

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Warehouse w/ Office

1265 NE Savannah Road, Jensen Beach FL 34957



For Sale
\$699,000

Listing Agent:
Matt Crady
772-260-1655
mcrady@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:	1265 NE Savannah Road, Jensen Beach FL 34957
Price:	\$699,000
Building Size:	6,540 SF
Building Type:	Industrial
Acreage:	.15 AC
Frontage:	+/- 500'
Traffic Count:	+/- 14,106 average daily traffic
Year Built:	2008
Construction Type:	CBS
Parking Spaces:	Plenty
Zoning:	IPUD - Stuart
Land Use:	Industrial
Utilities:	Undisclosed

Excellent warehouse building located in the Industrial Park at Avonlea. Property features open floor warehouse space with a 200 SF office area. Currently occupied with a long term lease in place. Buyer has the option to own, occupy, or renew lease to the current tenants. Located on Savannah Road, easily accessible from NW Federal Highway.



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Property Demographics

2016 Demographics

Total Population

1 mile	5,098
3 mile	36,230
5 mile	93,943

Average Household Income

1 mile	\$73,390
3 mile	\$69,214
5 mile	\$73,814

Average Age

1 mile	44.70
3 mile	47.30
5 mile	48.00

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Zoning Information

IPUD - Industrial Uses

Public Service (P), Industrial (I), Hospital (H) and PUD Districts Uses	P	I	A-1	H	PSPUD	IPUD
Adult businesses (refer to supplemental standards in Section 2.06.11)		CU				A
Automobile repair services, major and minor (refer to supplemental standards in Section 2.06.06)		P				A
Boat building, outdoors		P				A
Boat storage, dry		P				A
Religious institutions	P				A	
Governmental buildings	P	P			A	A
Cold storage		P				A
Commercial nursery or tree farm		P				A
Community centers	P				A	
Community garden (refer to supplemental standards in Section 2.06.08)	P	P		P	A	A
Drycleaning plants		P				A
Farm equipment and supplies sales establishment, including open storage		P				A
Gasoline or other motor fuel stations, including tank farms		P				A
Golf course	A				A	
Hospital (new hospital construction shall not exceed over 45 feet in height) 1				P		
Hospital auxiliary uses (within main hospital or freestanding building) 2				P		
Industrial, high-impact		P				A
Industrial, low-impact		P				A
Libraries	P				A	
Museums	P				A	
Newspaper or publishing plants		P				A
Pain management clinics (refer to supplemental standards in Section 2.06.16)				CU		
Places of public assembly	P					
Planned industrial parks (refer to supplemental standards in Section 2.06.07)		P				A
Public facilities and services	P	P	P	P	A	A
Public parks	P	P	P	P	A	A
Public utilities ³	P	P	P	P	A	A
Radio and/or television broadcast stations	P				A	
Railroad freight stations/terminals		P				A
Repair services		P				A
Retail, intensive and non-intensive		CU				A

Public Service (P), Industrial (I), Hospital (H) and PUD Districts Uses	P	I	A-1	H	PSPUD	IPUD
Schools – private, parochial at the elementary, junior high, or technical level	P				A	
Shooting range, indoor (refer to supplemental standards in Section 2.06.16)		P				A
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in an enclosed building		P				A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in Section 2.06.12)	CU	CU			A	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)	P	P			A	A
Storage yards		P				A
Swimming pools	P				A	
Telecommunication towers (refer to supplemental standards in Section 2.06.12)		CU				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)	CU				A	
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)	P				A	
Truck terminals		P				A
Urban farm (refer to supplemental standards in Section 2.06.08)		P				A
Warehouse, general storage		P				A
Warehouse, mini-storage		P				A
Warehouse, wholesale or distribution		P				A

Footnotes:

P - Use Permitted By Right; subject to all other applicable requirements of the Code.

CU - Use Permitted as a Conditional Use by approval of a Major Conditional Use Approval through public hearing process

