

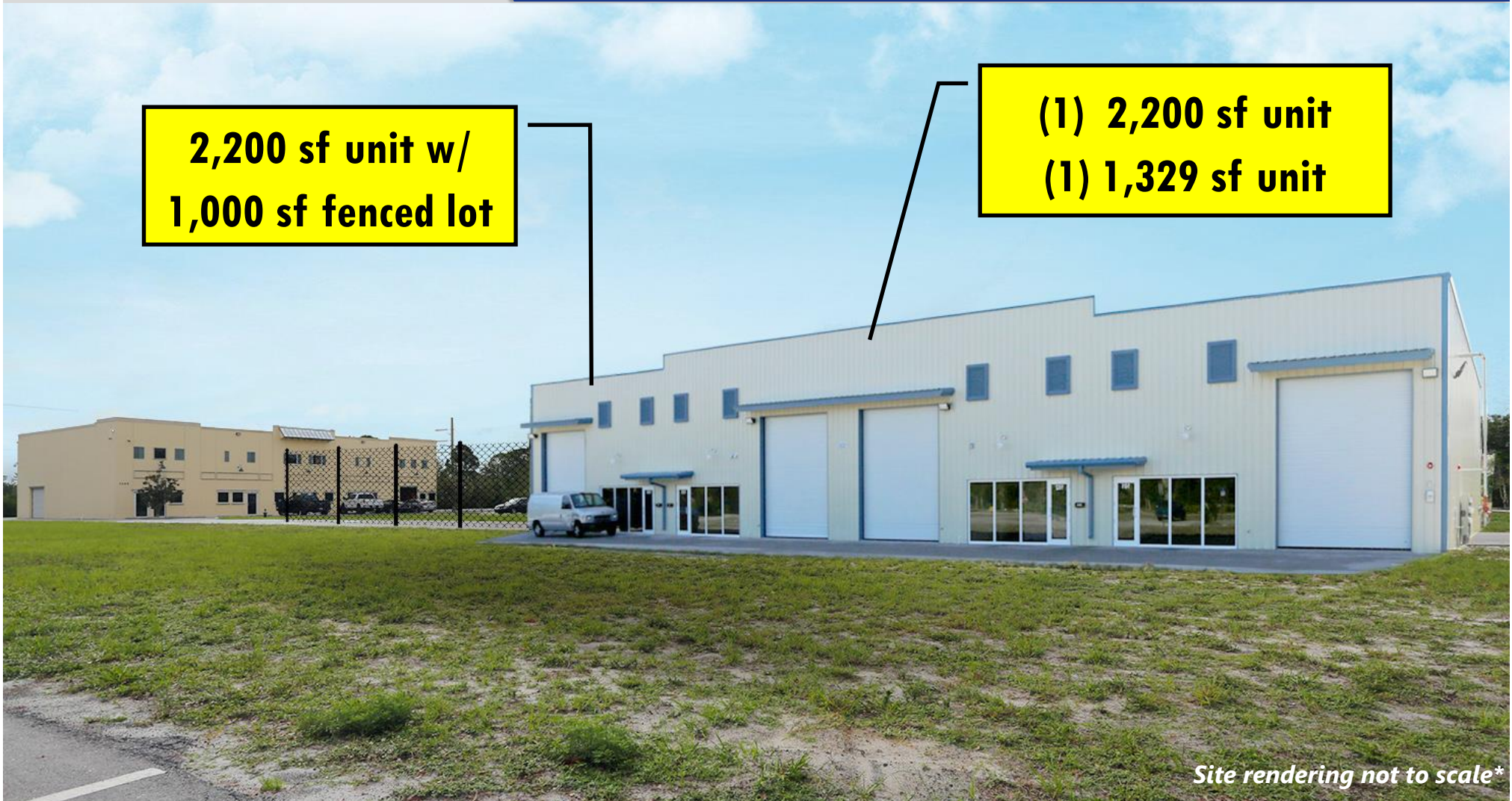
**FOR SALE**

# New Construction Warehouse Units

1225 NE Savannah Road, Jensen Beach FL 34957

**2,200 sf unit w/  
1,000 sf fenced lot**

**(1) 2,200 sf unit  
(1) 1,329 sf unit**



*Site rendering not to scale\**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

