



# JENSEN BEACH AUTO VAULT RV & AUTO STORAGE

861 NE INDUSTRIAL BLVD. JENSEN BEACH FL 34957

3.7 ACRES | 35 UNITS | 1,120 - 2,520 SF

EXCLUSIVELY MARKETING BY

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC





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# PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present the newly built premiere storage facility in Jensen Beach, FL. The site has two completed buildings with more to come! Jensen Beach Auto Vault Storage is the first of its kind facility in the area for storing automobiles, luxury coaches, and other high value assets.

Situated on about 3.7 acres of land; some of the site amenities include: gate with high perimeter fence, security cameras, multiple electric outlets and overhead lights, A/C , and many other state of the art features.

With its perfect climate, natural beauty and warm hospitality, Jensen Beach and Hutchinson Island offer lots of things to do — great fishing spots, popular events, challenging golf courses, wonderful dining choices, quality lodging facilities, and unlimited shopping opportunities from a regional mall, to unique boutiques and art galleries.

Minutes away from the beaches, 45 minutes away from the Palm Beach Airport, 90 minutes from Fort Lauderdale International Airport, and almost two hours from Orlando International Airport.





# PROPERTY DETAILS

## OFFERING

SIZE(S)	UNITS AVAILABLE	PRICING
28' X 40' UNITS	FOUR LEFT	\$194,000
28' X 45' UNITS	13 AVAILABLE	\$214,000
28' X 50' UNITS	ONE LEFT	\$304,000
28' X 90' UNITS	ONE LEFT	\$451,000

UNITS 9-12 IN BUILDING 2 FEATURE A 14X12 ROLL-UP DOOR, ALL OTHERS HAVE A 14X13 ROLL-UP DOOR

## OVERSIZED UNITS

UNIT NO.	SIZE	PRICING
18	1,925 SF	\$314,000
22	2,430 SF	\$394,000

**CONDO DUES\*** \$2.02/sf mo.

*\*Condo dues include insurance, landscaping, house utilities, garbage, water, security, repairs, and reserves.*

## PROPERTY SPECIFICATIONS

UNIT SIZE(S)	1,120 sf   1,260 sf   1,400 sf   1,925 SF   2,430 SF   2,520 SF
TOTAL UNITS	35
LOT SIZE	3.7 acres
PROJECTED COMPLETION	Phase 1 - Completed Phase 2 - 3rd Quarter 2020 Phase 3 - 4th Quarter 2020
ZONING	LI
LAND USE	Industrial
PARCEL ID	28-37-41-020-000-00020-9



