

**FOR SALE**

**\$365,000**

**Industrial Park Unit**

1235 NE Savannah Rd #103, Jensen Beach FL 34957



**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

**Listing Contact:**

Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

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

# Property Details

# Industrial Park Unit

1235 NE Savannah Rd #103, Jensen Beach FL 34957

<b>PRICE</b>	\$365,000
<b>PARCEL ID</b>	28-37-41-014-000-00520-0
<b>UNIT SIZE</b>	(Lot 52-53 Unit 103 ) 2,800 sf
<b>WALL HEIGHT</b>	22'
<b>BUILDING SIZE</b>	11,200 sf
<b>BUILDING TYPE</b>	Industrial
<b>ACREAGE</b>	2.60 AC
<b>TRAFFIC COUNT</b>	8,300 AADT
<b>YEAR BUILT</b>	2016
<b>PARKING SPACE</b>	13 Surface Spaces
<b>ZONING</b>	IPUD
<b>LAND USE</b>	Light Industrial
<b>UTILITIES</b>	T1 Cable Ready- High Speed Internet Available Three Phase Electric , Fire Sprinklers

- Great opportunity to own a 2,800 sf industrial warehouse unit in the Industrial Park at Avonlea.
- Building features 14' x 16' High drive in roll down doors, LED lighting, and a 200 SF office and restroom, high speed internet ready, three phase electricity, and fire sprinklers.
- Located on NE Savannah Road, easily accessible from US Highway 1. and in close proximity to many surrounding businesses.



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## Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	5,031	1 Mile	\$81,622	1 Mile	44.80
3 Mile	37,064	3 Mile	\$71,314	3 Mile	47.20
5 Mile	98,386	5 Mile	\$75,182	5 Mile	48.30

2023 Population Projection		Median Household Income		Median Age	
1 Mile	5,438	1 Mile	\$55,294	1 Mile	49.00
3 Mile	39,790	3 Mile	\$48,325	3 Mile	51.40
5 Mile	106,544	5 Mile	\$53,938	5 Mile	52.50

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# Zoning Information

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Industrial (I) PUD Districts Uses	IPUD
Adult businesses (refer to supplemental standards in section 2.06.11)	A
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	A
Boat building, outdoors	A
Boat storage, dry	A
Religious institutions	
Governmental buildings	A
Cold storage	A
Commercial nursery or tree farm	A
Community centers	
Community garden (refer to supplemental standards in section 2.06.08)	A
Drycleaning plants	A
Farm equipment and supplies sales establishment, including open storage	A
Gasoline or other motor fuel stations, including tank farms	A
Golf course	
Hospital (new hospital construction shall not exceed over 45 feet in height) <sup>1</sup>	
Hospital auxiliary uses (within main hospital or freestanding building) <sup>2</sup>	
Industrial, high-impact	A
Industrial, low-impact	A
Libraries	
Museums	

Newspaper or publishing plants	A
Pain management clinics (refer to supplemental standards in section 2.06.16)	
Places of public assembly	
Planned industrial parks (refer to supplemental standards in section 2.06.07)	A
Public facilities and services	A
Public parks	A
Public utilities <sup>3</sup>	A
Radio and/or television broadcast stations	
Railroad freight stations/terminals	A
Repair services	A
Retail, intensive and non-intensive	A
Schools - private, parochial at the elementary, junior high, or technical level	
Shooting range, indoor (refer to supplemental standards in section 2.06.16)	A
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in an enclosed building	A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	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)	A
Storage yards	A
Swimming pools	
Telecommunication towers (refer to supplemental standards in section 2.06.12)	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)	
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)	
Truck terminals	A
Urban farm (refer to supplemental standards in section 2.06.08)	A
Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale or distribution	A

