

# JENSEN BEACH AUTO VAULT LUXURY STORAGE

NE INDUSTRIAL BLVD. JENSEN BEACH FL 34957

3.7 ACRES | 35 UNITS | READY TO BUILD

EXCLUSIVELY MARKETED BY

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC





# JENSEN BEACH AUTO VAULT LUXURY STORAGE

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# PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exciting new development of a premiere storage community of 35 units located in Jensen Beach, Florida. Jensen Beach Auto Vault Luxury Storage will be the first of its kind facility in the area for storing automobiles, luxury coaches, and other high value assets.

Situated on about 3.7 acres of land; some of the site amenities will include: gate with high perimeter fence, security cameras, multiple electric outlets and overhead lights, A/C , and many other state of the art features.

With its perfect climate, natural beauty and warm hospitality, Jensen Beach and Hutchinson Island offer lots of things to do — great fishing spots, popular events, challenging golf courses, wonderful dining choices, quality lodging facilities, and unlimited shopping opportunities from a regional mall, to unique boutiques and art galleries.

Minutes away from the beaches, 45 minutes away from the Palm Beach Airport, 90 minutes from Fort Lauderdale International Airport, and almost two hours from Orlando International Airport.





# PROPERTY DETAILS

## OFFERING

### PRICING

28' X 40' UNITS	\$199,000
28' X 45' UNITS	\$223,000
28' X 50' UNITS	\$242,000
28' X 90' UNITS	\$446,000

**CONDO DUES\*** \$142.00/mo.

*\*Condo dues include insurance, landscaping, house utilities, garbage, security, repairs, and reserves.*

## PROPERTY SPECIFICATIONS

**UNIT SIZE(S)** 1,120 sf | 1,260 sf | 1,400 sf | 2,520 SF

**TOTAL UNITS** 35

**LOT SIZE** 3.7 acres

**PROJECTED COMPLETION** Winter 2019

**ZONING** LI

**LAND USE** Industrial

**PARCEL ID** 28-37-41-020-000-00020-9



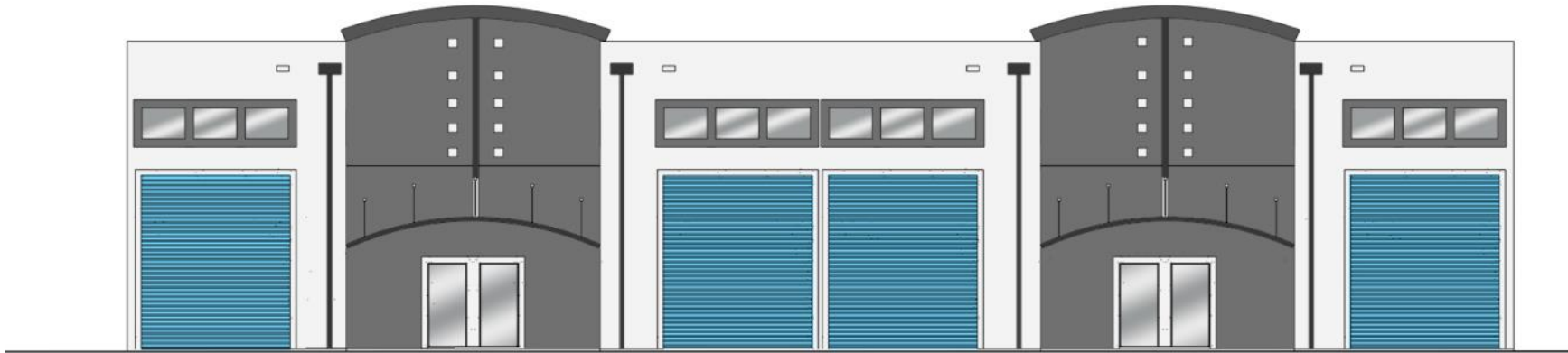
# PROPERTY OVERVIEW



 ACCESS	Pop Tilton Place NE Industrial Blvd.
 TRAFFIC COUNTS	8,300 ADT
 IMPROVEMENTS	35 units 1,120 sf - 2,520 sf
 PARKING	Open
 COMPLETION YEAR	Winter 2019
 PARCEL	28-37-41-020-000-00020-9
 ZONING	LI

