

# WAREHOUSE/DISTRIBUTION PROPERTY

713 NE Dixie Highway, Jensen Beach FL 34957



**FOR SALE | \$4,864,300**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

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# PROPERTY OVERVIEW

- Exceptional purchase opportunity consisting of 2 connected industrial buildings located at the Baron Warehouse and Storage industrial park in Rio/Jensen Beach.
- There is a 8,896 SF section currently occupied by two tenants, while the 18,900 SF section of the property are currently available for lease.
- The 8,500 sf space features three roll-up doors, a 4-hour fire rated wall, and accessibility to a loading/unloading ramp.
- The 10,400 sf subdivided space features a total of four roll-up doors and entry doors.
- Site features ample parking and loading docks.
- Improvement plans include the addition of restrooms.
- Property is situated in the growing industrial sector of Jensen Beach; 45 minutes away from the Palm Beach Airport, and only 90 minutes from Fort Lauderdale Airport.



PRICE	\$4,864,300
BUILDING SIZE	27,796 SF
ANNUAL GROSS INCOME	\$118,200/Yr.
BUILDING TYPE	Warehouse / Storage
ACREAGE	2.51 AC
TRAFFIC COUNT	5,500 ADT
YEAR BUILT	1989
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	Rio CRA
LAND USE	Industrial
PARCEL ID	28-37-41-000-012-00110-9

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# AERIAL VIEW

**SUBJECT PROPERTY**



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# ADDITIONAL PHOTO



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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,666	1 Mile	\$91,083	1 Mile	45.50
3 Mile	37,505	3 Mile	\$80,408	3 Mile	47.50
5 Mile	99,032	5 Mile	\$85,394	5 Mile	48.90
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,970	1 Mile	\$62,914	1 Mile	49.70
3 Mile	39,194	3 Mile	\$53,147	3 Mile	51.80
5 Mile	105,325	5 Mile	\$59,304	5 Mile	53.70

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# ZONING INFORMATION

## Sec. 12.3.03. Permitted uses.

Table R-4 identifies permitted uses in the Rio (R) Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table R-4 are described in Section 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.

a. "P" in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.

b. If "P" is not shown in a row, the use group is not permitted in that Subdistrict.

3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.

	Core	General	Water-front	Corridor	Industrial
<b>Commercial &amp; Business Use Groups, see 12.1.03</b>					
Business & professional offices	P	P	P <sup>1</sup>	P	P
Construction services, limited	P	P	P <sup>1</sup>	P	P
Construction services, extensive	-	-	-	-	P
Convenience store with fuel	-	-	-	-	-
Drive-through facility	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-
Hotels, motels, resorts spas	P	P	P <sup>1</sup>	P	-
Marinas <sup>1</sup>	-	-	P <sup>1</sup>	-	-
Medical offices	P	P	-	P	P
Parking lots and garages	P	-	-	-	-
Restaurants	P	P	P <sup>1</sup>	P	P
Retail & services, limited impact	P	P	P <sup>1</sup>	P	P
Retail & services, general impact	-	-	-	P	P
Retail & services, extensive impact	-	-	-	-	P
Recreational vehicle parks	-	-	-	-	P
Vehicular service and maintenance	-	-	-	-	P
Wholesale trades and services	-	-	-	P	P
Working waterfront	-	-	P <sup>1</sup>	-	-
<b>Industrial Use Groups, see 12.1.03</b>					
Limited impact industries	-	-	P <sup>1</sup>	-	P
Extensive impact industrial industries	-	-	-	-	P

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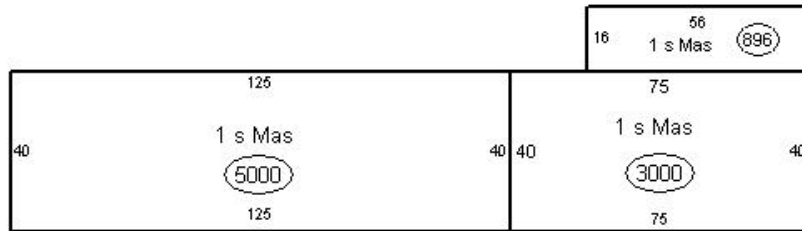
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# FLOOR SKETCH

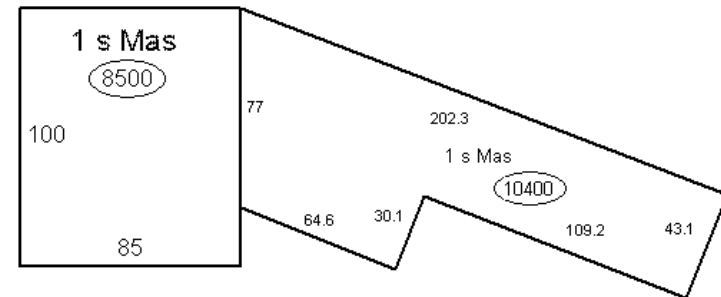
02 03 04 05



BLDG. # 7

01 02 03 04 05 06

SPS STORAGE WAREHOUSE



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# TRADE AREA MAP



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