

**FOR LEASE**

\$10.00/sf

**Office/Warehouse Flex Space**

1280 NE Business Park Place, 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

# Office/Warehouse Flex Space

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<b>LEASE RATE</b>	\$10.00/sf gross
<b>UNITS AVAILABLE</b>	
<b>UNIT 103</b>	1,600 sf
<b>UNIT 113-114</b>	+/- 3,200 sf (with option to divide)
<b>BUILDING TYPE</b>	Warehouse
<b>ACREAGE</b>	3.14 AC
<b>FRONTAGE</b>	301'
<b>TRAFFIC COUNT</b>	8,500 ADT from Savannah Road
<b>YEAR BUILT</b>	1989
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	64
<b>ZONING</b>	M-1
<b>LAND USE</b>	Industrial
<b>UTILITIES</b>	Undisclosed
<b>PARCEL ID</b>	27-37-41-000-001-00000-7

- Excellent open floor units available at the Martin County Business Park Center.
- Flexible spaces can be utilized for a wide range of functionality including but not limited to: retail/showroom, wholesale and distributing businesses, light industrial uses, offices, and more.
- Units 113 and 114 can be divided, they also feature a loading dock and restroom.
- Located in an industrial area of Jensen Beach. Easily accessible from US-1 and NE Jensen Beach Blvd.



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# Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	6,627	1 Mile	\$74,538	1 Mile	48.30
3 Mile	33,558	3 Mile	\$77,841	3 Mile	48.40
5 Mile	90,349	5 Mile	\$76,219	5 Mile	47.50

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	7,015	1 Mile	\$56,265	1 Mile	53.20
3 Mile	35,943	3 Mile	\$53,056	3 Mile	53.00
5 Mile	97,741	5 Mile	\$54,994	5 Mile	51.70

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# Zoning Information

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## Sec. 3.420. - M-1 Industrial District.

3.420.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
  - a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
  - b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than nonpowered hand tools, or processes producing high frequency vibrations shall be permitted.
  - c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
  - d. No processes which emit an odor nuisance beyond the real property boundary shall be permitted. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
  - e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.
  - f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
  - g. Operations creating glare shall be so shielded that the glare cannot be seen

from outside the real property boundary.

h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.

3. Manufacture of the following:

- Brooms and brushes
- Candy
- Cigars, cigarettes or snuff
- Cosmetics and toiletries, except soap
- Clothing and hats
- Ceramic products, electrically fired
- Candles
- Dairy products
- Electronic devices
- Ice cream
- Jewelry
- Leather goods and luggage
- Optical equipment
- Orthopedic and medical appliances
- Pottery, electrically fired
- Perfume
- Pharmaceutical products
- Precision instruments
- Plastic products, except pyroxylin
- Paper products and cardboard products
- Silverware
- Spices and spice packing
- Stationery
- Shoes
- Televisions, radios and phonographs

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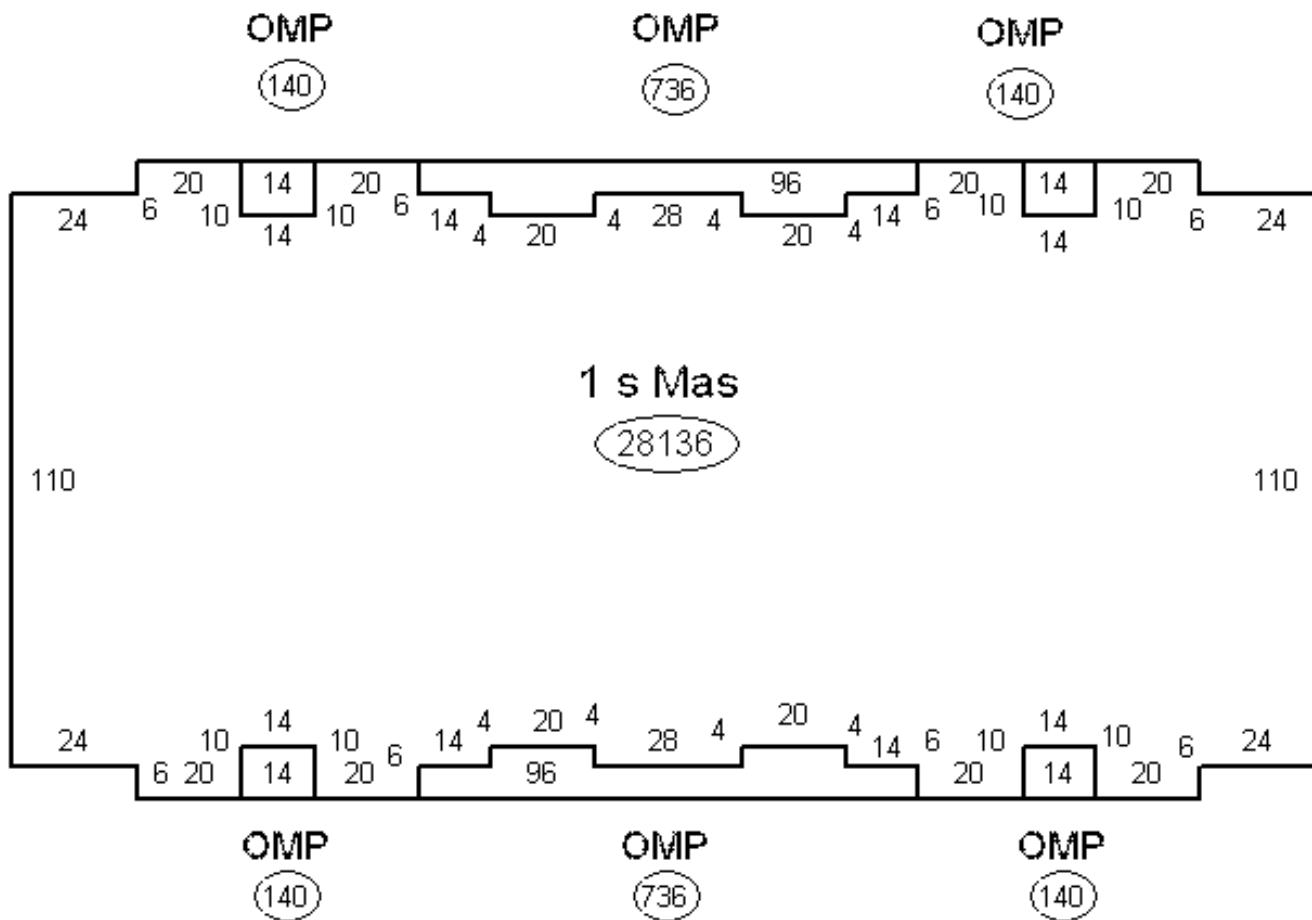
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# Building Sketch

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# Trade Area Map

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