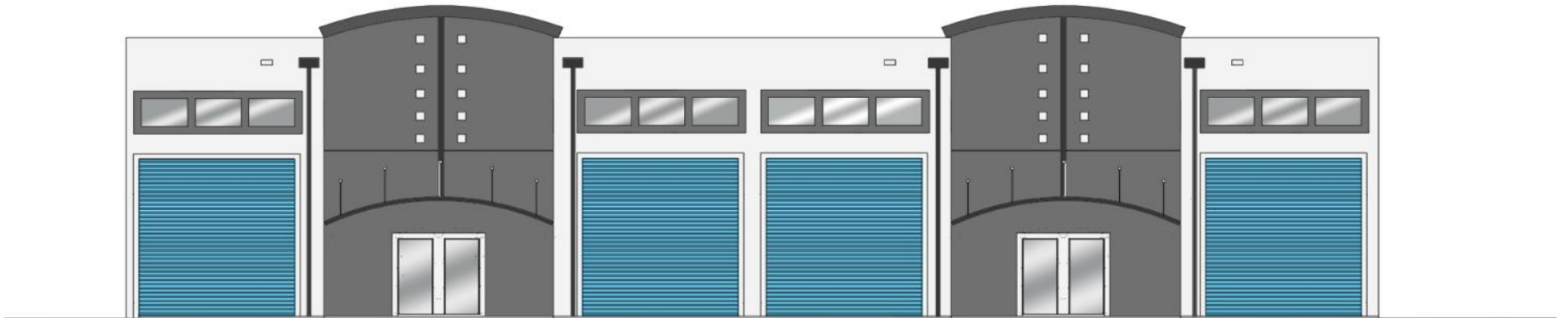


# FRONT ELEVATION BLDG 1 & 2



ELEVATION WEST

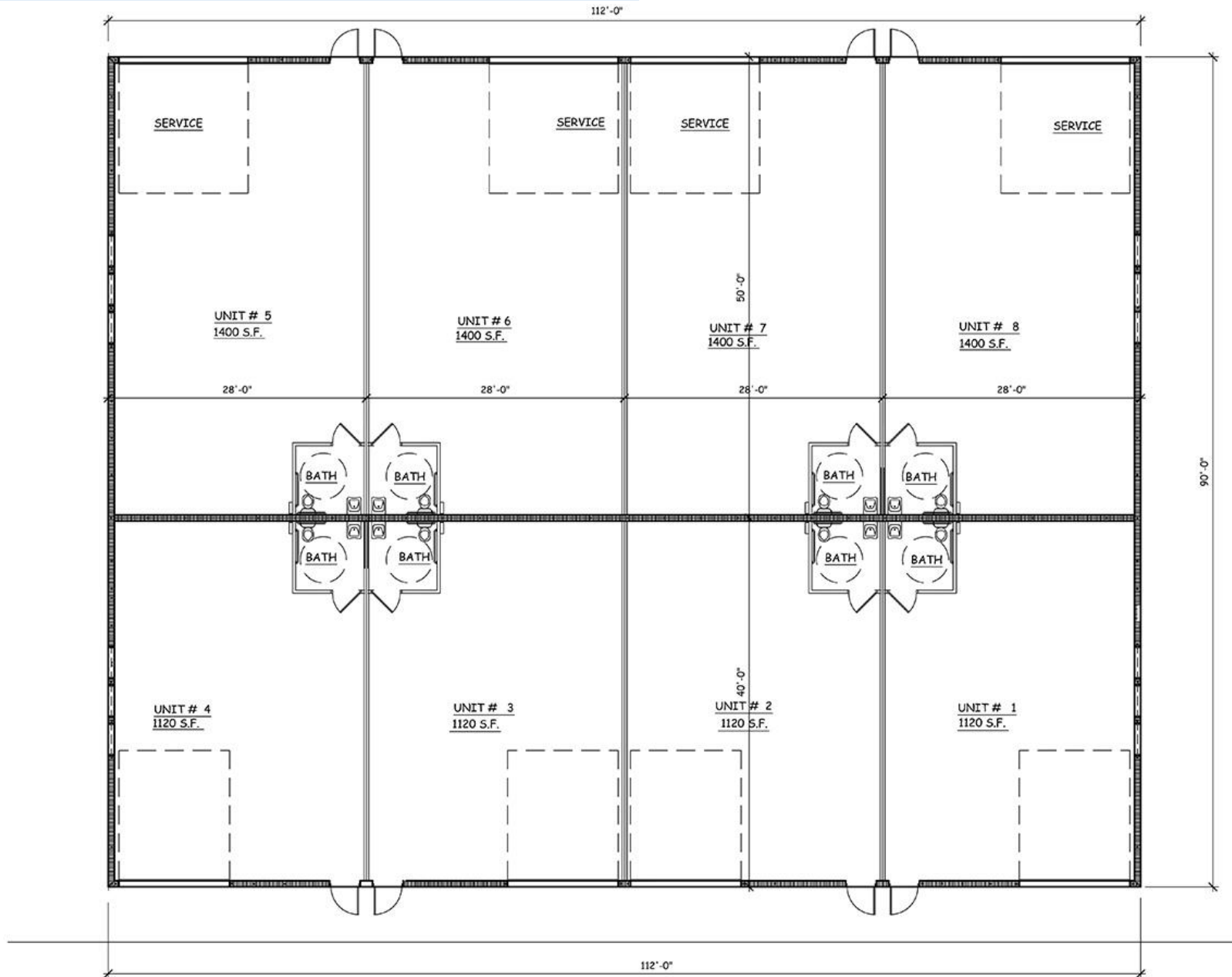
3/16"=1'-0"



