

WAREHOUSE AND STORAGE UNITS

713 NE Dixie Highway, Jensen Beach FL 34957



FOR LEASE | \$10.50/sf NNN*

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Exceptional lease opportunity consisting of 3 connected industrial units located at the Baron Warehouse and Storage industrial park in Rio/Jensen Beach.
- There is a 8,500 sf space and a 10,400 sf space split into a 5,713 sf unit and a 4,687 sf unit; formerly used for material storage; ideal for comparable use or other industrial type uses.
- 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.
- 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.



LEASE RATE	\$10.50/sf NNN + CAM
BUILDING SIZE(S)	
UNIT 1	8,500 SF
UNIT 2	4,687 SF
UNIT 3	5,713 SF
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 PROPERTIES



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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
Commercial & Business Use Groups, see 12.1.03					
Business & professional offices	P	P	P ¹	P	P
Construction services, limited	P	P	P ¹	P	P
Construction services, extensive	-	-	-	-	P
Convenience store with fuel	-	-	-	-	-
Drive-through facility	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-
Hotels, motels, resorts spas	P	P	P ¹	P	-
Marinas ¹	-	-	P ¹	-	-
Medical offices	P	P	-	P	P
Parking lots and garages	P	-	-	-	-
Restaurants	P	P	P ¹	P	P
Retail & services, limited impact	P	P	P ¹	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 ¹	-	-
Industrial Use Groups, see 12.1.03					
Limited impact industries	-	-	P ¹	-	P
Extensive impact industrial industries	-	-	-	-	P

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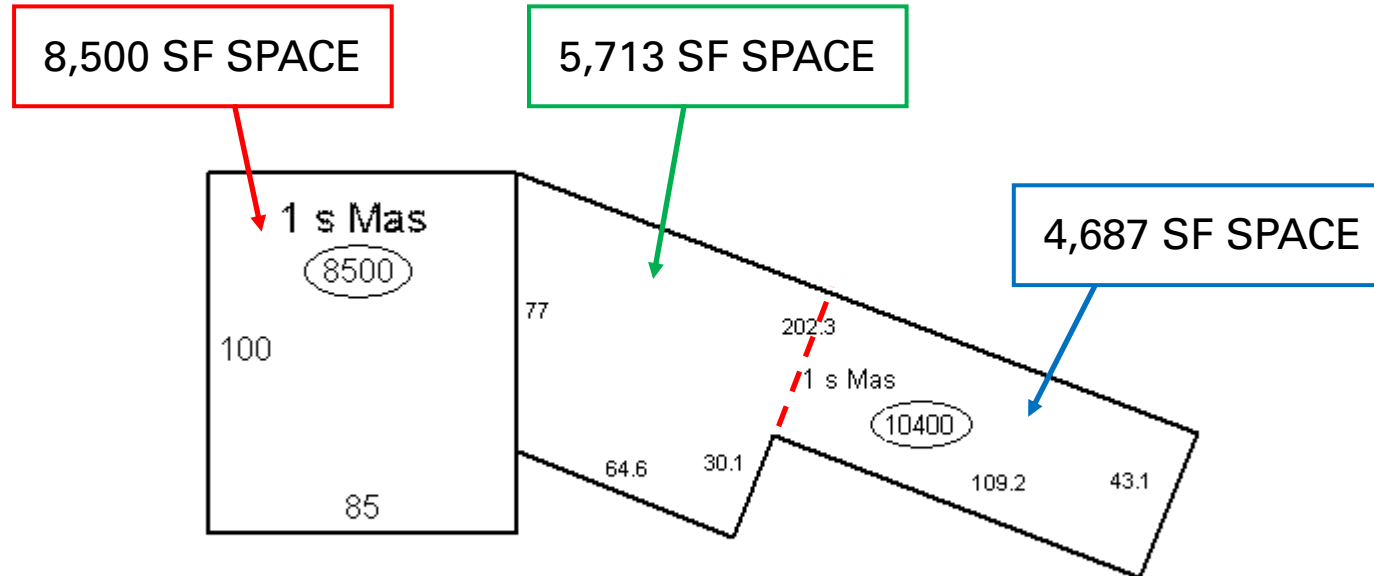
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FLOOR SKETCH

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TRADE AREA MAP



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