

3,000 SF WAREHOUSE ON 5 ACRES

34872 Hwy 441 N. Okeechobee, FL 34972



FOR LEASE | \$10,000/mo.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Chris Belland

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PROPERTY OVERVIEW

- Rare opportunity to lease approximately 5 acres of commercially zoned land featuring a 3,000 SF warehouse ideal for supplemental storage, maintenance, office support, or operational use.
- The landlord will deliver the property with perimeter fencing, improved site lighting, and enhanced yard conditions to accommodate a variety of commercial and industrial users.
- Located directly on US Highway 441, the site offers excellent visibility and convenient regional access, just 12 minutes from Yeehaw Junction with direct connections to Florida's Turnpike and SR-60, and approximately 30 minutes from Okeechobee.
- Ideal for contractors, fleet operators, equipment storage, agricultural businesses, logistics, and outdoor industrial operations.
- **Flexible lease terms available based on the proposed use and tenant requirements.**



LEASE RATE	\$10,000/month
BUILDING SIZE	3,000 SF
BUILDING TYPE	Warehouse
ACREAGE	5 AC
FRONTAGE	343'
TRAFFIC COUNT	5,200 AADT
YEAR BUILT	2023
CONSTRUCTION TYPE	Metal
PARKING SPACE	Ample
ZONING	Commercial
LAND USE	Agricultural
PARCEL ID	R1-27-33-35-0050-00030-0310

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TOPOGRAPHICAL VIEW



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SITE PHOTOS



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DEMOGRAPHICS

Radius	3 miles	5 miles	10 miles
Population			
2020 Population	777	998	2,135
2025 Population	992	1,262	2,516
2030 Population Projection	1,099	1,396	2,781
Annual Growth 2020-2025	5.5%	5.3%	3.6%
Households			
2020 Households	308	384	641
2025 Households	395	492	818
2030 Household Projection	438	546	919
Annual Growth 2020-2025	2.1%	2.2%	3.2%
Households By Income			
Avg Household Income	\$66,882	\$67,939	\$71,754
Median Household Income	\$53,061	\$53,182	\$54,591
Population Summary			
Median Age	48.80	48.20	45.00
Avg Age	44.70	44.50	43.40

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ZONING INFORMATION

2.04.07. Commercial. (C)

These districts are intended primarily for commercial activity. Retail sales and service establishments are found in this district as permitted uses, with wholesale and storage activity permissible as special exceptions. Residential uses are discouraged, for the district is not residential in character, but residential uses are permitted. It is not the intent of this district that it be used for encouragement of strip commercial activity. It is intended that after the effective date of these regulations no further property in the county will be zoned C; to that end, and after the effective date of this Code, no application for zoning of property to C shall be accepted by the Department of Planning and Development. C district boundaries shall remain as shown on the Official Zoning Atlas at the date of adoption of this Code except where a C district, or portion of such district, is changed to another classification under this Code.

A. Permitted principal uses and structures.

1. For lots or parcels in the commercial corridor mixed use, commercial activity center or industrial future land use classifications, the list of permitted principal uses and structures shall be as for heavy commercial (C-2).
2. For lots or parcels in the resort corridor or rural activity center future land use classifications, the list of permitted principal uses and Structures shall be as for neighborhood commercial-2 (NC-2).
3. For lots or parcels in other future land use classifications where the Department determines the commercial (C) zoning to be conforming with respect to the adopted comprehensive plan, the list of permitted principal uses shall be as for neighborhood commercial-1 (NC-1).

4. For lots or parcels in future land use classifications where the Department determines the commercial (C) zoning to be nonconforming with respect to the adopted comprehensive plan, a change in zoning to a conforming district shall be required to allow for the development, expansion or intensification of any use or structure other than a single family dwelling that would be the primary use or structure on the lot or parcel. This provision shall not be construed to allow for the development, expansion or intensification of a single family dwelling where such development otherwise would be in conflict with this Code.