ELEVATION EAST

3/16"=1'-0"

# FLOOR PLAN BLDG 1 & 2







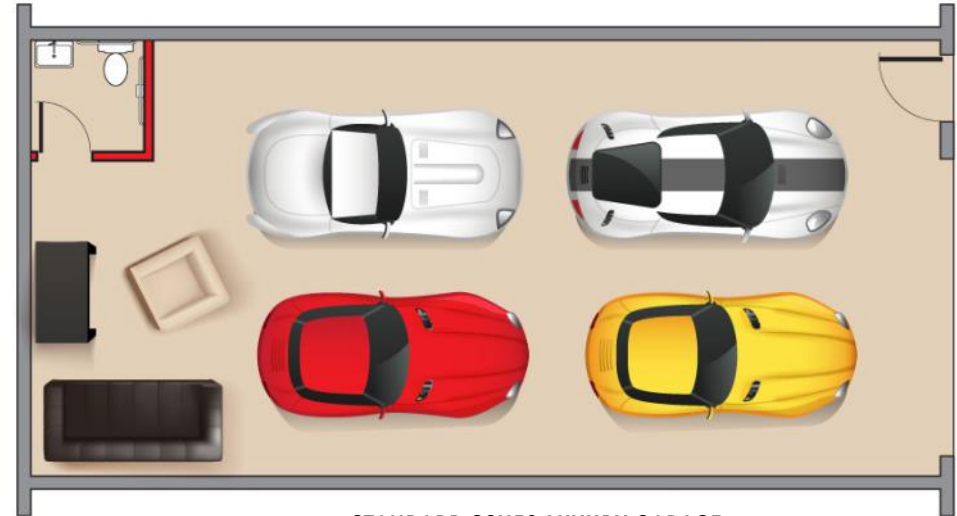
# UNIT AMENITIES

Need space? Of course you do. And at Jensen Beach Auto Vault your garage space is whatever you want it to be. Our most popular option is a generous 28' X 50' garage that you can appoint, decorate, furnish and equip to your heart's content, from mild to wild or anything in between.

Most garage owners like to start slow and easy with a minimalist approach, a half bath, ready-to-use or roughed in for later, and an industrial size sink. From there the sky's the limit and Jensen Beach Auto Vault is ready, willing and able to fulfill whatever custom-garage dream you may have.

