

FLEX WAREHOUSE SPACE

879 NE Dixie Highway, Unit 7, Jensen Beach FL 34957



1,300 SF

FOR LEASE | \$19.50/SF

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Conor Mackin

772.286.5744 Office

772.291.8443 Mobile

cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Discover a versatile 1,300 SF flex space in a prime industrial park in Jensen Beach, FL, just off NE Dixie Highway.
- This unit is perfectly suited for a range of businesses, offering two large roll-up doors that accommodate truck access and equipment with ease, plus a convenient pedestrian entry. Inside, you'll find impressive 15-foot ceilings, allowing ample vertical storage and workspace options.
- Located in a bustling industrial corridor, offering quick accessibility to US-1 and within 30 minutes from I-95 and Florida's Turnpike.



LEASE RATE	\$19.50/SF
SPACE AVAILABLE	1,300 SF
BUILDING SIZE	10,149 SF
BUILDING TYPE	Storage Warehouse
TRAFFIC COUNT	6,000 ADT
YEAR BUILT	1998
CONSTRUCTION TYPE	Block with Stucco
ZONING	Rio Redevelopment Zoning
LAND USE	Industrial
PARCEL ID	28-37-41-000-013-00200-8

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.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,451	1 Mile	\$74,735	1 Mile	47.8
3 Mile	37,247	3 Mile	\$85,136	3 Mile	49.6
5 Mile	102,660	5 Mile	\$89,371	5 Mile	50

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	5,815	1 Mile	\$52,943	1 Mile	52.6
3 Mile	39,569	3 Mile	\$57,070	3 Mile	55.1
5 Mile	113,337	5 Mile	\$63,996	5 Mile	55.5

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

ZONING INFORMATION

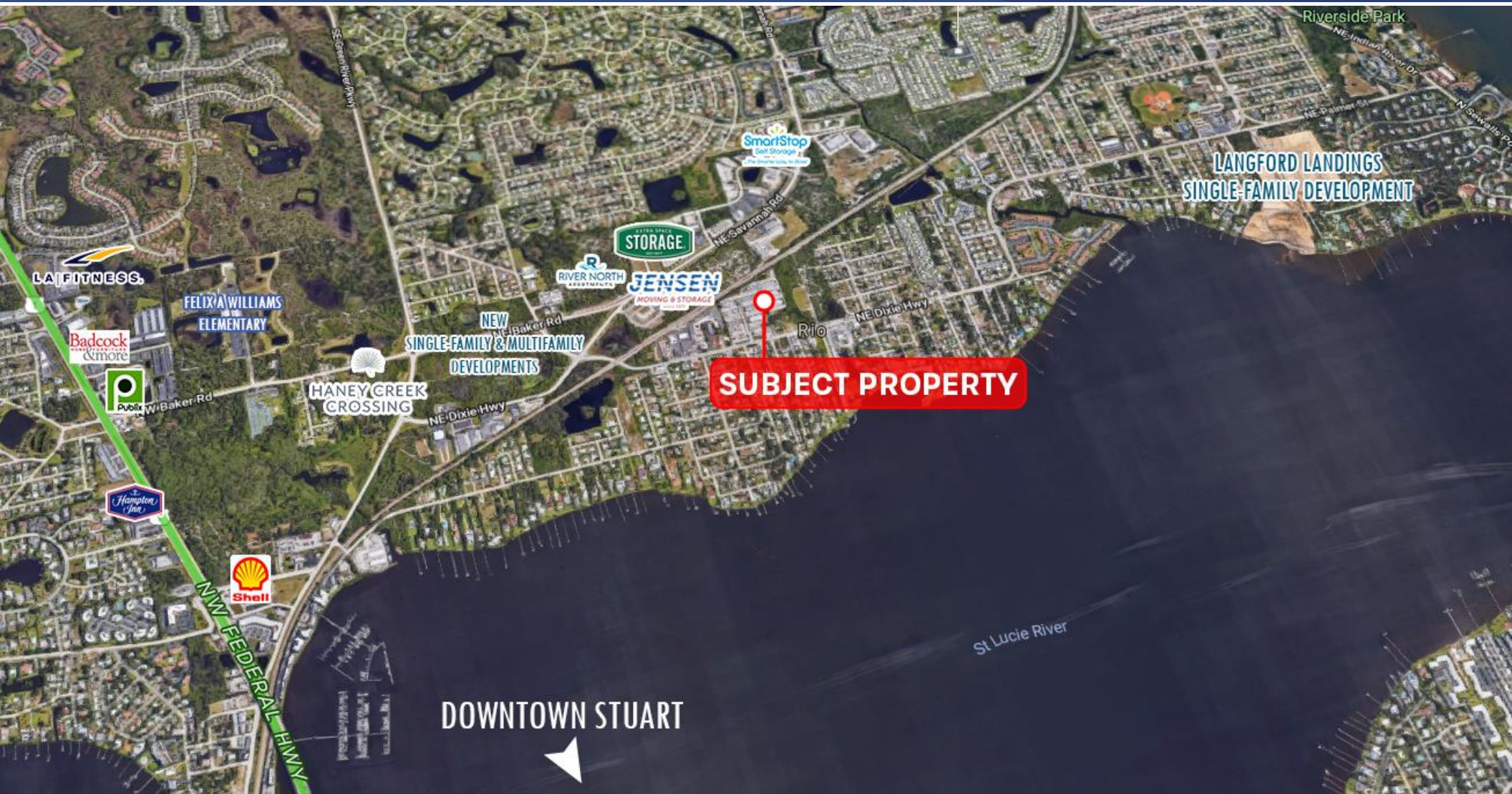
Commercial & Business Use Groups, see 12.1.03	
Business & professional offices	P
Construction services, limited	P
Construction services, extensive	P
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	-
Marinas ¹	-
Medical offices	P
Microbreweries & Craft Distilleries	P
Parking lots and garages	-
Restaurants	P
Retail & services, limited impact	P
Retail & services, general impact	P
Retail & services, extensive impact	P
Recreational vehicle parks	P
Vehicular service and maintenance	P
Wholesale trades and services	P
Working waterfront	-
Industrial Use Groups, see 12.1.03	
Limited impact industries	P
Extensive impact industrial industries	P



2100 SE Ocean Blvd. Suite 100
 Stuart FL, 34996
www.commercialrealestatellc.com

Conor Mackin
 772.286.5744 Office
 772.291.8443 Mobile
cmackin@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com