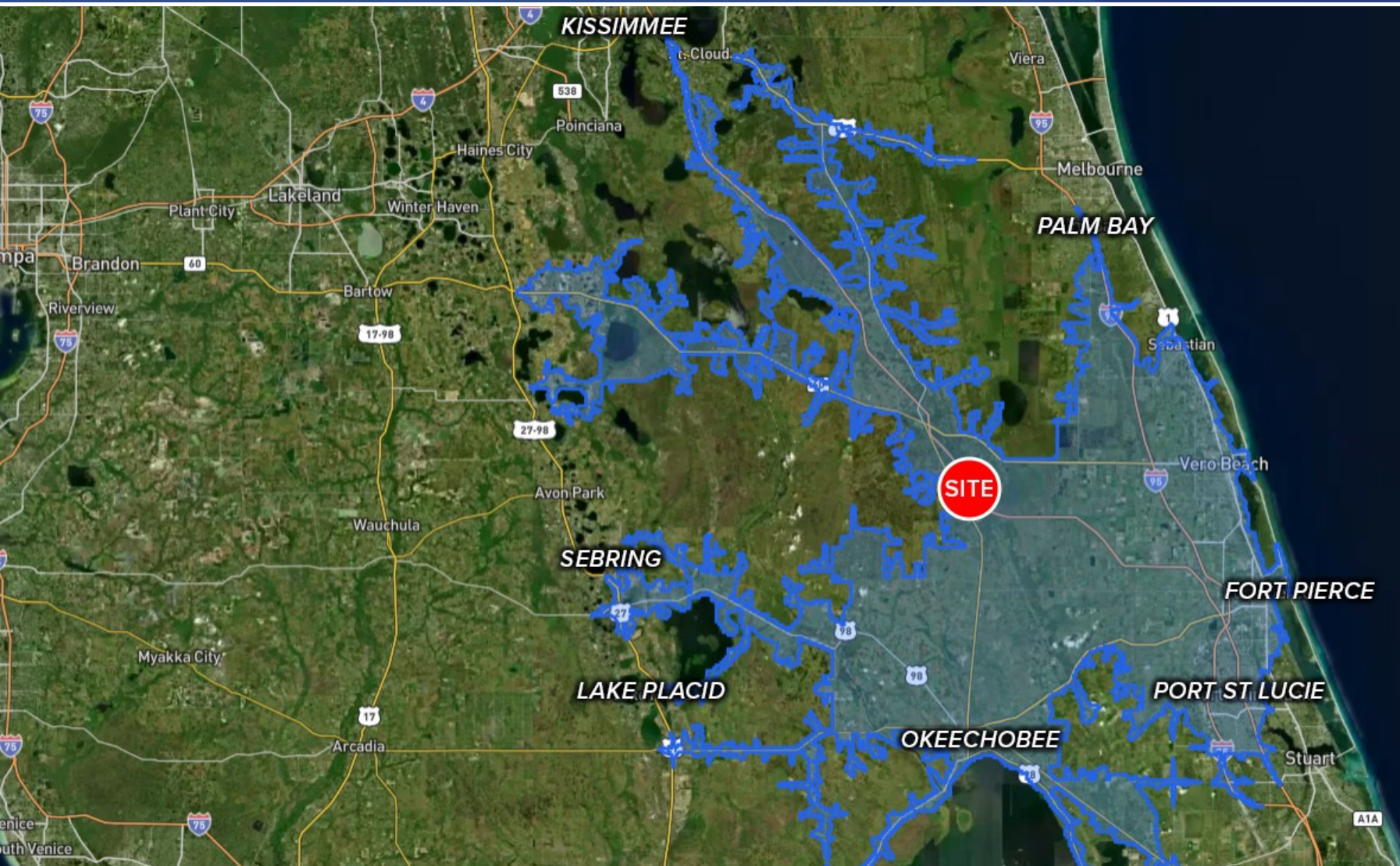
B. Prohibited uses and structures. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein.

C. Accessory uses and structures. Uses and structures which are:

1. Customarily accessory and clearly incidental and subordinate or permitted or permissible uses and structures.
2. Located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
3. Within the principal structure, and in connection with permitted or permissible uses and conventional structures, apartments or quarters only for occupancy by owners or employees. It is specifically the intent of this subsection to prohibit detached dwelling units as an accessory use within the C zone.

