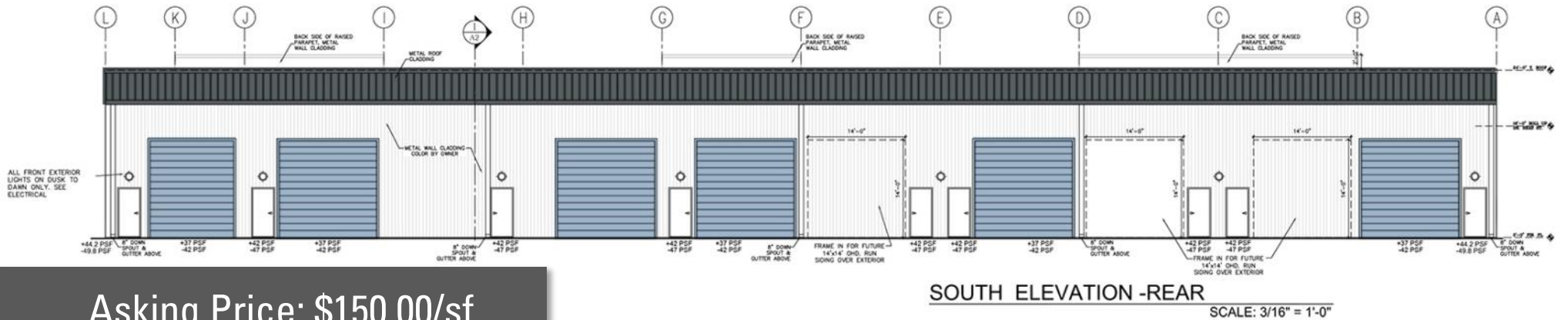


# INDUSTRIAL WAREHOUSE UNITS

1215 NE Savannah Road, Jensen Beach FL 34957



Asking Price: \$150.00/sf

**Jeremiah Baron  
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
www.commercialrealestatellc.com

**Matt Crady**  
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# PROPERTY OVERVIEW

- Brand new 9,800 sf industrial warehouse building with construction beginning in late November 2020 and projected to be completed in the 1st Quarter of 2021.
- Units start at 1,800 sf to 9,800 sf.
- Site features include a restroom, office space, ample open floor concept, plus rear 14' x 14' bay doors.
- Located in the Industrial Park at Avonlea; a short distance away from US Highway 1.



<b>PRICE</b>	\$150.00/sf
<b>UNITS AVAILABLE</b>	1,800 sf - 9,800 sf
<b>BUILDING SIZE</b>	9,800 sf
<b>BUILDING TYPE</b>	Commercial Service
<b>ACREAGE</b>	0.23 AC
<b>FRONTAGE</b>	+/- 270'
<b>TRAFFIC COUNT</b>	8,700 ADT
<b>PROJECTED COMPLETION</b>	1st Quarter 2021
<b>CONSTRUCTION TYPE</b>	Undisclosed
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	IPUD
<b>LAND USE</b>	Light Industrial
<b>PARCEL ID</b>	28-37-41-014-000-00110-5

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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,093	1 Mile	\$98,341	1 Mile	45.10
3 Mile	37,366	3 Mile	\$81,021	3 Mile	47.80
5 Mile	101,011	5 Mile	\$85,245	5 Mile	48.90

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,365	1 Mile	\$70,064	1 Mile	49.50
3 Mile	39,084	3 Mile	\$53,602	3 Mile	52.10
5 Mile	107,576	5 Mile	\$59,346	5 Mile	53.70