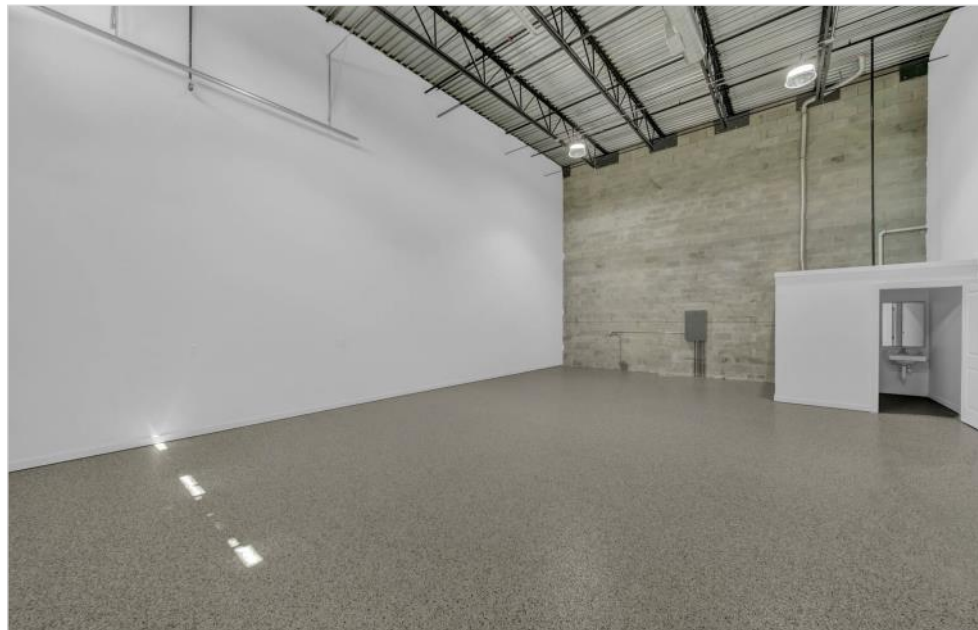
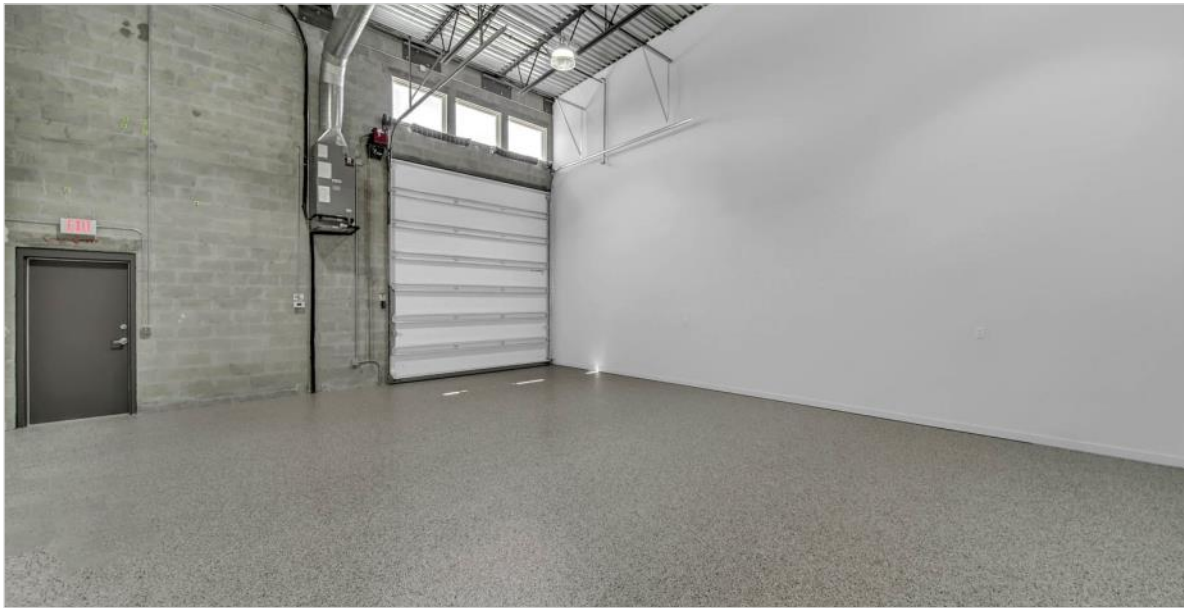


# SITE PHOTOS





# INTERIOR PHOTOS





# PROPERTY OVERVIEW



ACCESS

Pop Tilton Place  
NE Industrial Blvd.