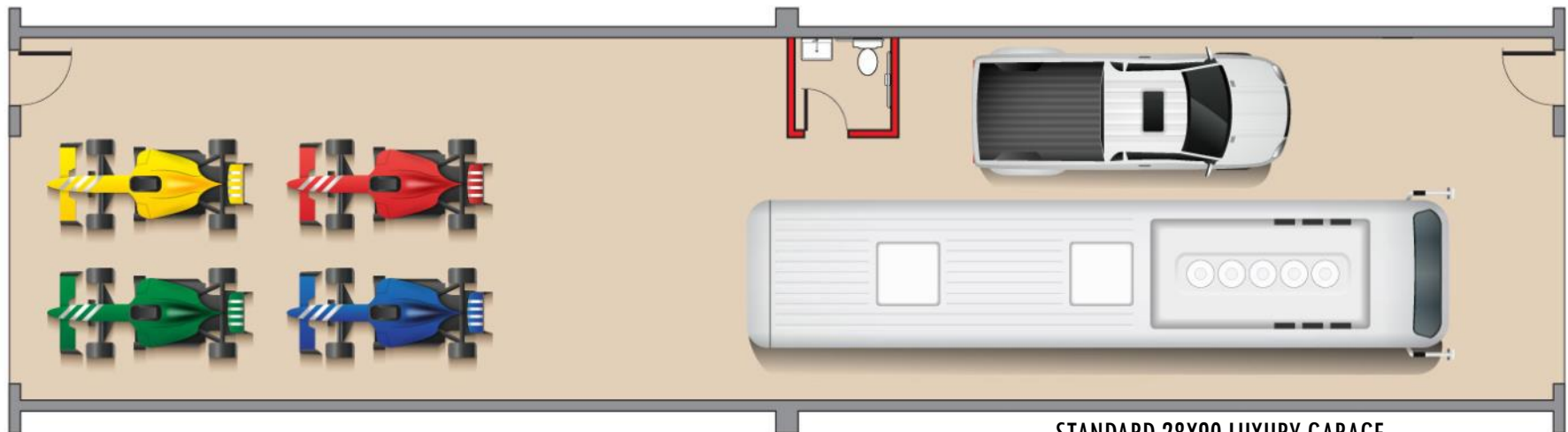
Perhaps you have more than just one collector car, one vintage motorcycle or a single jet ski. Maybe a full size RV as well. No problem. Our 28' X 90' garage offers you enough room to store them all with the same custom flexibility.

Your Jensen Beach Auto Vault luxury garage space is quality constructed with insulated walls and ceilings, climate control capable, pre-wired for Internet and TV, 120V receptacles and a 14' X 14' electric garage door. It's exactly what you need to create exactly what you want, with no compromise.



**STANDARD 28X50 LUXURY GARAGE**

*(All options are available for every size Luxury Garage)*



**STANDARD 28X90 LUXURY GARAGE**

*(All options are available for every size Luxury Garage)*



# SITE RENDERING\*



# SITE DETAILS

- New construction
- 35 units vary in size up to 50' depth and larger, with 20' clear ceiling height
- Large aisles for easy maneuvering of motorhomes, 5th wheels or trailered boats
- 50 amp dedicated RV electrical outlet in each unit (individually metered)
- Concrete construction
- Insulated walls and ceilings
- Secure, private and convenient
- Not in a noisy/dirty industrial park
- Security lights and cameras
- Cable/internet connections/conduit (great for security)
- Heavy duty motorized, insulated steel sectional door. 14' x 14' roll up doors
- Windows in every unit for natural light
- Sprinklers
- Built to new Hurricane code





