

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Industrial Park Office Unit

1045 NE Industrial Blvd. Jensen Beach FL 34957



For Lease
\$1,000/mo.

Listing Agent:
Jeremiah Baron
772-528-0506
jbaron@commercialrealestatellc.com

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

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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Property Details

Location:	1045 NE Industrial Blvd. Jensen Beach FL 34957
Lease Rate:	\$1,000/mo.
Lease Space:	1,000 SF
Building Type:	Industrial
Acreage:	.64 AC
Frontage:	101'
Traffic Count:	7,700 average daily traffic
Year Built:	1999
Construction Type:	CBS
Parking Spaces:	Plenty
Zoning:	LI - Limited Industrial
Land Use:	Industrial
Utilities:	Undisclosed

Great space available for lease located in Pop Tilton's Industrial Park. Space features a roll-up bay door, office space, bathrooms, and work area for light manufacturing. Ideal for an auto-related or manufacturing business looking for office space.



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Property Demographics

2013 Demographics

Population (Daytime)

1 mile	10,421
3 mile	48,232
5 mile	100,898

Average Household Income

1 mile	\$66,973
3 mile	\$66,504
5 mile	\$70,848

Median Age

1 mile	49
3 mile	51
5 mile	52

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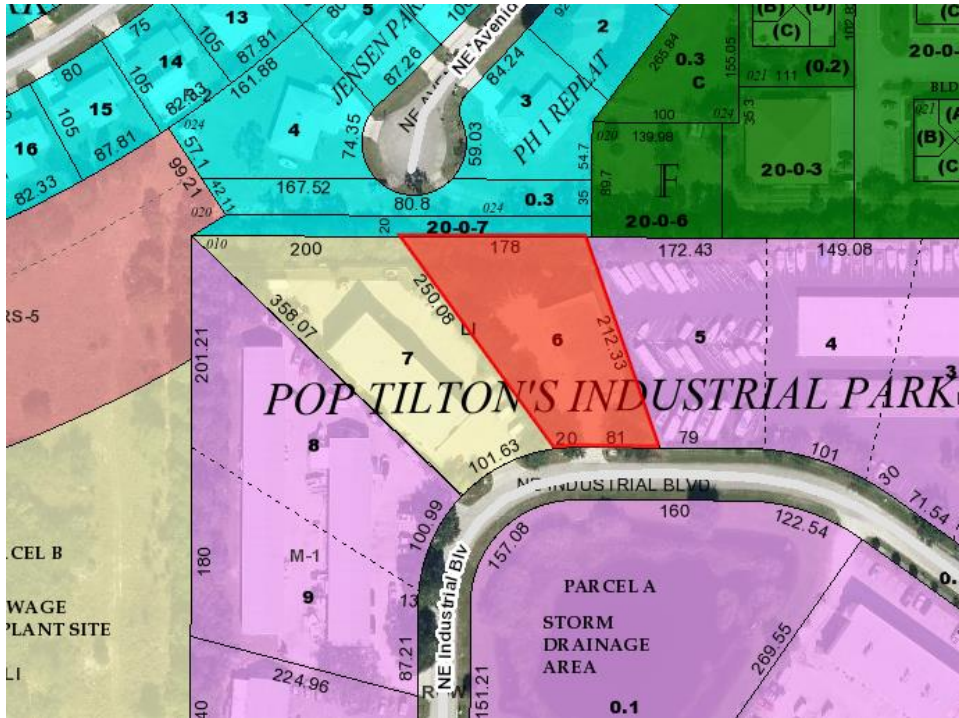
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Zoning & Future Land Use Map



 LI (Limited Industrial District)

LI - Limited Industrial District

The CG district is to encourage the development of intensive commercial uses providing a wide range of goods and services, with access from a collector or arterial street and services a consumer market of at least a three mile radius.

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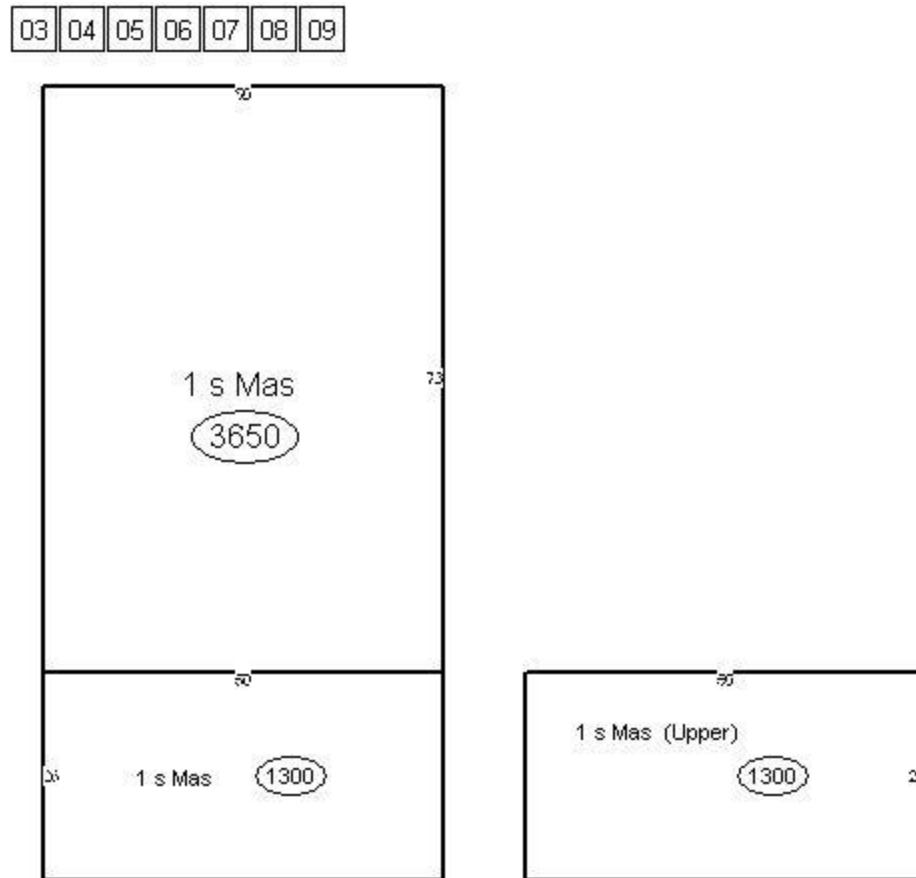
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Floor Plan



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Additional Photos



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Property Aerial



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