**Listing Contact:**

Mathew Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

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



# Site Aerial

# New Construction Warehouse Units

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# Property Details

# New Construction Warehouse Units

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<b>PRICE</b>	
• LOTS 33, 34, 35 (2,220 SF + 1,000 SF FENCED LOT)	\$333,400
• LOTS 36 & 37 (2,220 SF)	\$301,400
• LOT 38 (1,329 SF)	\$180,840
<b>BUILDING SIZE</b>	+/- 11,500 sf
<b>BUILDING TYPE</b>	Industrial/Warehouse
<b>ACREAGE</b>	1.10 AC
<b>FRONTAGE</b>	+/- 420'
<b>TRAFFIC COUNT</b>	14,846 AADT
<b>PROJECTED COMPLETION</b>	December 2019
<b>CONSTRUCTION TYPE</b>	Industrial
<b>ZONING</b>	IPUD - Industrial Planned Unit Development
<b>LAND USE</b>	Light Industrial
<b>UTILITIES</b>	T1 Cable Ready - High Speed Internet Three Phase Electric Fire Sprinklers

- Permit-ready industrial building projected to be completed by the 4th quarter of 2019.
- Building features will include: a front ceiling height of 24' and a rear ceiling height of 20', along with impact glass doors and windows, rear metal man door, and a 14' x 14' roll down door in the rear.
- Interior features include: LED lighting, finished walls, 6" thick 3000 sealed concrete floors, corrugated metal walls with rolled insulation, security lighting, gutters, and one restroom per bay.
- On-site power is 1/60/208v with piping installed to upgrade to 3/60/208v which can be pulled from the transformer.
- All bays will have fire sprinklers with a central monitoring station.



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2018 Population Estimate		Average Household Income		Average Age	
1 Mile	5,089	1 Mile	\$81,996	1 Mile	44.90
3 Mile	37,083	3 Mile	\$71,470	3 Mile	47.30
5 Mile	98,768	5 Mile	\$75,086	5 Mile	48.30

2023 Population Projection		Median Household Income		Median Age	
1 Mile	5,500	1 Mile	\$55,518	1 Mile	49.10
3 Mile	39,820	3 Mile	\$48,455	3 Mile	51.40
5 Mile	106,973	5 Mile	\$53,879	5 Mile	52.50

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# Zoning Information

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Public Service (P), Industrial (I), Hospital (H) and PUD Districts Uses	IPUD
Adult businesses (refer to supplemental standards in section 2.06.11)	A
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	A
Boat building, outdoors	A
Boat storage, dry	A
Religious institutions	
Governmental buildings	A
Cold storage	A
Commercial nursery or tree farm	A
Community centers	
Community garden (refer to supplemental standards in section 2.06.08)	A
Drycleaning plants	A
Farm equipment and supplies sales establishment, including open storage	A
Gasoline or other motor fuel stations, including tank farms	A
Golf course	
Hospital (new hospital construction shall not exceed over 45 feet in height) <sup>1</sup>	
Hospital auxiliary uses (within main hospital or freestanding building) <sup>2</sup>	
Industrial, high-impact	A
Industrial, low-impact	A

Newspaper or publishing plants	A
Pain management clinics (refer to supplemental standards in section 2.06.16)	
Places of public assembly	
Planned industrial parks (refer to supplemental standards in section 2.06.07)	A
Public facilities and services	A
Public parks	A
Public utilities <sup>3</sup>	A
Radio and/or television broadcast stations	
Railroad freight stations/terminals	A
Repair services	A
Retail, intensive and non-intensive	A
Schools - private, parochial at the elementary, junior high, or technical level	
Shooting range, indoor (refer to supplemental standards in section 2.06.16)	A
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in an enclosed building	A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	A
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.12)	A

Storage yards	A
Swimming pools	
Telecommunication towers (refer to supplemental standards in section 2.06.12)	A
Telecommunications towers to be located on real property not owned by the City of Stuart (refer to supplemental standards in section 2.06.12)	
Telecommunications towers to be located on real property owned by the City of Stuart by resolution of the city commission (refer to supplemental standards in section 2.06.12)	
Truck terminals	A
Urban farm (refer to supplemental standards in section 2.06.08)	A
Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale or distribution	A