TRAFFIC COUNTS

8,300 ADT



IMPROVEMENTS

35 units 1,120 sf - 2,520 sf



PARKING

Open



COMPLETION YEAR

Phase 1 - Completed  
Phase 2 - 3rd Quarter  
Phase 3 - 4th Quarter



PARCEL

28-37-41-020-000-00020-9

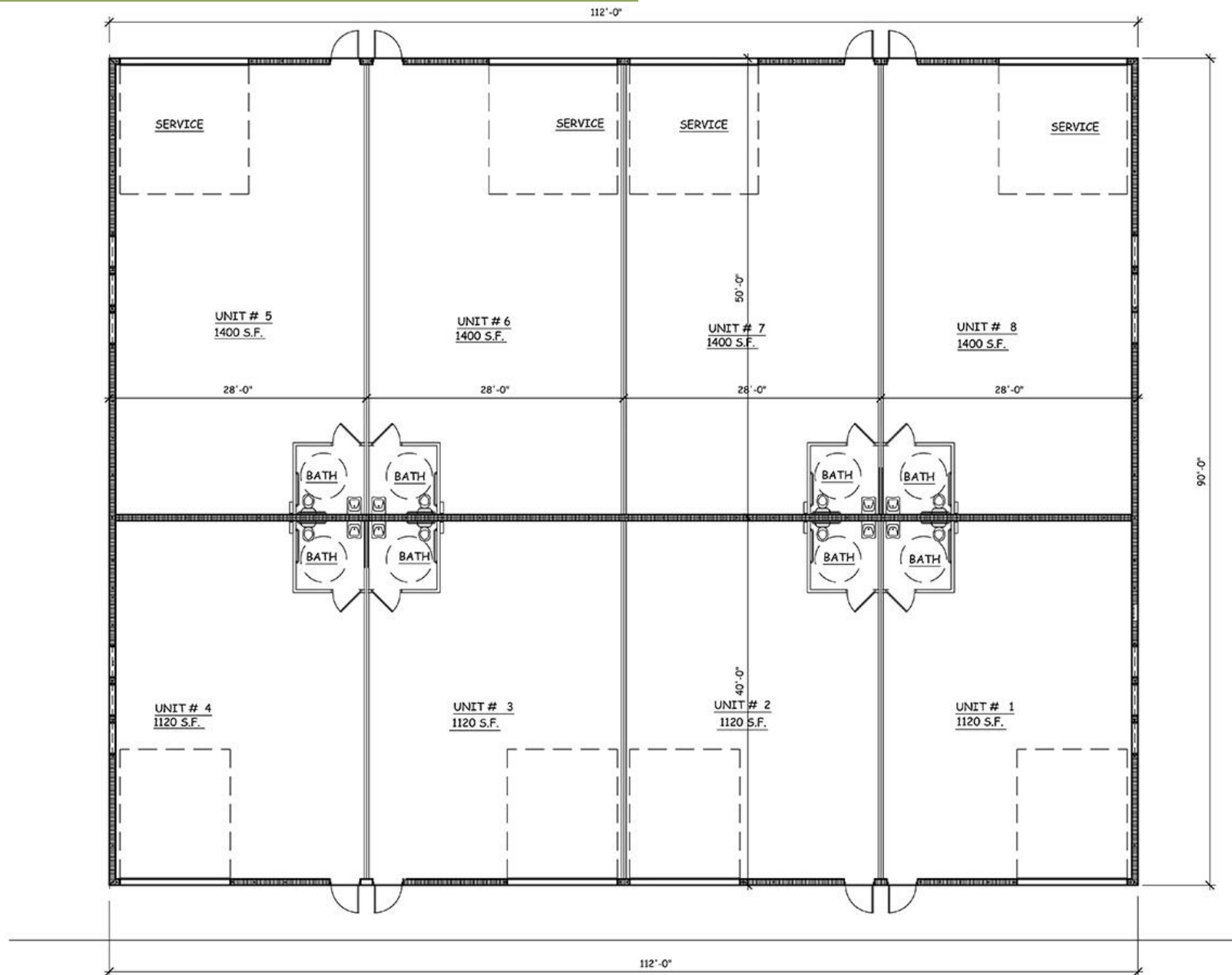


ZONING

LI

