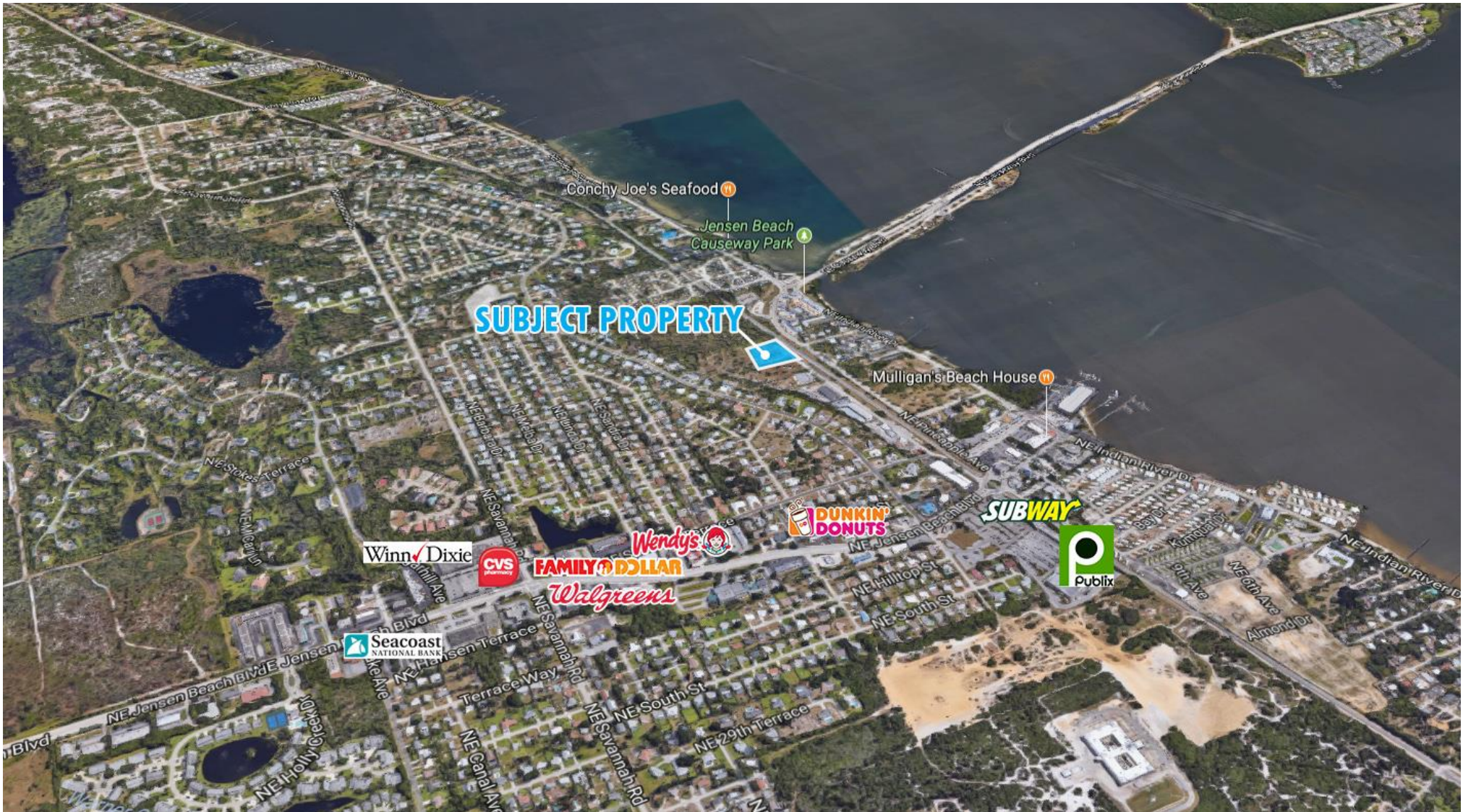
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