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# ZONING INFORMATION

Industrial (I) PUD Districts Uses	IPUD			
Adult businesses (refer to supplemental standards in section 2.06.11)	A	Newspaper or publishing plants	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)
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	A	Pain management clinics (refer to supplemental standards in section 2.06.16)		
Boat building, outdoors	A	Places of public assembly		Storage yards
Boat storage, dry	A	Planned industrial parks (refer to supplemental standards in section 2.06.07)	A	Swimming pools
Religious institutions		Public facilities and services	A	Telecommunication towers (refer to supplemental standards in section 2.06.12)
Governmental buildings	A	Public parks	A	A
Cold storage	A	Public utilities <sup>3</sup>	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)
Commercial nursery or tree farm	A	Radio and/or television broadcast stations		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)
Community centers		Railroad freight stations/terminals	A	Truck terminals
Community garden (refer to supplemental standards in section 2.06.08)	A	Repair services	A	Urban farm (refer to supplemental standards in section 2.06.08)
Drycleaning plants	A	Retail, intensive and non-intensive	A	Warehouse, general storage
Farm equipment and supplies sales establishment, including open storage	A	Schools - private, parochial at the elementary, junior high, or technical level		Warehouse, mini-storage
Gasoline or other motor fuel stations, including tank farms	A	Shooting range, indoor (refer to supplemental standards in section 2.06.16)	A	Warehouse, wholesale or distribution
Golf course		Sign painting and/or sign manufacturing shops providing all storage and work is conducted in an enclosed building	A	
Hospital (new hospital construction shall not exceed over 45 feet in height) <sup>1</sup>		Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	A	
Hospital auxiliary uses (within main hospital or freestanding building) <sup>2</sup>				
Industrial, high-impact	A			
Industrial, low-impact	A			
Libraries				
Museums				

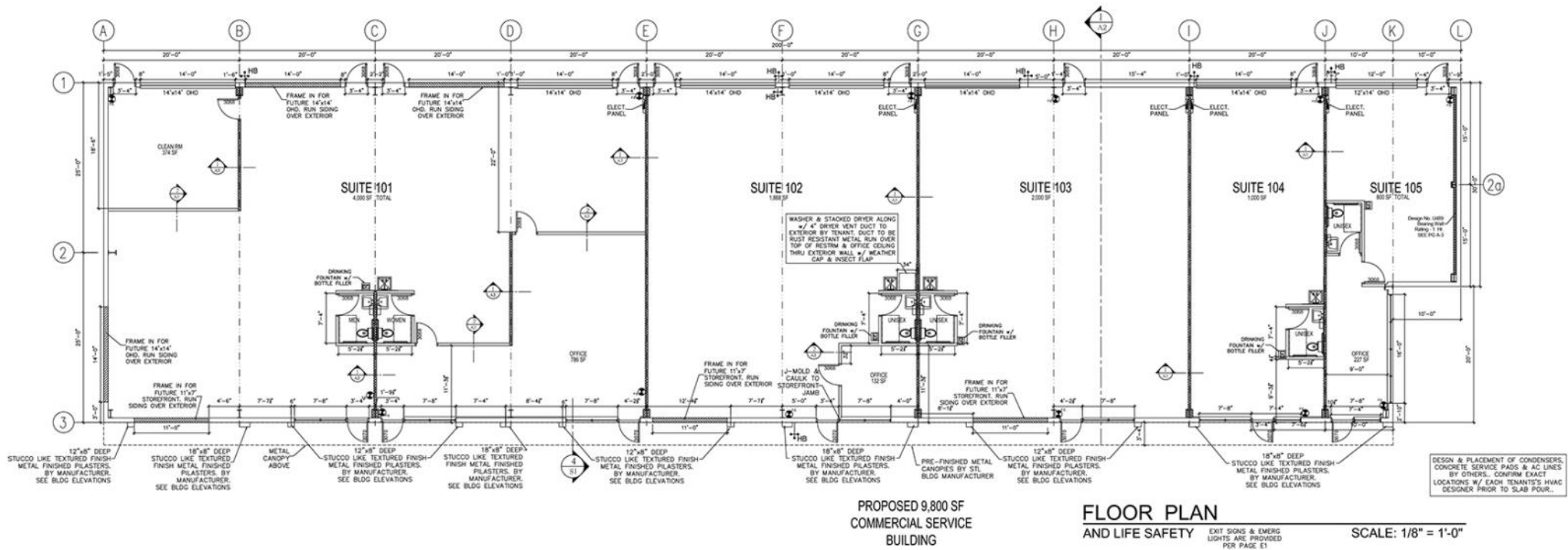
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# FLOOR PLAN



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# TRADE AREA MAP



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