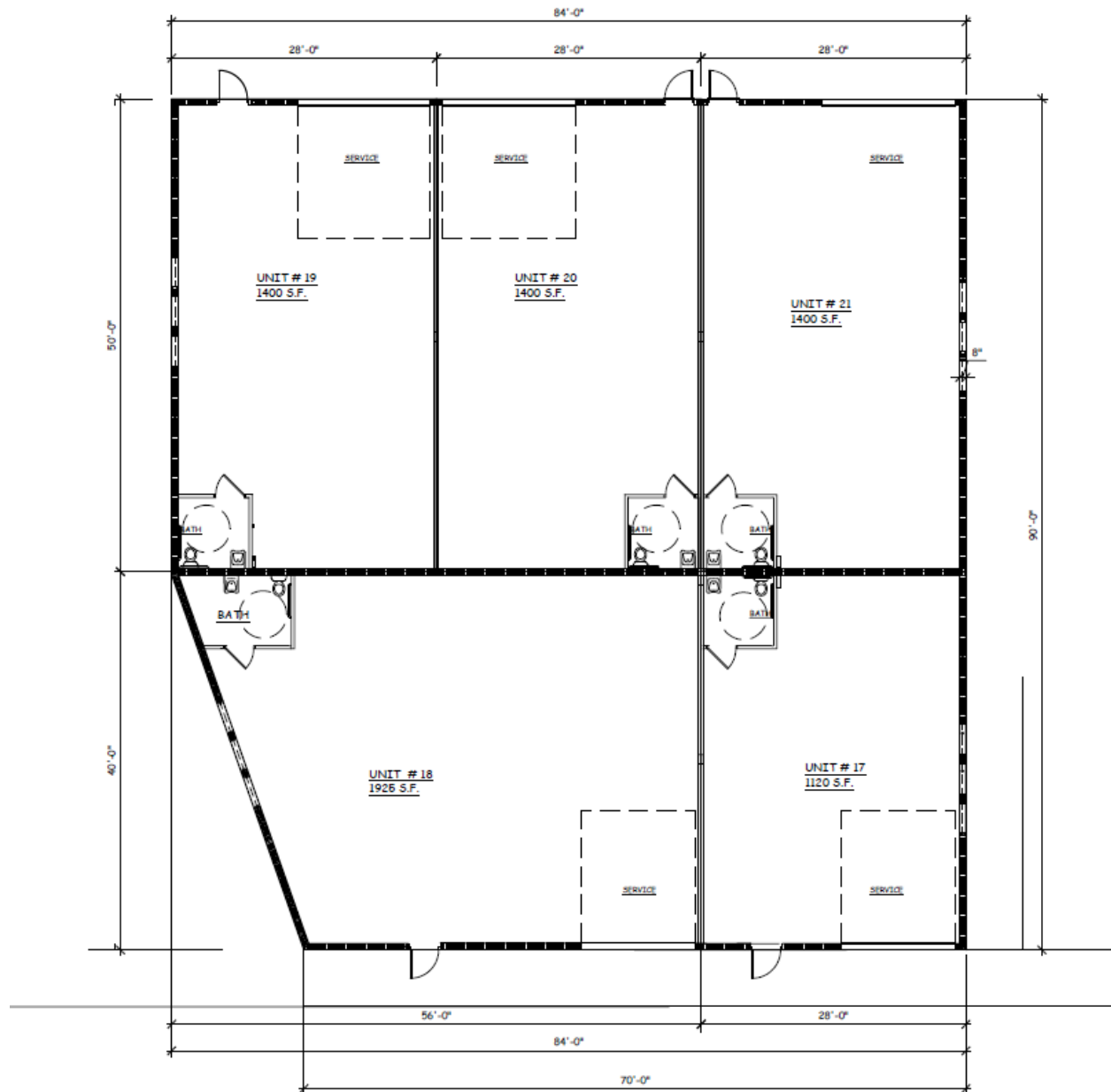


# FLOOR PLAN BLDG 1 & 2



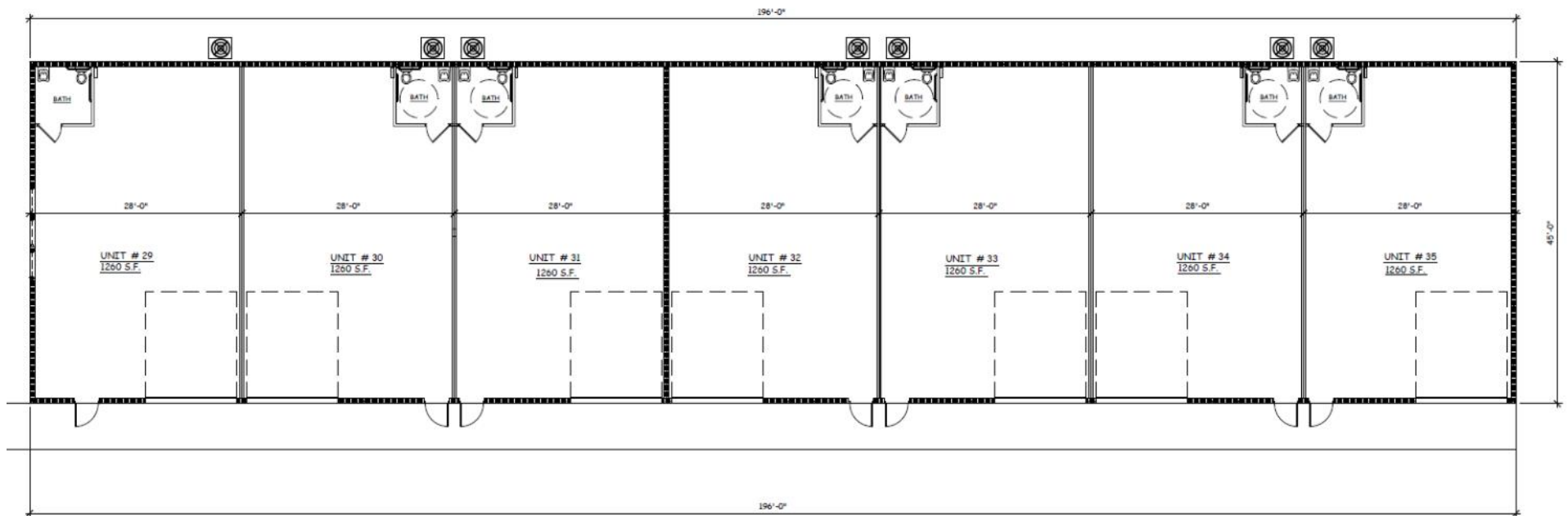


# FLOOR PLAN BLDG 3



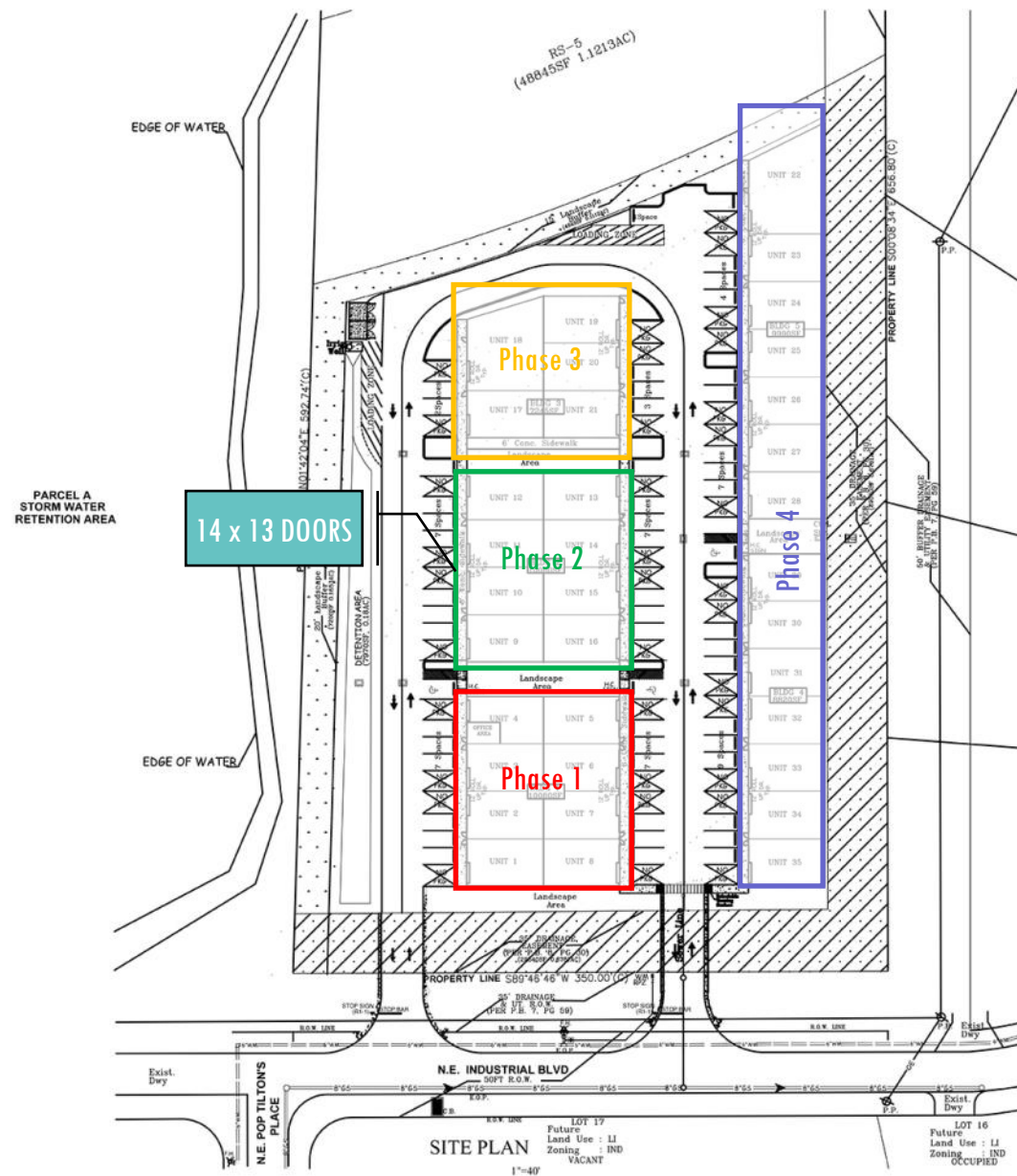


# FLOOR PLAN BLDG 4





# SITE PLAN



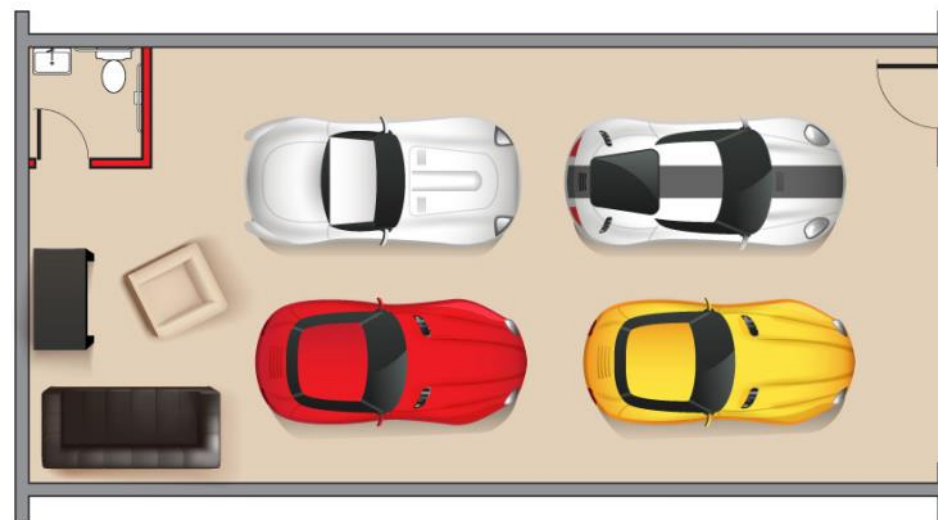
# UNIT AMENITIES

Need space? Of course you do. And at Jensen Beach Auto Vault your garage space is whatever you want it to be. Our most popular option is a generous 28' X 50' garage that you can appoint, decorate, furnish and equip to your heart's content, from mild to wild or anything in between.

Most garage owners like to start slow and easy with a minimalist approach, a half bath, ready-to-use or roughed in for later, and an industrial size sink. From there the sky's the limit and Jensen Beach Auto Vault is ready, willing and able to fulfill whatever custom-garage dream you may have.

