

MANUFACTURING CONDO

8390 Currency Dr. Suite 7, West Palm Beach, FL 33404



FOR SALE | \$350,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Dana Hills

772.286.5744 Office

561.513.0070 Mobile

dana@commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Excellent manufacturing condo located in West Palm Beach.
- The property features a pedestrian storefront with a covered entryway and room for window signage.
- The building hosts frontage on two sides with ample parking.
- Conveniently located 1.4 miles from Northlake Blvd & 4.7 miles from I95.
- Surrounding real estate consists of similar style properties.



PRICE	\$350,000
UNIT	1,170 sf
BUILDING TYPE	Manufacturing Condo
ACREAGE	1.10 AC
FRONTAGE	156' Currency Dr
TRAFFIC COUNT	10,500 ADT Investment Ln
YEAR BUILT	1983
CONSTRUCTION TYPE	Masonry
ZONING	IL
LAND USE	4804 Warehouse
PARCEL ID	00-43-42-19-06-000-0070

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	9,304	1 Mile	\$67,681	1 Mile	35
3 Mile	183,587	3 Mile	\$99,649	3 Mile	37
5 Mile	453,440	5 Mile	\$97,442	5 Mile	38

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	9,274	1 Mile	\$51,033	1 Mile	36.20
3 Mile	185,874	3 Mile	\$69,125	3 Mile	37.80
5 Mile	457,997	5 Mile	\$68,318	5 Mile	38.40

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ZONING INFORMATION

Sec. 94-173. - Industrial light (IL) district.

The industrial light district is designated primarily for areas of light manufacturing, wholesaling, warehousing, assembly or product processing, and other light industrial uses. The industrial light district is established to provide areas for industry in locations that are not feasible or highly desirable for heavier industrial development because of proximity to residential, recreational and other uses that have the potential to be incompatible. This district permits uses that are compatible with uses of residential property adjoining or surrounding the district, with suitable open spaces, landscaping and parking area, which emits limited noise, odors, or light which can be detected on surrounding land. The following areas are zoned industrial light:

Northwood Area –There are two separate industrial light districts located in this area. The first is located south of 27th Street and north of Service Street between Windsor Avenue and the FEC railroad tracks and is occupied by motor vehicle repair uses, tile and marble uses. The second district is located south of 25th Street and north of 23rd Street between 25th Court and the FEC Railroad tracks and is occupied by a salvage yard, church, automotive repair business, warehouses and vacant land.

45th and I-95 –This industrial light district is located on the northwest corner of I-95 and 45th Street. This district is comprised of three parcels that are occupied within automotive and entertainment uses.

Corporate Way –This light industrial district is located on Corporate Way, north of 45th Street east of I-95. This area is comprised of office buildings/flex spaces that are occupied with office and retail related uses. This area permits office uses.

Old Okeechobee Road/Florida Mango Area –This district is located south of Okeechobee Boulevard, west of Australian Avenue and north Belvedere Road and is primarily comprised of office/flex space buildings, warehouses, small wholesaler business, schools and office buildings.

Georgia Avenue –This district is located between Southern Boulevard and Hunter Street on the west side of Georgia Avenue. This area is comprised of automotive repair business, outside storage business, wholesale businesses, warehouses and some retail uses.

Development standards in the industrial light district shall be as follows:

1. Minimum lot dimensions:

a. Lot area: 5,000 square feet.

b. Lot width: 50 feet.

2. Minimum setbacks:

a. Minimum setback from property line adjoining public right-of-way: zero feet.

b. Minimum setback from property line not adjoining public right-of-way: a minimum setback of at least 15 feet (buffer) will be provided when abutting residential districts; in all other areas: zero feet.

3. Maximum lot coverage by building: 60 percent.

4. Maximum lot coverage by impervious surface: 85 percent.

5. Maximum building height: 50 feet.

6. Minimum required open space and landscape areas:

a. Minimum required open space area: 40 percent.

b. Minimum required landscape area: 15 percent.

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TRADE AREA MAP



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