

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Industrial Park Unit

1235 NE Savannah Road, Jensen Beach FL 34957

**CONSTRUCTION COMPLETE**



**For Sale**  
**\$257,600**

Listing Agent:  
**Matt Crady**  
**772-260-1655**  
[mcrady@commercialrealestatellc.com](mailto: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

|                        |   |
|------------------------|---|
| <b>Location:</b>       | 1235 NE Savannah Road, Jensen Beach FL 34957  |
| <b>Price:</b>          | \$257,600   |
| <b>Unit Size:</b>      | 2,800 SF  |
| <b>Ceiling Height:</b> | 21'   |
| <b>Building Size:</b>  | 11,200 SF   |
| <b>Building Type:</b>  | Industrial  |
| <b>Acreage:</b>        | 2.60 AC   |
| <b>Traffic Count:</b>  | 14,846 average daily traffic  |
| <b>Zoning:</b>         | IPUD - Industrial Planned Unit Development<br>Fully Approved and Permit Ready             |
| <b>Land Use:</b>       | Light Industrial  |
| <b>Utilities:</b>      | T1 Cable Ready - High Speed Internet Available<br>Three Phase Electric<br>Fire Sprinklers |

Great opportunity to own a brand new industrial warehouse unit in the Industrial Park at Avonlea. The 11,200 SF industrial building is **now move-in ready**. Located on NE Savannah Road, easily accessible from US Highway 1. Building will feature 14' x 16' High drive in roll down doors, LED lighting, and a 200 SF office and restroom.



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## Construction Progress



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**Property Demographics**

2015 Demographics

**Total Population**

|        |        |
|--------|--------|
| 1 mile | 5,151  |
| 3 mile | 36,543 |
| 5 mile | 93,625 |

**Average Household Income**

|        |          |
|--------|----------|
| 1 mile | \$68,475 |
| 3 mile | \$65,895 |
| 5 mile | \$73,059 |

**Average Age**

|        |    |
|--------|----|
| 1 mile | 44 |
| 3 mile | 47 |
| 5 mile | 47 |

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## Zoning & Future Land Use Map



### **IPUD - Industrial Planned Unit Development**

**Location.** A IPUD may be located anywhere in the city where the area is defined and described “industrial” by the Future Land Use Element of the City of Stuart’s comprehensive plan and which is of suitable character and compatible with surrounding uses as determined by the City Commission.

**Minimum size.** The minimum size of an IPUD is one acre.

**Uses permitted in a IPUD district.** The buildings, structures, land and water within a IPUD district may incorporate only those uses identified in the industrial zoning district.

**Industrial PUD standards.** The following standards shall apply to a IPUD district:

- a. **IPUD standards.** IPUD standards regarding circulation, parking, utilities, drainage, open space and other standards shall apply as described in this code except as modified by the city commission as part of the IPUD ordinance.
- b. **Open space.** Not less than 25 percent of the IPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping such as parking area interior landscaping shall not count towards the open space requirement. In the event that less than 25 percent of the IPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.
- c. **Native vegetation.** Excluding wetlands defined by the South Florida Water Management District, not less than 25 percent of the total development site shall remain as undeveloped native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.

