

BRAND NEW FLEX WAREHOUSE SPACE

1518 (Unit 9) & 1522 (Unit 10) NE Braille PL. Jensen Beach, FL 34957



FOR LEASE | \$18.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Savannah Industrial Park offers a prime opportunity for businesses seeking flexible, modern industrial space. This brand-new development features spacious, customizable flex units with a variety of amenities included in the CAM fees, such as trash removal, sewer, water, landscaping, security lighting, property taxes, fire sprinkler systems, and association fees (excluding electric and internet).

The property boasts double-unit configurations totaling 3,100 SF, with the option to subdivide into individual 1,550 SF units. Each unit includes 3-phase power—200A in unit #9 and 100A in unit #10—as well as a 12' x 10' office space with an ADA-compliant bathroom, a large 12' x 14' overhead garage door, and a 4-ton rooftop air conditioning unit for optimal climate control.

The buildings feature durable Twin Tee concrete roofs, interior block walls with stucco and paint finishes, and drywall demising walls for flexible layout options. With convenient access and ample space for a variety of business operations, Savannah Industrial Park provides an excellent foundation for growth at an affordable rate—\$2,970/month per unit or \$5,940/month for the combined double unit.

Ideal for businesses looking to expand or establish a new base, this modern facility offers the versatility and amenities to support a wide range of industrial and commercial uses.

PRICE	\$18.00/SF NNN
BUILDING SIZE	3,100 SF
BUILDING TYPE	Warehouse Flex
ACREAGE	1.18 AC
TRAFFIC COUNT	8400 AADT
YEAR BUILT	2024
CONSTRUCTION TYPE	Masonry
PARKING SPACE	3 spots per unit
ZONING	LI
LAND USE	Industrial
PARCEL ID	28-37-41-011-000-00010-0

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,531	1 Mile	\$78,682	1 Mile	47.80
3 Mile	38,859	3 Mile	\$86,168	3 Mile	49.40
5 Mile	106,320	5 Mile	\$89,352	5 Mile	49.80

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	5,894	1 Mile	\$55,222	1 Mile	52.60
3 Mile	41,271	3 Mile	\$57,685	3 Mile	54.90
5 Mile	118,032	5 Mile	\$64,401	5 Mile	55.30

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ZONING INFORMATION

Sec. 3.31. LI-1 districts.

3.31.A. Permitted uses. Uses in the LI-1 district shall be limited to the following:

1. Principal uses:

Administrative services, not for profit
Business and professional offices
Community centers
Cultural or civic use
Educational institution
Electronic equipment manufacturing
Medical and dental labs
Medical equipment manufacturing
Optical equipment manufacturing
Pharmaceutical products manufacturing
Precision instrument manufacturing
Printing, publishing and bookbinding
Protective and emergency services
Public library
Public park and recreation, active
Public park and recreation, passive
Radio and television broadcasting studios
Research and development laboratories and facilities
Utilities

2. Ancillary uses:

Commercial day care
Convenience restaurants, without drive-through facilities
Copy services and duplicating services
Financial institutions
General restaurants
Helipads
Hotels and motels
Mail services and parcel exchange
Newsstands
Physical fitness centers
Post offices

3.31.B. Standards for ancillary uses.

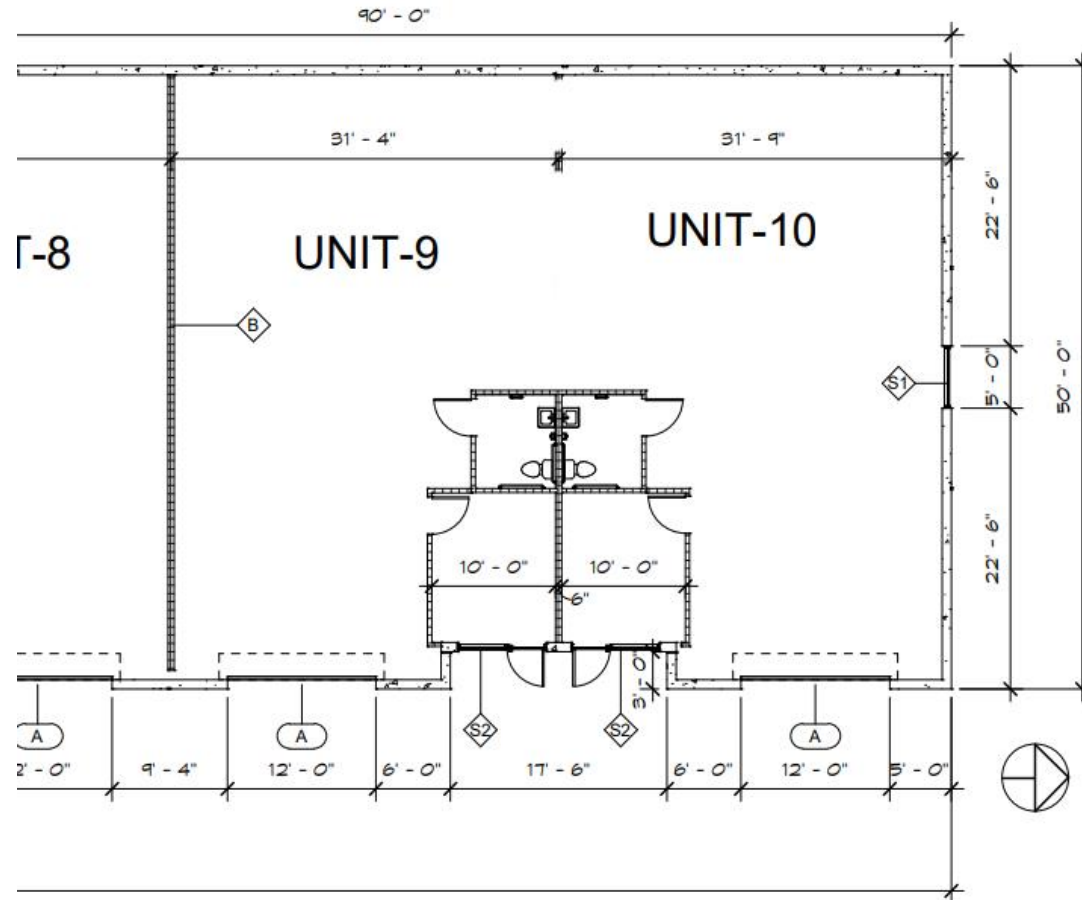
1. Ancillary uses shall be designed and operated so as to primarily support the principal uses allowed in the LI-1 district; however, for purposes of applying all other requirements of this Article, such as, but not limited to, parking, landscaping and lighting standards, the ancillary uses listed in this section shall be considered in the same manner as principal uses.
2. Ancillary uses shall not be located on lots located on the outer boundaries of the industrial park and access shall be from roadways in the interior of the park.
3. Signage for ancillary uses shall not be readily visible from any arterial or collector street.
4. Ancillary uses shall comprise no more than 15 percent of the maximum gross leasable floor space of any LI-1 area.
5. Helipads shall meet the following standards:
 - a. Helipads shall be designed and operated solely for the use of the principal uses within the LI-1 district.
 - b. Helipads shall not be located within 1,000 feet of any RE, RS, RM or MH district or any residential PUD.
 - c. The development application shall include a plan, sealed by a registered engineer, indicating the landing and take-off corridors and demonstrating compliance with all FAA and/or FDOT requirements.