(Ord. No. 95-1, § 1 (2.04.07), 6-8-95; Ord. No. 99-09, § 1(Exh. B), 8-12-99; Ord. No. 2005-12, 1(Exh. A), 7-28-05)

60-MIN COMMUTE MAP



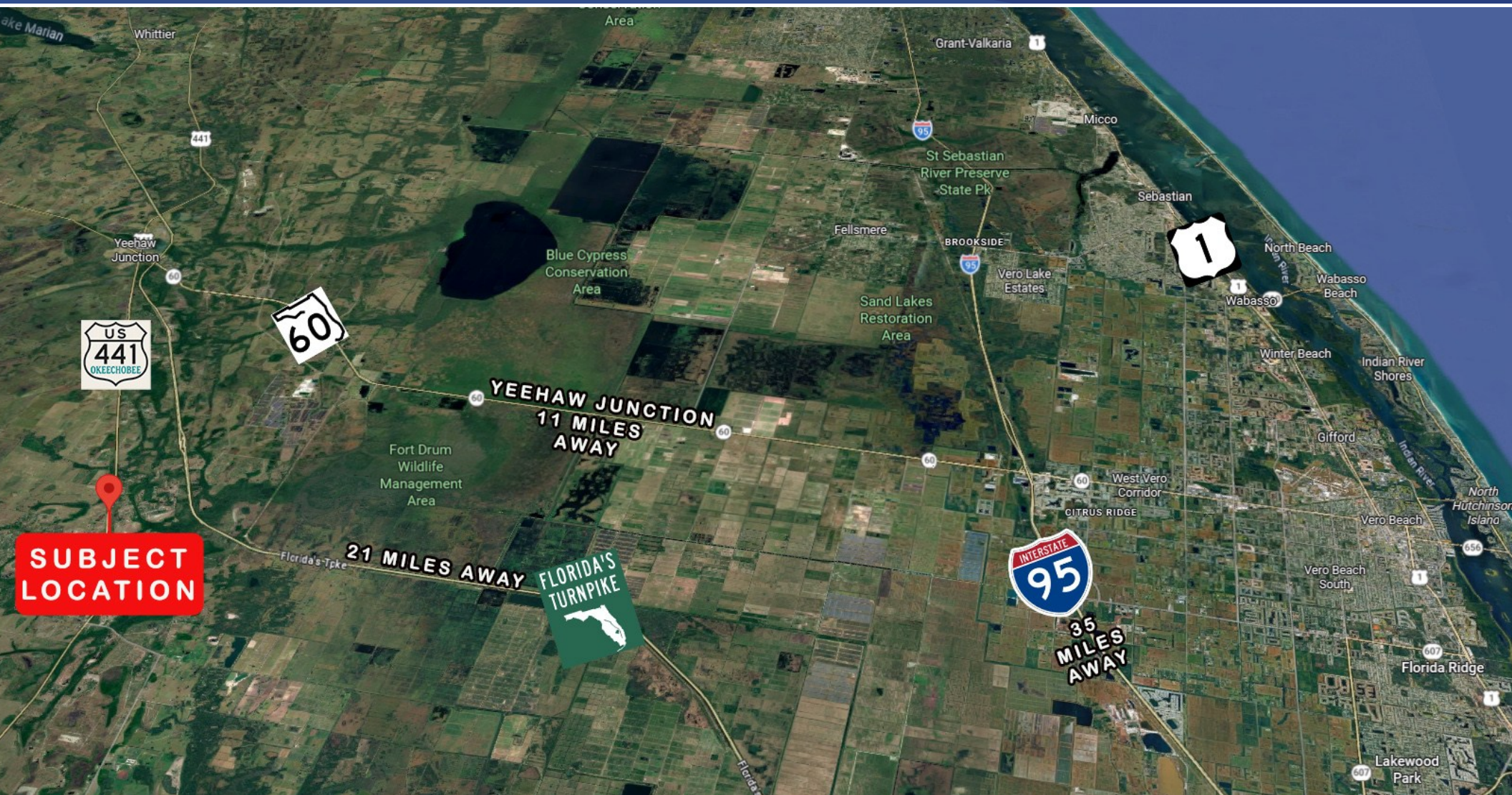
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PROXIMITY MAP



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