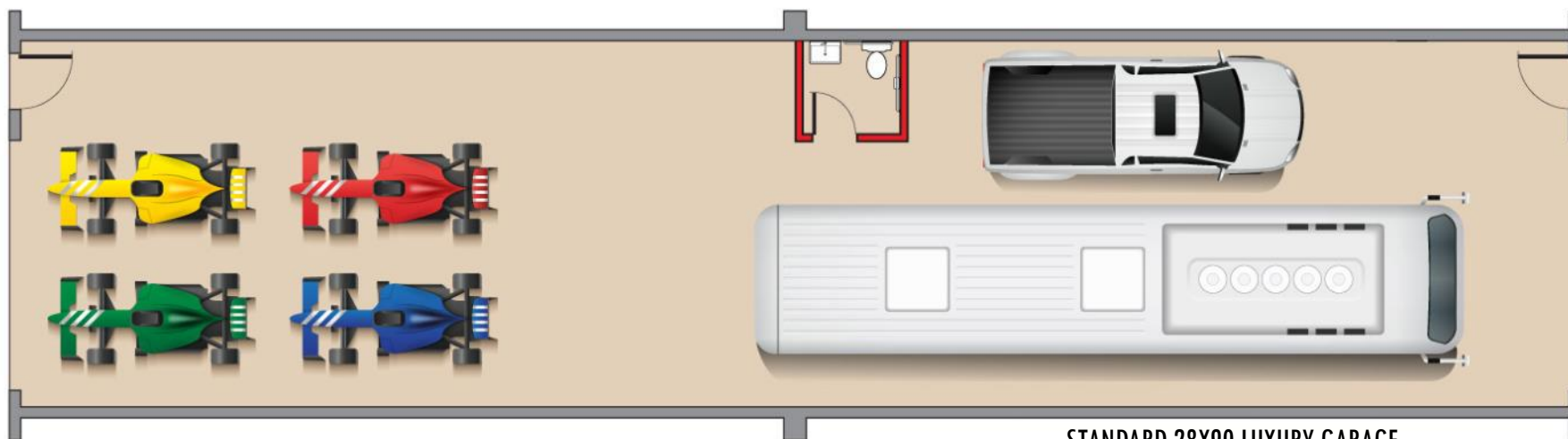
Perhaps you have more than just one collector car, one vintage motorcycle or a single jet ski. Maybe a full size RV as well. No problem. Our 28' X 90' garage offers you enough room to store them all with the same custom flexibility.

Your Jensen Beach Auto Vault luxury garage space is quality constructed with insulated walls and ceilings, climate control capable, 120V receptacles and a 14' X 13' electric insulated garage door. It's exactly what you need to create exactly what you want, with no compromise.



**STANDARD 28X50 LUXURY GARAGE**

*(All options are available for every size Luxury Garage)*



**STANDARD 28X90 LUXURY GARAGE**

*(All options are available for every size Luxury Garage)*



# SITE DETAILS

- New construction
- 35 units vary in size up to 50' depth and larger, with 20' clear ceiling height
- Large aisles for easy maneuvering of motorhomes, 5th wheels or trailered boats
- 50 amp dedicated RV electrical outlet in each unit (individually metered)
- Concrete construction
- Insulated walls and ceilings
- Secure, private and convenient
- Not in a noisy/dirty industrial park
- Security lights and cameras
- Cable/internet connections/conduit (great for security)
- Heavy duty motorized, insulated steel sectional door. 14' x 13' roll up doors
- Windows in every unit for natural light
- Sprinklers
- Built to new Hurricane code
- Finished Bathroom