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SITE PLAN



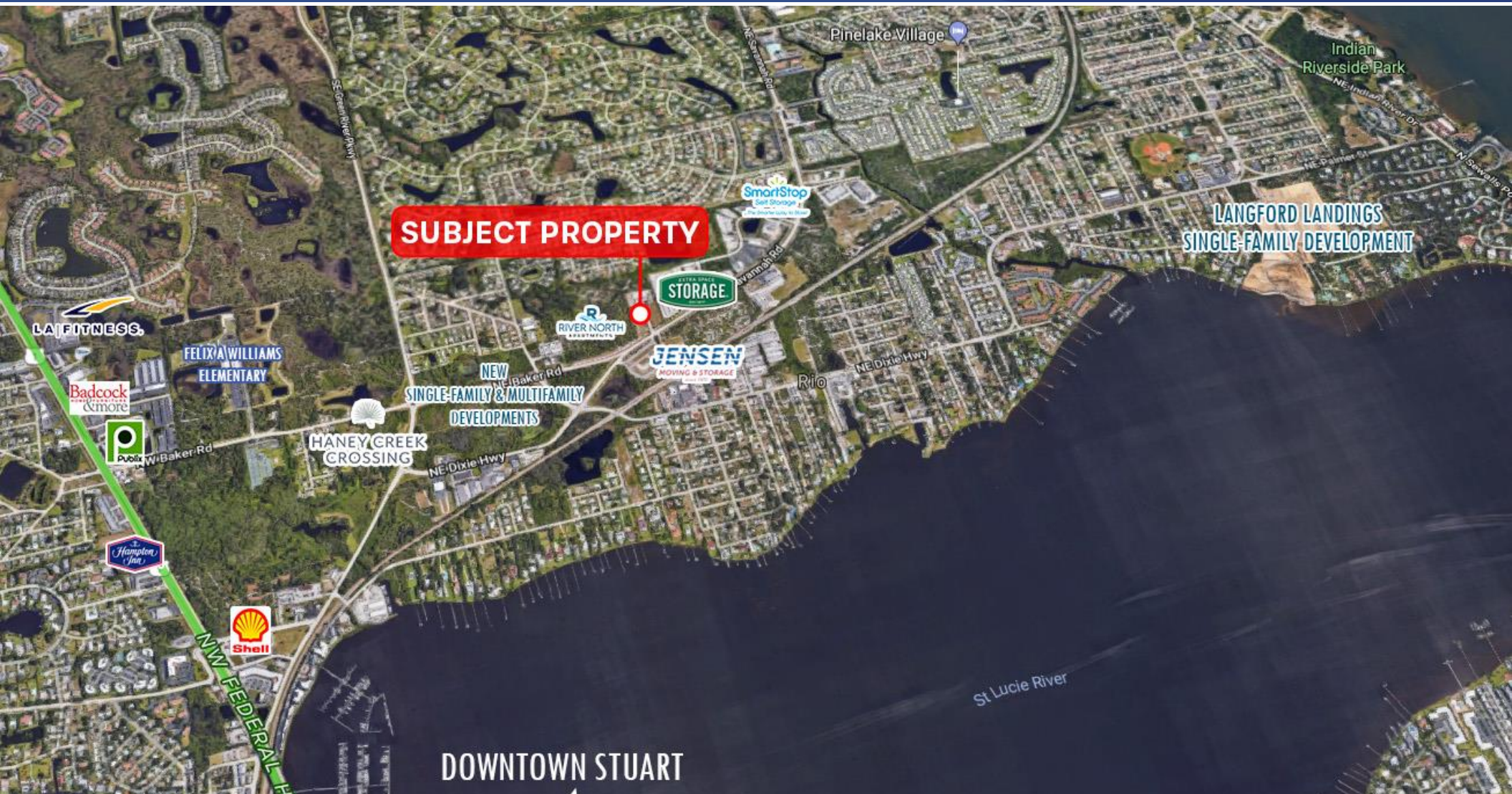
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TRADE AREA MAP



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