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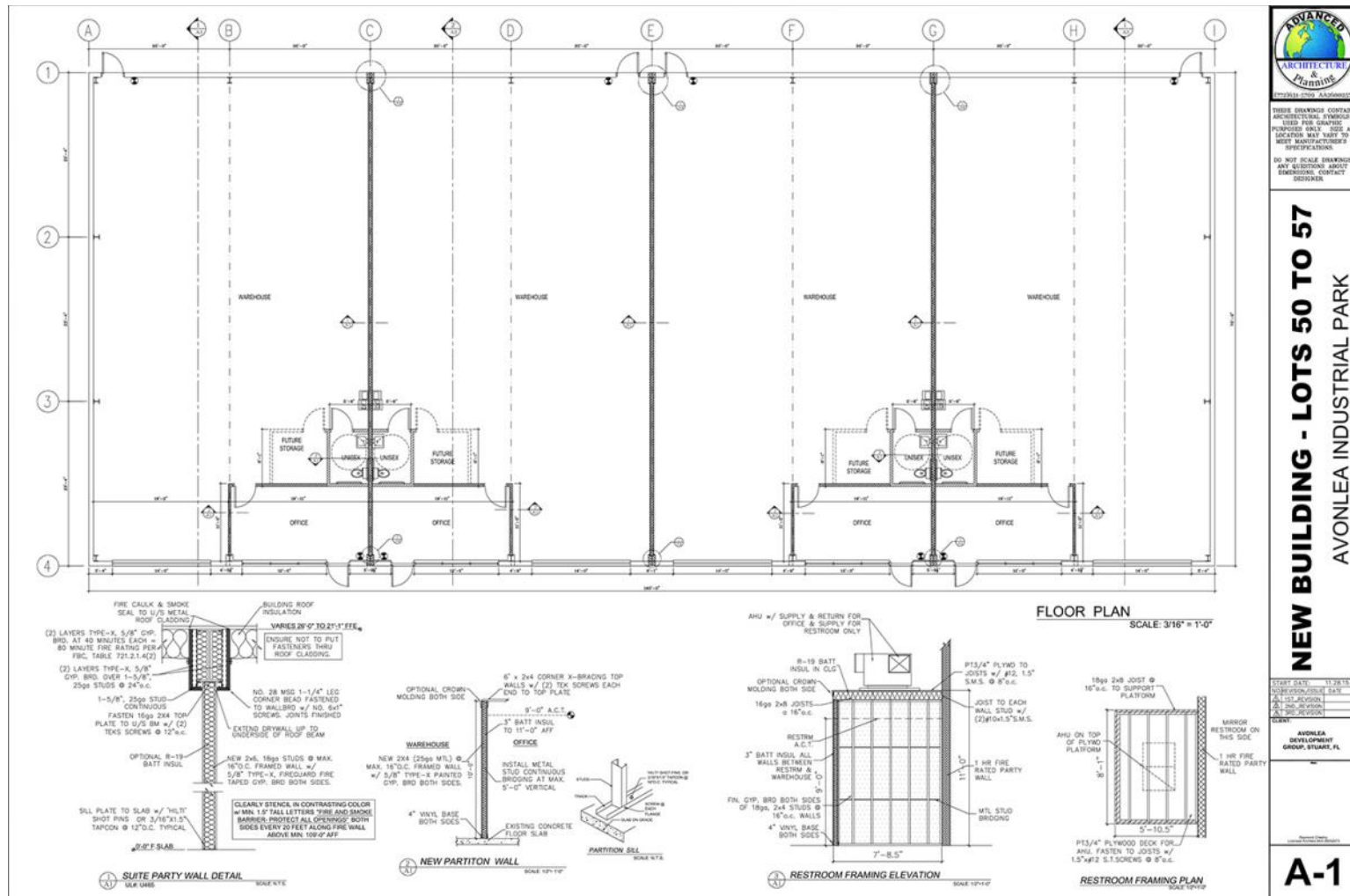
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## Proposed Floor Plan