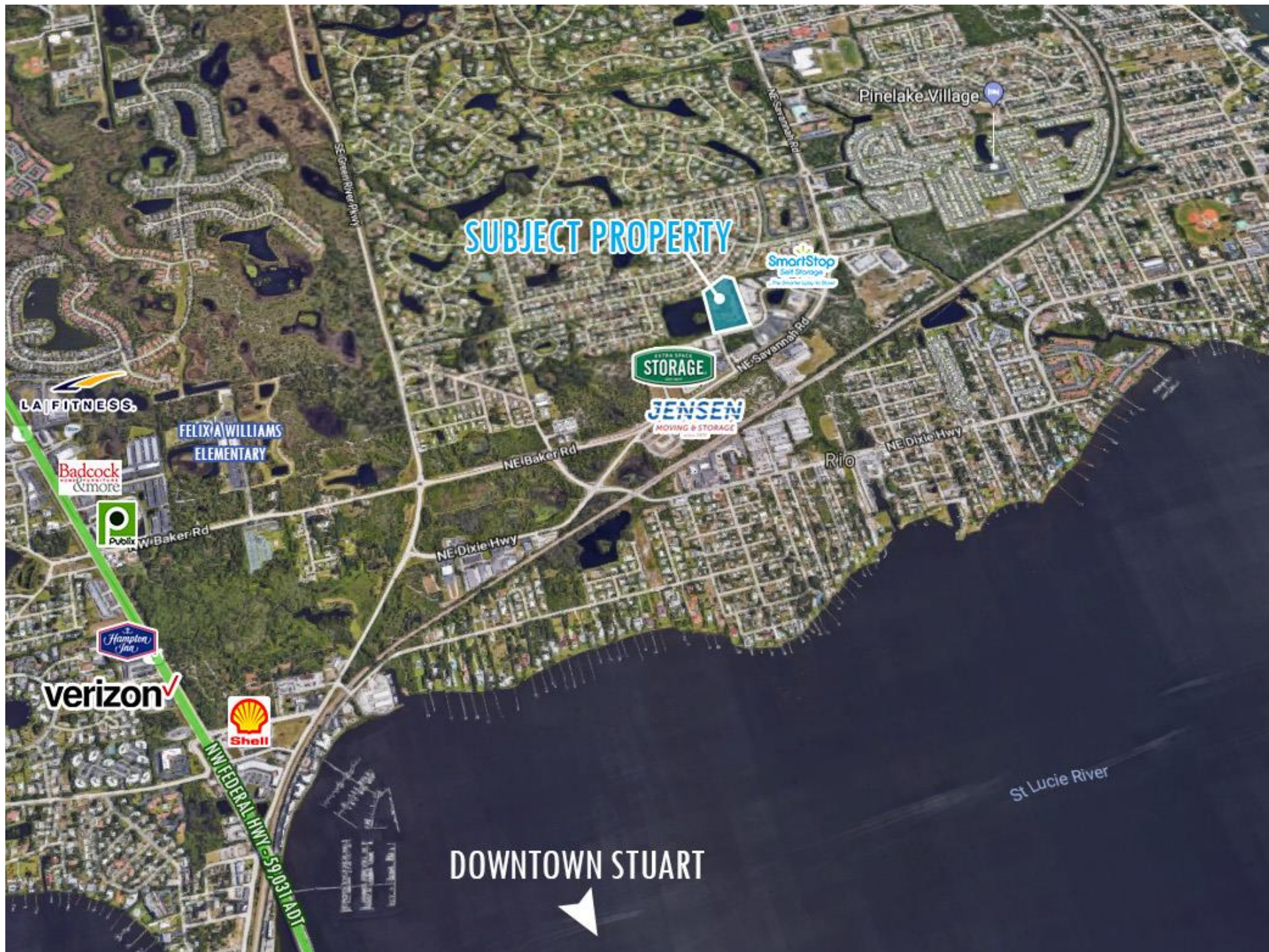


# INVESTMENT HIGHLIGHTS

- Own your real estate.
- Earn equity with appreciation.
- Rent out your unit. Create income.
- Optional loft package, epoxy flooring, and shower.
- Multiple electric outlets. 240/120 125 amp service.
- Bright interior overhead LED lighting.
- Air conditioning.
- 24/7 access.









# AREA DEMOGRAPHICS

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	5,222	1 Mile	\$70,837	1 Mile	47.30
3 Mile	33,576	3 Mile	\$80,745	3 Mile	48.20
5 Mile	90,883	5 Mile	\$81,018	5 Mile	48.00
2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	5,579	1 Mile	\$52,311	1 Mile	51.90
3 Mile	35,813	3 Mile	\$48,689	3 Mile	52.70
5 Mile	97,887	5 Mile	\$53,893	5 Mile	52.30