

FOR SALE

\$130.00/sf

Flex Warehouse Building

1265 NE Savannah Road, Jensen Beach FL 34957



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Property Details

Flex Warehouse Building

1265 NE Savannah Road, Jensen Beach FL 34957

PRICE	\$130.00/sf
UNITS AVAILABLE	2,340 sf 4,200 sf 6,540 sf
BUILDING TYPE	Industrial
ACREAGE	0.15 AC
FRONTAGE	+/- 500'
TRAFFIC COUNT	8,500 ADT
YEAR BUILT	2008
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	IPUD - Stuart
LAND USE	Industrial
UTILITIES	Martin County Water/Sewer
PARCEL ID	28-37-41-014-000-00270-0

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Excellent warehouse building located in the Industrial Park at Avonlea.
- Site features an open floor warehouse space with a 200 sf office area, two 16 ft. roll up doors, and a 24 ft. ceiling height.
- Optional 0.02 AC yard space also available.
- Easily accommodates two tenants; current tenant is on a month-to-month basis.
- Great owner/user opportunity or investment deal.
- Only minutes away from US Highway 1.



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Property Demographics

Flex Warehouse Building

1265 NE Savannah Road, Jensen Beach FL 34957

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	3,983	1 Mile	\$68,558	1 Mile	48.70
3 Mile	41,857	3 Mile	\$75,397	3 Mile	47.10
5 Mile	100,277	5 Mile	\$77,298	5 Mile	47.30

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	4,190	1 Mile	\$55,849	1 Mile	53.70
3 Mile	45,189	3 Mile	\$52,100	3 Mile	51.20
5 Mile	108,257	5 Mile	\$55,920	5 Mile	51.40

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Zoning Information

Flex Warehouse Building

1265 NE Savannah Road, Jensen Beach FL 34957

Land Use	IPUD
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	A
Boat building, outdoors	A
Boat storage, dry	A
Dry cleaning plant	A
Farm equipment and supply sales establishments, including open storage	A
Repair services	A
Retail, intensive sales	A
Retail, non-intensive sales and service	A
Industrial, high-impact	A
Industrial, low-impact *within enclosed facility	A
Industrial parks, planned (refer to supplemental standards in section 2.06.07)	A
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	A
Truck terminals	A
Storage yards	A

Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale and distribution	A
Commercial nursery/tree farm	A
Community gardens (refer to supplemental standards in section 2.06.08)	A
Urban farms (refer to supplemental standards in section 2.06.08)	A

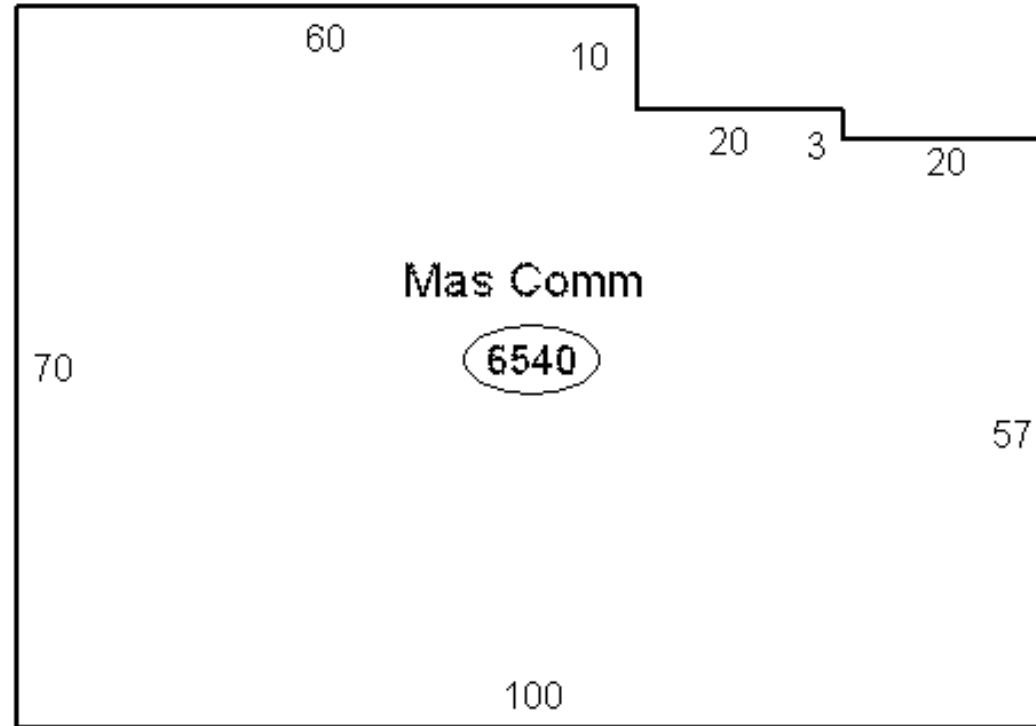
Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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



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

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Trade Area Map

Flex Warehouse Building

1265 NE Savannah Road, Jensen Beach FL 34957



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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