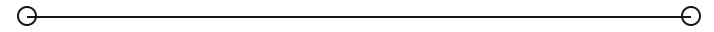


FOR LEASE

Freestanding Warehouse

11950 SE SHELL AVE

Hobe Sound, FL 33455



PRESENTED BY:

ROBERT HAMMAN

Phone: 561.346.2310

robert.hamman@svn.com



PROPERTY SUMMARY



LOCATION DESCRIPTION

Situated on approximately 1.27± beautifully manicured acres in the highly desirable Hobe Sound area, east of Dixie Highway and just minutes from Jupiter Island, the property offers lush perimeter landscaping creating an incredibly private setting with a private, paved entrance and electronic remote-controlled gated access.

OFFERING SUMMARY

LEASE RATE:	\$24 SF/yr (Gross)
AVAILABLE SF:	1,920± SF
LOT SIZE:	1.27± Acres

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PROPERTY DESCRIPTION

Do you own a special automobile collection, exotic vehicles, collector toys, yacht tenders, private boat inventory, luxury motorcoach, or other high-value assets that deserve a truly secure, private, and impeccably maintained environment?

Now available for lease — an exceptionally clean and highly secure standalone luxury storage facility designed for the discriminating tenant seeking privacy, security, presentation, and convenience.

This is not your typical warehouse space. The property offers an executive-level environment for those who value security, discretion, cleanliness, and pride of ownership.

Available for lease only. Shown strictly by appointment to qualified tenants only.

COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- Approximately 1,920± SF (48' x 40')
- Freestanding standalone building
- Two oversized overhead garage doors with remote openers
- Two pedestrian entry doors
- Fully air-conditioned interior
- Beautiful, finished tile flooring throughout
- Approximately 15'± clear ceiling height sloping up to approximately 18'±
- Restroom
- Approximately 16± electrical outlets
- High-end surveillance camera system with nighttime vision capability, monitoring both the interior warehouse space and the entire exterior property
- Excellent lighting and security throughout
- Potential for automotive lift installation
- Ideal for luxury automobiles, collector vehicles, boats, yacht tenders, toys, inventory, or other private storage needs

EXTERIOR IMAGES



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FREESTANDING WAREHOUSE | 11950 SE Shell Ave Hobe Sound, FL 33455

SVN | WATERFRONT COMMERCIAL REALTY 4

EXTERIOR IMAGES



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INTERIOR IMAGES



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SAMPLE RENDERING



Rendering

ROBERT HAMMAN

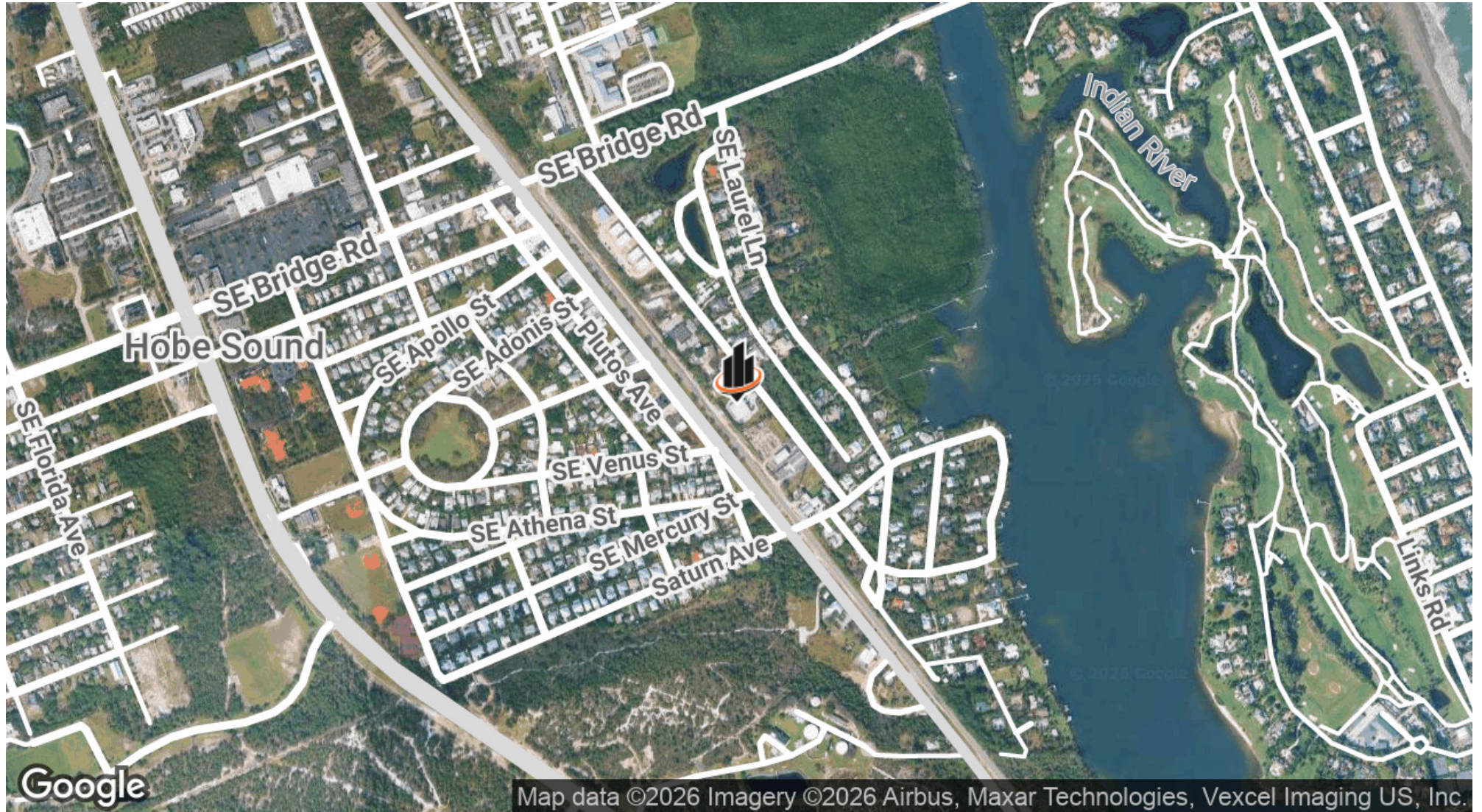
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FREESTANDING WAREHOUSE | 11950 SE Shell Ave Hobe Sound, FL 33455

