

# INDUSTRIAL FLEX MALL & WAREHOUSE

1084 NE Industrial Blvd Jensen Beach, FL 34957



FOR SALE | \$5,800,000

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

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**Chris Belland**

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# PROPERTY OVERVIEW

- Fantastic chance to acquire a fully leased warehouse property totaling 21,066 square feet.
- The leased areas encompass a variety, from trailer and RV parking to office suites and warehouse spaces.
- Situated on a 2.21-acre parcel, the property boasts excellent frontage along Savannah Rd and Industrial Blvd.
- Its strategic location places it conveniently close to US1 and Jensen Blvd.



<b>PRICE</b>	\$5,800,000
<b>BUILDING SIZE</b>	21,066 sf
<b>BUILDING TYPE</b>	Flex Mall   Storage Warehouse
<b>ACREAGE</b>	2.21
<b>FRONTAGE</b>	307' Industrial Blvd   47' Savannah Rd
<b>YEAR BUILT</b>	1984   2021
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	M-1 Industrial
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	28-37-41-010-000-00120-0

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# SITE PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	7,318	1 Mile	\$100,372	1 Mile	45.70
3 Mile	94,576	3 Mile	\$93,375	3 Mile	47.00
5 Mile	291,527	5 Mile	\$87,476	5 Mile	47.00

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	7,351	1 Mile	\$73,268	1 Mile	49
3 Mile	96,594	3 Mile	\$72,321	3 Mile	51
5 Mile	301,754	5 Mile	\$68,624	5 Mile	50

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# ZONING INFORMATION

## Sec. 3.420. M-1 Industrial District.

3.420.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
  - a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
  - b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than nonpowered hand tools, or processes producing high frequency vibrations shall be permitted.
  - c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
  - d. No processes which emit an odor nuisance beyond the real property boundary shall be permitted. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
  - e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.
3. *Manufacture of the following:*
  - Brooms and brushes
  - Candy
  - Cigars, cigarettes or snuff
  - Cosmetics and toiletries, except soap
  - Clothing and hats
  - Ceramic products, electrically fired
  - Candles
  - Dairy products
  - Electronic devices
  - Ice cream
  - Jewelry
  - Leather goods and luggage
  - Optical equipment
  - Orthopedic and medical appliances
  - Pottery, electrically fired
  - Perfume
  - Pharmaceutical products
  - Precision instruments
  - Plastic products, except pyroxylin
  - Paper products and cardboard products
  - Silverware
- f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
- g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.
- h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.

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# ZONING INFORMATION

Continued...

Spices and spice packing  
Stationery  
Shoes  
Televisions, radios and phonographs

4. Residences for the use of watchmen or custodians only.

### 3.420.B. *Required lot area, width, and building height limits.*

1. Lots or building sites in an M-1 Industrial District shall have an area of not less than 15,000 square feet, with a minimum width of 100 feet measured along the front property line. Not more than 40 percent of the lot area shall be occupied by structures or buildings. Buildings shall be limited to not more than 30 feet in height.
2. Where the lot abuts a residential or estates district, the minimum lot area shall be increased by the number of square feet necessary to provide a 50-foot-wide buffer area between the line of abutment and the nearest building.

### 3.420.C. *Minimum yards required.*

1. *Front:* 50 feet, except an office building may be located within 20 feet of the front property line.
2. *Rear and side:*  
1 story: 15 feet.  
2 stories: 15 feet.
3. No structure shall be built within 20 feet of the property line adjoining any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 40 feet of the property line adjoining a designated through-traffic highway.
5. No setback or yard shall be required adjacent to railroad spurs or sidings.
6. Where the lot abuts a residential or estates district, the yard requirements for the abutting sides or rear shall be increased to 50 feet.

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# TRADE AREA MAP



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