

Industrial | For Lease

12960 SE SUZANNE



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12960 SE Suzanne St.
HOBE SOUND, FL 33455

4,400 SF Industrial Lease Opportunity

Highlights

- 4,400± SF (flexible unit size/divisible) situated on .20± acres
- 1,000 SF of outside storage
- Recently renovated space
- 10-dedicated parking spaces
- Zoned light industrial/commercial flex
- Ideal for contractors, storage, distribution or light manufacturing
- Easy access to I-95 and US-1 (5-minute drive)

1801 N. Military Trail, Suite 202
Boca Raton, FL 33431



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PHOTOS

12960 SE SUZANNE

- Recently renovated space: brand new bathroom, motorized over-head doors for ease of access and fresh air circulation
- Up to 17' ft clear allowing for stackable storage
- Two 14' H x 12' W motorized overhead roll-up doors and two 8' x 8' overhead roll-up for rear access of the property
- Energy efficient lighting system with LED high bay lights
- Big Power 3-Phase 200AMP service
- Brand new bathroom with new fixtures also includes utility sink on the exterior with hot water



PHOTOS

**12960 SE
SUZANNE**

SPACE PRIOR TO RENOVATION



NORTHSIDE VIEW



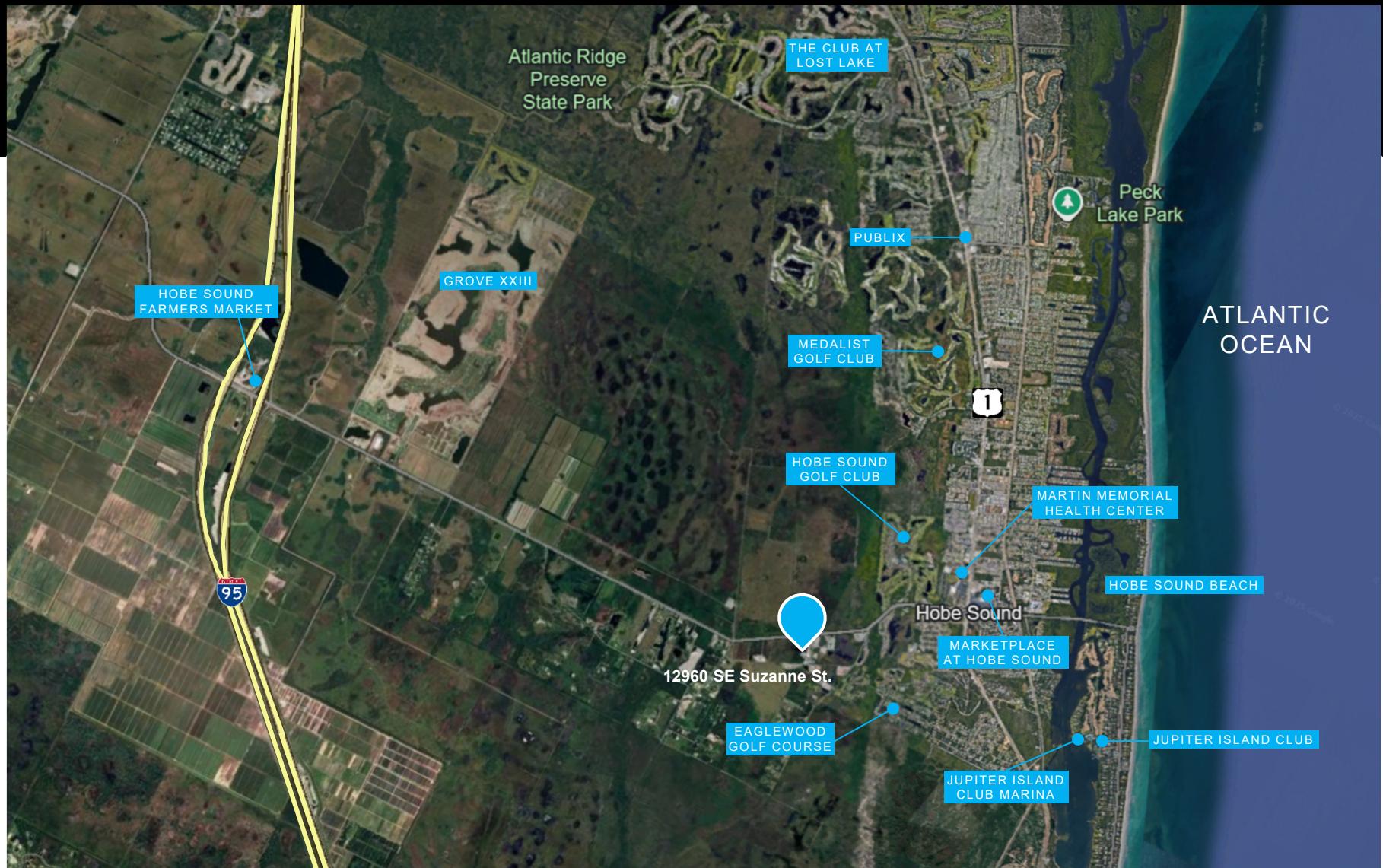
SOUTHSIDE VIEW



LOCATION OVERVIEW

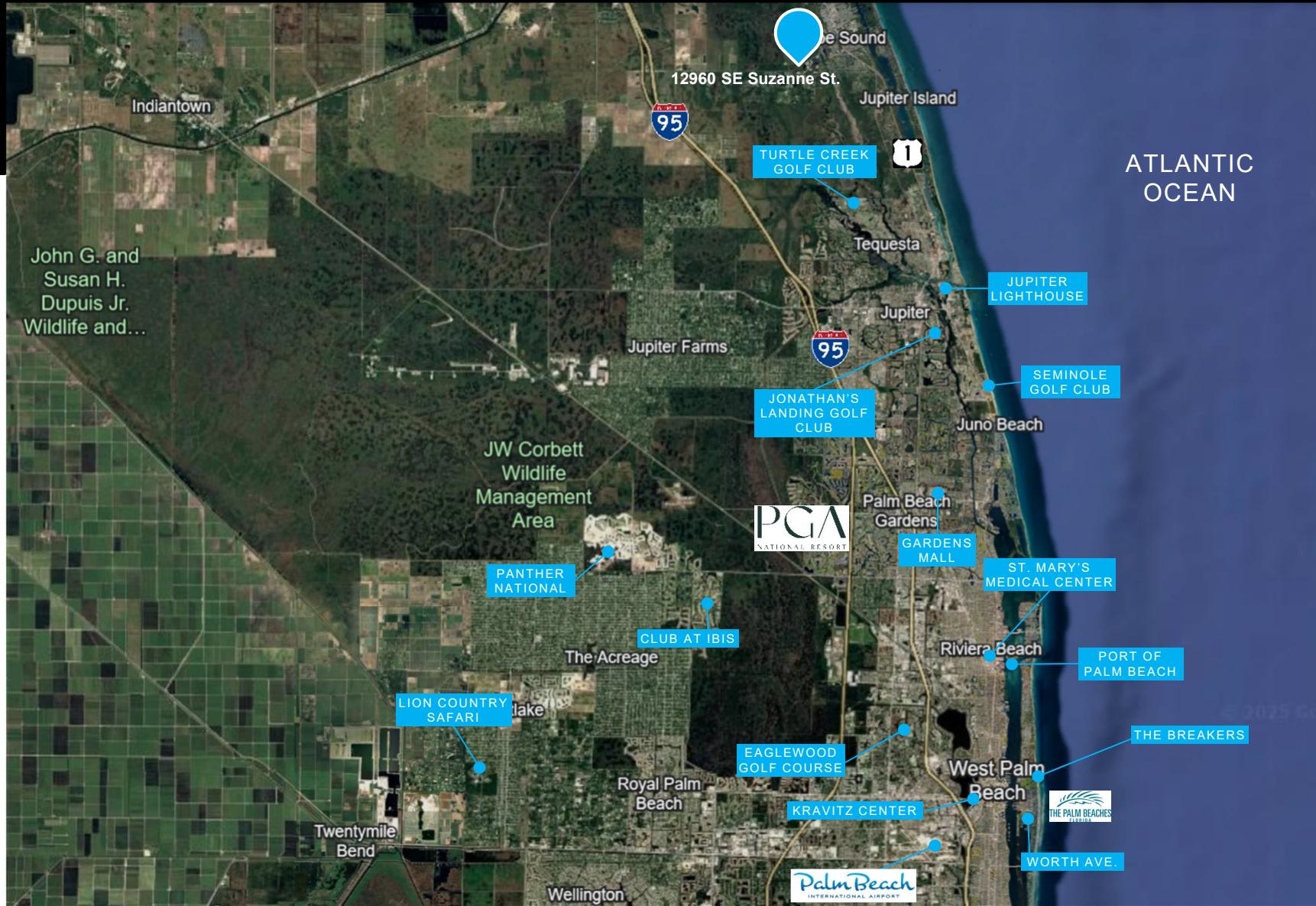
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- Strategic location on Suzanne Drive with excellent access to major corridors like US-1 and close proximity to Jupiter Island



LOCATION OVERVIEW

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