**A - Allowed through city commission public hearing process.**

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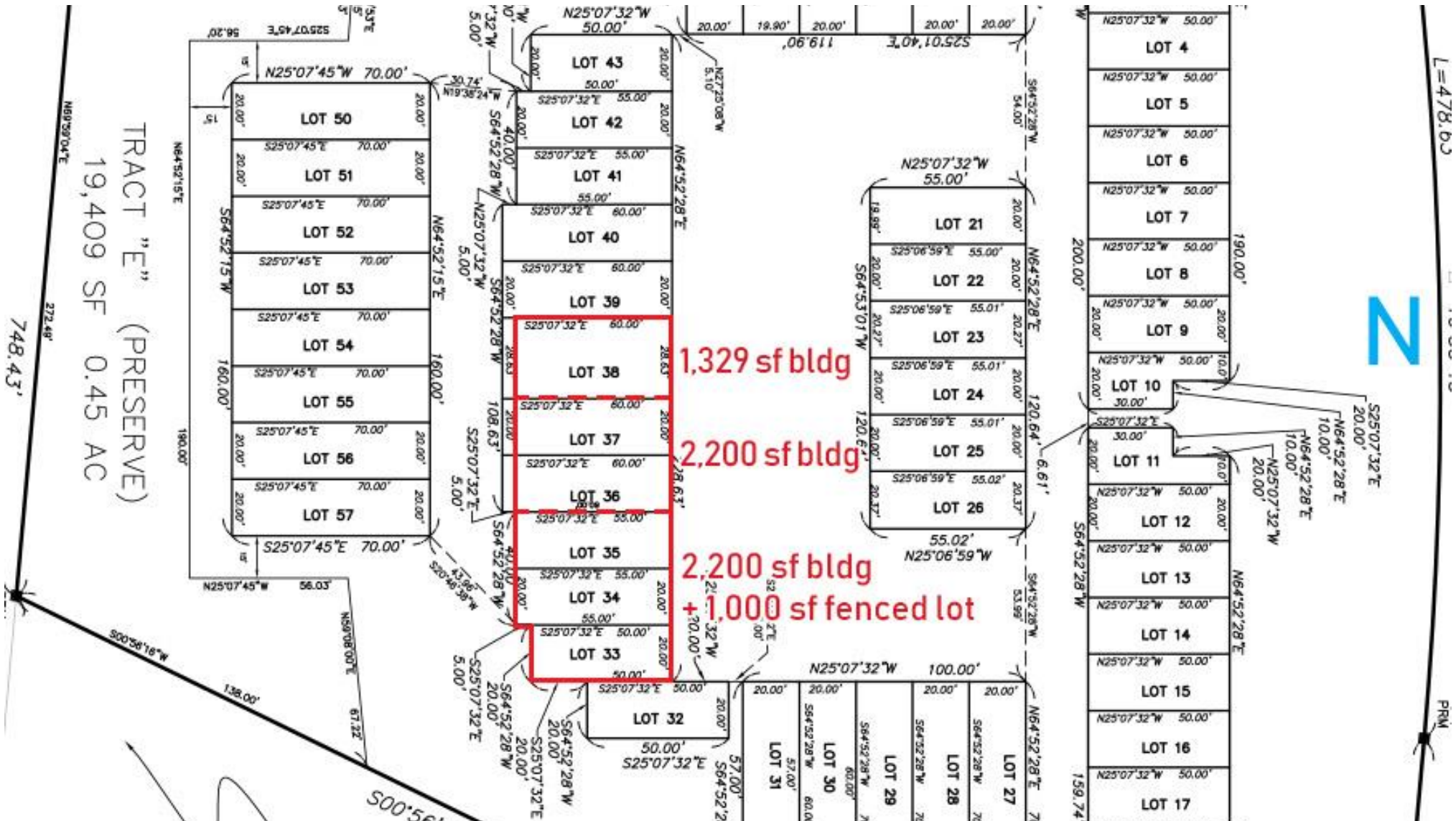
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# Site Plan

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