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

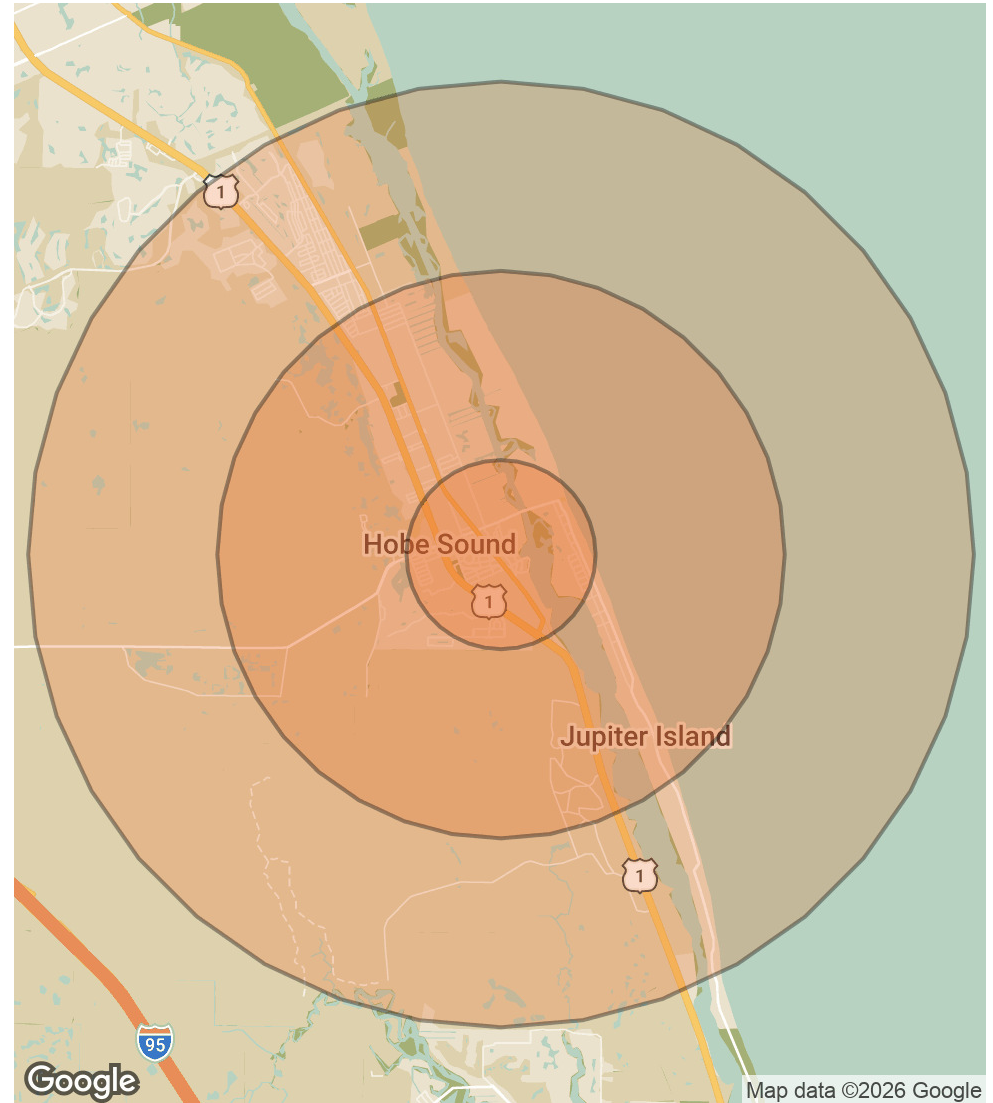
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,446	12,357	21,407
AVERAGE AGE	54.4	51.3	54.2
AVERAGE AGE (MALE)	54.4	50.3	53.1
AVERAGE AGE (FEMALE)	55.3	54.1	55.9

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	972	5,035	9,400
# OF PERSONS PER HH	2.5	2.5	2.3
AVERAGE HH INCOME	\$151,118	\$123,098	\$128,244
AVERAGE HOUSE VALUE	\$794,119	\$614,376	\$582,356

2023 American Community Survey (ACS)



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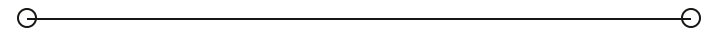
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