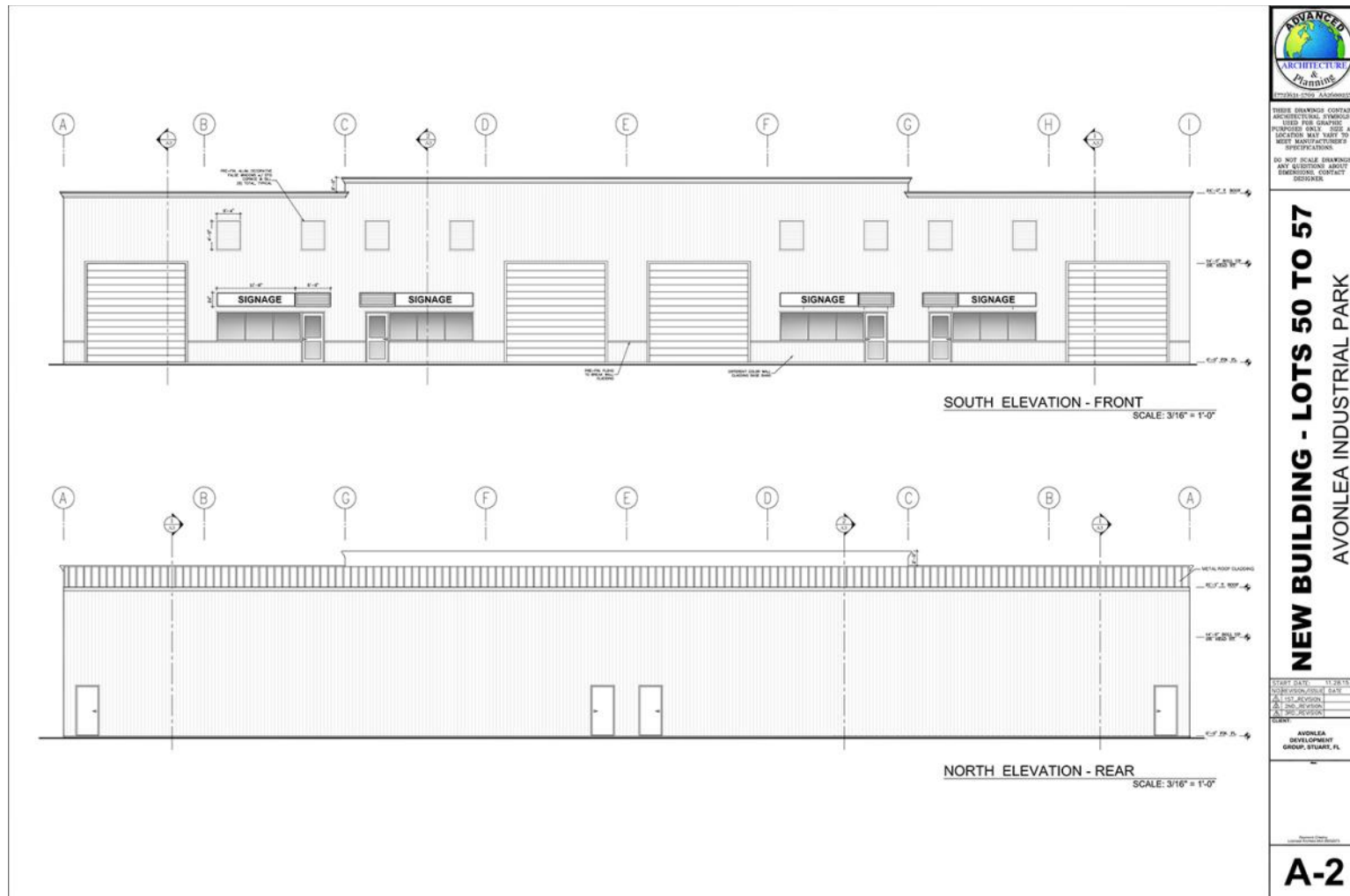


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## Front & Rear Elevation

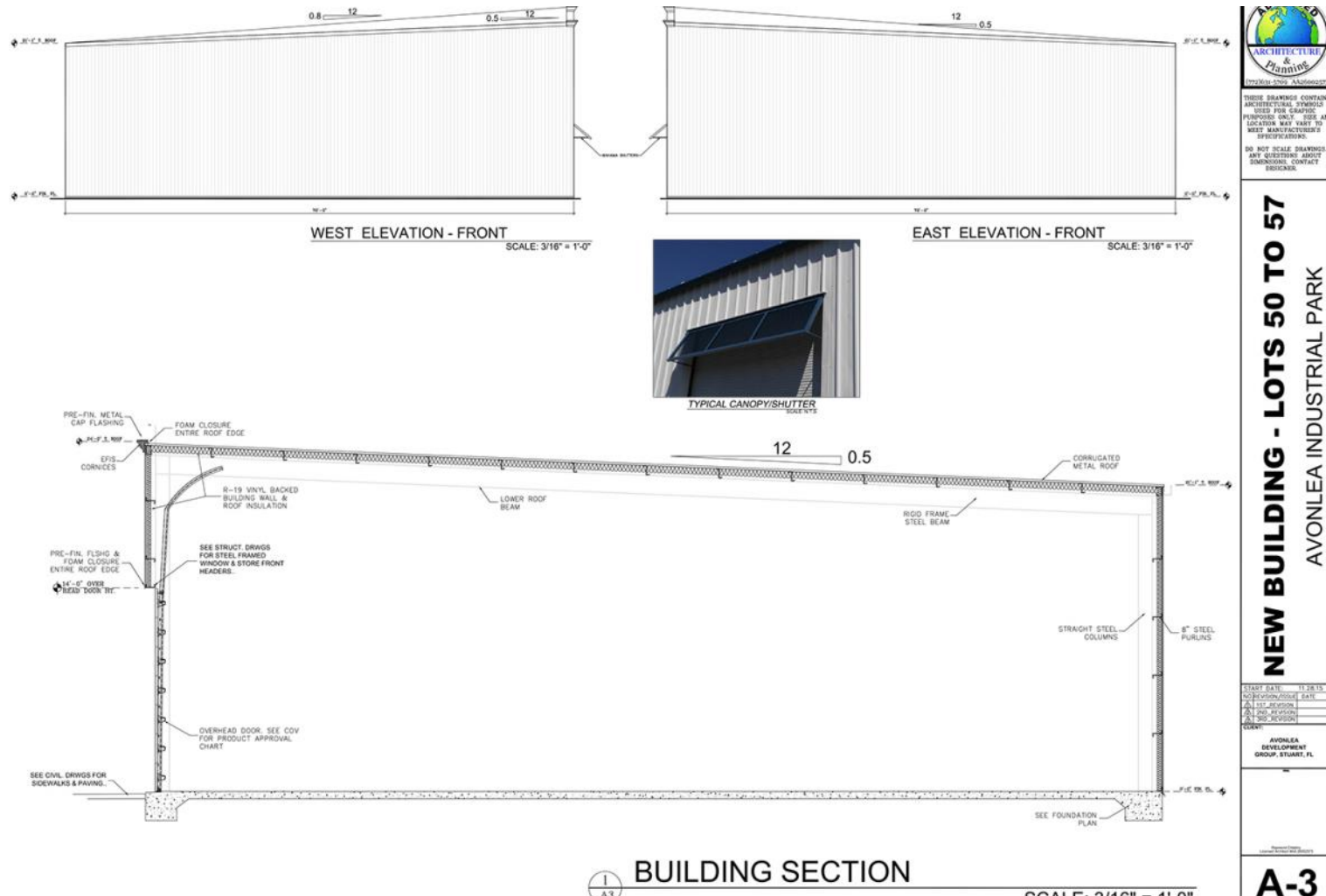


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## West & East Elevation



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