

FOR LEASE

\$12.00/sf

Flex Warehouse Building

1265 NE Savannah Road, Jensen Beach FL 34957



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Property Details

Flex Warehouse Building

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LEASE RATE	\$12.00/sf
SPACES AVAILABLE	2,340 sf 4,200 sf 6,540 sf
BUILDING TYPE	Industrial
ACREAGE	0.15 AC + 0.02 AC lot
FRONTAGE	+/- 500'
TRAFFIC COUNT	8,500 ADT
YEAR BUILT	2008
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	IPUD - Stuart
LAND USE	Industrial
UTILITIES	Martin County Water/Sewer
PARCEL ID	28-37-41-014-000-00270-0

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- Excellent warehouse building located in the Industrial Park at Avonlea.
- Site features an open floor warehouse space with a 200 sf office area, two 16 ft. roll up doors, 24 ft. ceiling height, in addition to a 0.02 AC yard space.
- Ideal for a single tenant with option to split between two tenants.
- Only minutes away from US Highway 1.



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	3,983	1 Mile	\$68,558	1 Mile	48.70
3 Mile	41,857	3 Mile	\$75,397	3 Mile	47.10
5 Mile	100,277	5 Mile	\$77,298	5 Mile	47.30

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	4,190	1 Mile	\$55,849	1 Mile	53.70
3 Mile	45,189	3 Mile	\$52,100	3 Mile	51.20
5 Mile	108,257	5 Mile	\$55,920	5 Mile	51.40

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Zoning Information

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Land Use	IPUD
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	A
Boat building, outdoors	A
Boat storage, dry	A
Dry cleaning plant	A
Farm equipment and supply sales establishments, including open storage	A
Repair services	A
Retail, intensive sales	A
Retail, non-intensive sales and service	A
Industrial, high-impact	A
Industrial, low-impact *within enclosed facility	A
Industrial parks, planned (refer to supplemental standards in section 2.06.07)	A
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	A
Truck terminals	A
Storage yards	A

Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale and distribution	A
Commercial nursery/tree farm	A
Community gardens (refer to supplemental standards in section 2.06.08)	A
Urban farms (refer to supplemental standards in section 2.06.08)	A

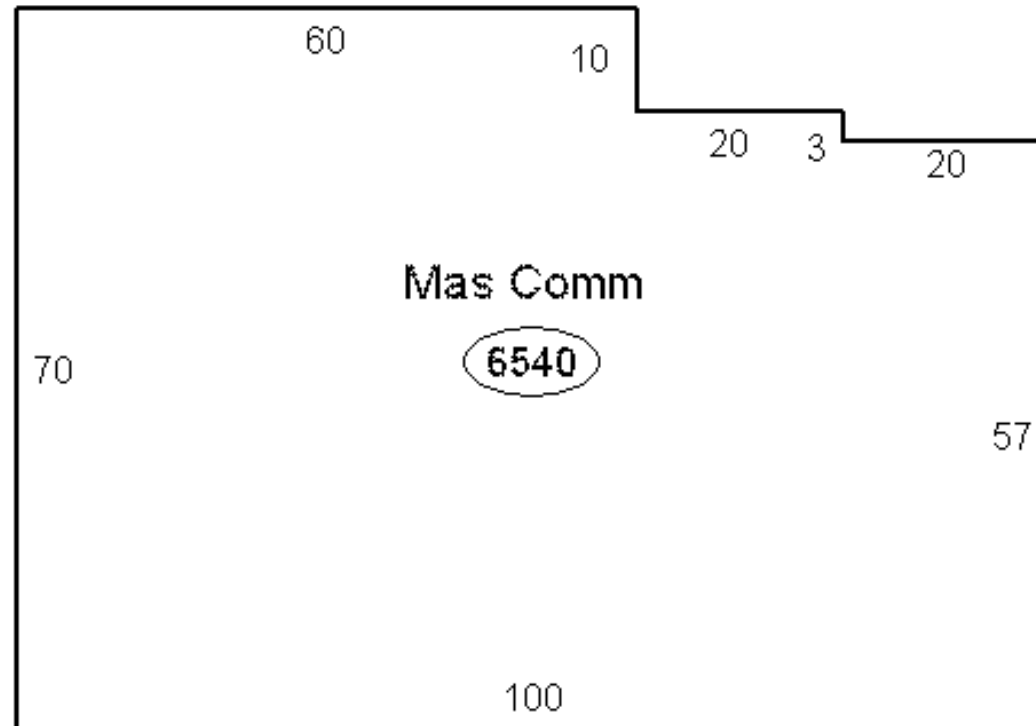
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BLDG SPANS LOTS 27(LT) - 31(RT)
EACH LOT IS 20' WIDE

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Trade Area Map

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