# INVESTMENT HIGHLIGHTS

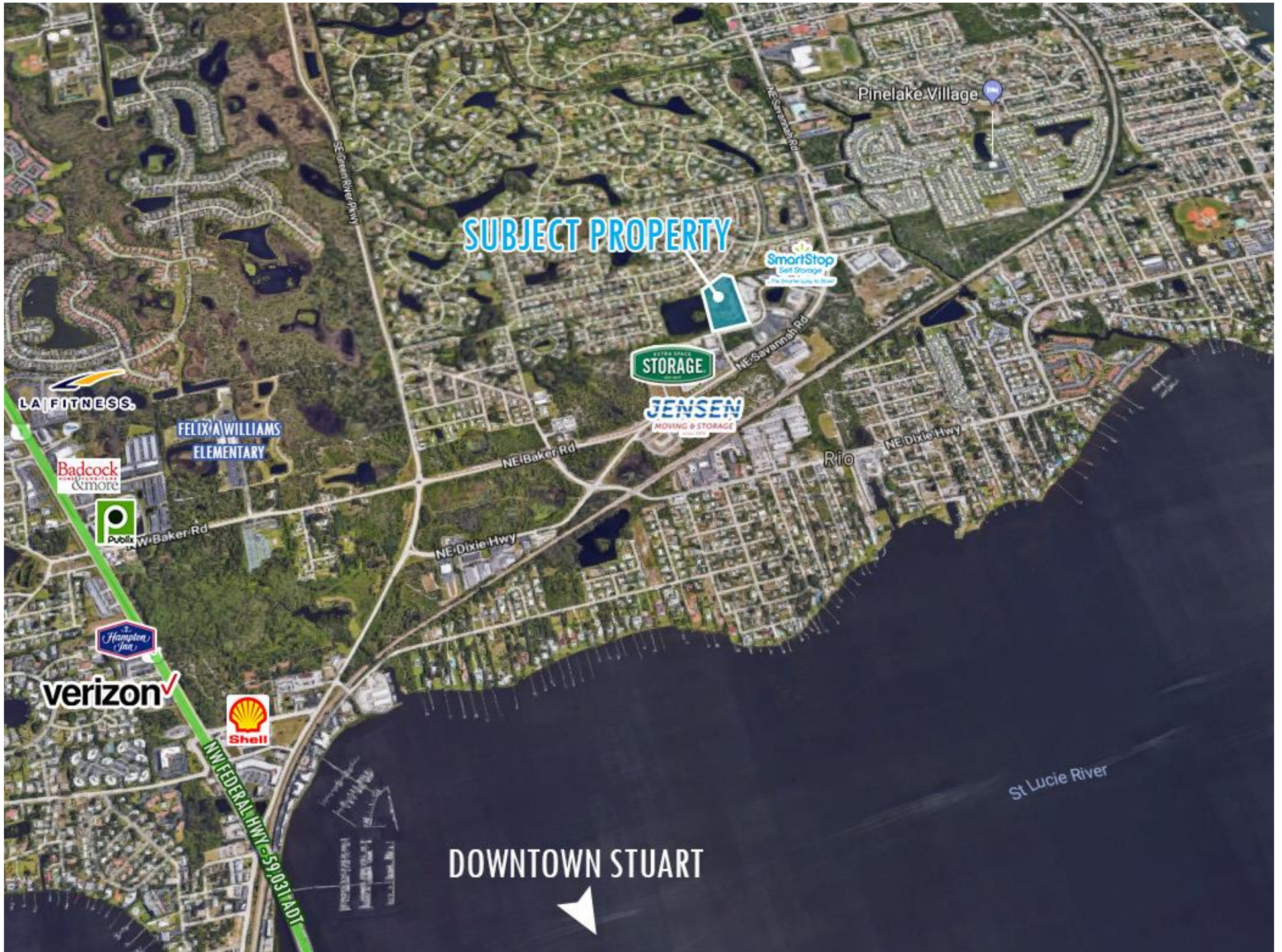
- Own your real estate.
- Earn equity with appreciation.
- Rent out your unit. Create income.
- Optional private restroom.
- Optional storage loft.
- Multiple electric outlets. 240/120 125 amp service.
- Bright interior overhead LED lighting.
- Air conditioning.
- 24/7 access.



# LAND CLEARED AS OF JULY 2019







# AREA DEMOGRAPHICS

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	5,222	1 Mile	\$70,837	1 Mile	47.30
3 Mile	33,576	3 Mile	\$80,745	3 Mile	48.20
5 Mile	90,883	5 Mile	\$81,018	5 Mile	48.00
2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	5,579	1 Mile	\$52,311	1 Mile	51.90
3 Mile	35,813	3 Mile	\$48,689	3 Mile	52.70
5 Mile	97,887	5 Mile	\$53,893	5 Mile	52.30