A - Allowed through city commission public hearing process

☐ Prohibited

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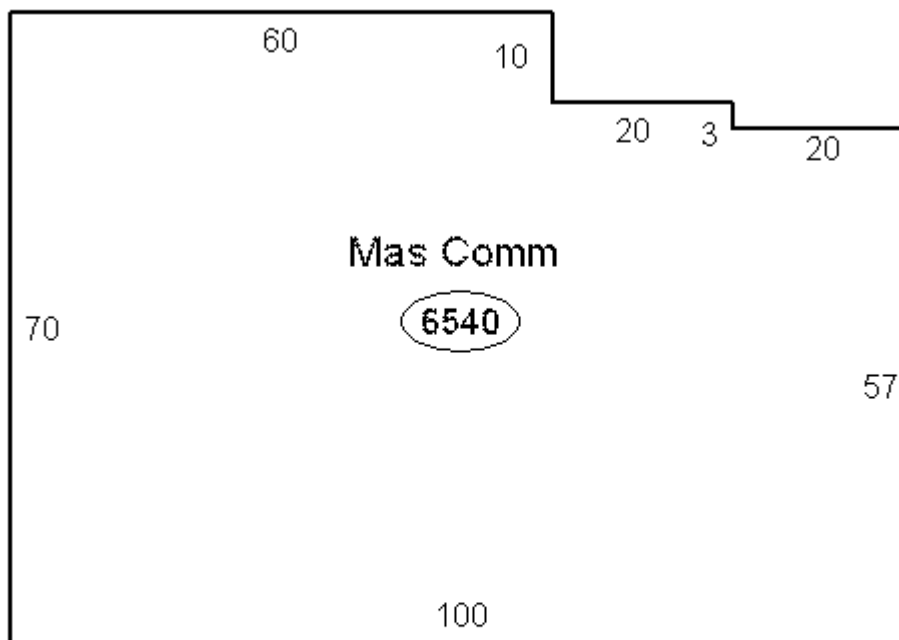
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Floor Plan



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

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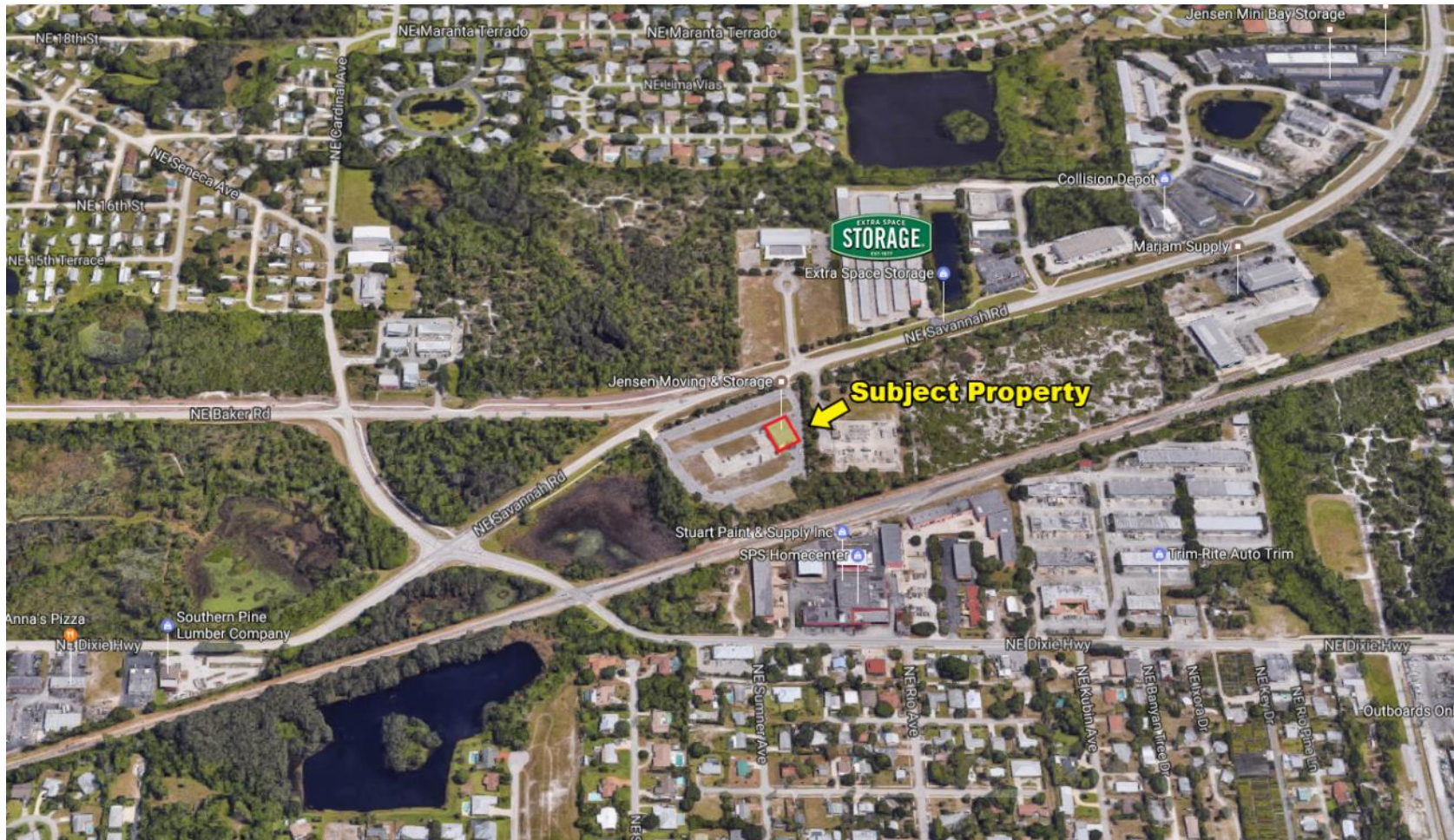
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Property Aerial



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