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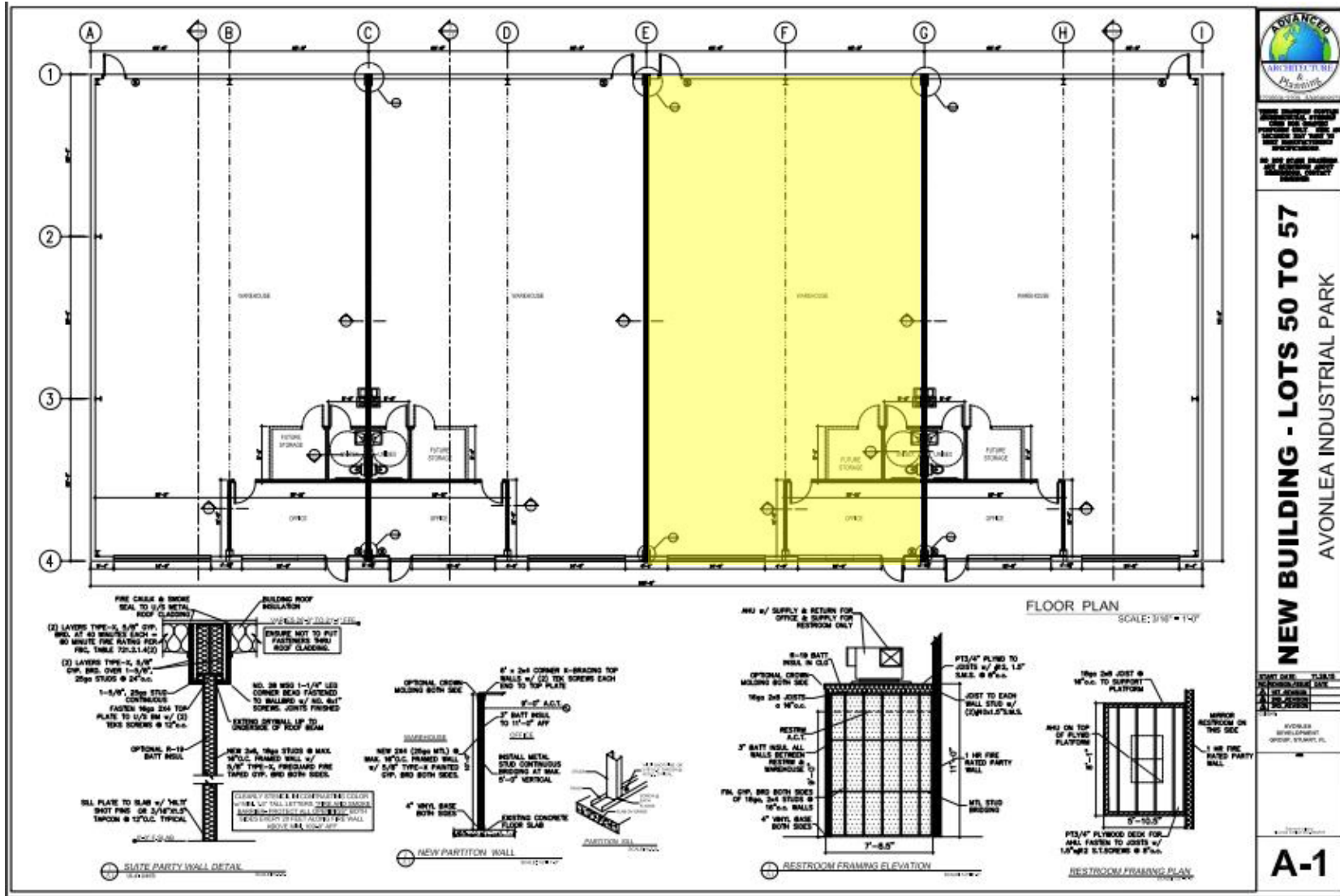
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# Floor Plan

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WE ARE A FULL SERVICE ARCHITECTURAL FIRM WITH OVER 20 YEARS OF EXPERIENCE IN THE COMMERCIAL AND INDUSTRIAL SECTORS. WE OFFER A WIDE RANGE OF SERVICES INCLUDING ARCHITECTURAL DESIGN, PERMITTING, AND CONSTRUCTION ADMINISTRATION.

**NEW BUILDING - LOTS 50 TO 57**  
AVONLEA INDUSTRIAL PARK

DATE: 10/15/2014  
DRAWN: J. BELLAND  
CHECKED: J. BELLAND  
SCALE: AS SHOWN

**A-1**

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# Property Aerial

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