

# FREESTANDING FLEX WAREHOUSE

1265 NE Savannah Road, Jensen Beach FL 34957



FOR SALE | \$1,995,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Prime opportunity to acquire a 6,540 SF freestanding flex warehouse located off NE Savannah Road in Jensen Beach, FL.
- The property features an expansive open-floor warehouse space with a 200 SF office area, two 16-ft. roll-up doors, and an impressive 24-ft. ceiling height, allowing for versatile industrial or storage use.
- This multi-tenant building is currently occupied by two marine service-related tenants, both with under a year remaining on their leases—presenting an excellent owner/user opportunity.
- The site benefits from its strategic location just minutes from US-1 and 10 miles from the I-95 access ramp, providing seamless connectivity for distribution and business operations.
- **\*\*Units 30-31, totaling 2,340 SF, are available for separate purchase\*\***



<b>PRICE</b>	\$1,995,000
<b>BUILDING SIZE</b>	6,540 sf
<b>BUILDING TYPE</b>	Industrial
<b>ACREAGE</b>	0.15 AC
<b>FRONTAGE</b>	+/- 500'
<b>TRAFFIC COUNT</b>	8,400 ADT
<b>YEAR BUILT</b>	2008
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	IPUD - Stuart
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	28-37-41-014-000-00270-0

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# DEMOGRAPHICS

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## 2024 Population Estimate

## 2024 Average Household Income

## Average Age

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1 Mile	5,372	1 Mile	\$77,901	1 Mile	47.8
3 Mile	38,924	3 Mile	\$85,902	3 Mile	49.4
5 Mile	106,111	5 Mile	\$89,551	5 Mile	49.8

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## 2029 Population Projection

## 2024 Median Household Income

## Median Age

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1 Mile	5,727	1 Mile	\$55,022	1 Mile	52.6
3 Mile	41,316	3 Mile	\$57,430	3 Mile	54.8
5 Mile	117,517	5 Mile	\$64,439	5 Mile	55.2

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# ZONING INFORMATION

Land Use	IPUD
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	A
Boat building, outdoors	A
Boat storage, dry	A
Dry cleaning plant	A
Farm equipment and supply sales establishments, including open storage	A
Repair services	A
Retail, intensive sales	A
Retail, non-intensive sales and service	A
Industrial, high-impact	A
Industrial, low-impact *within enclosed facility	A
Industrial parks, planned (refer to supplemental standards in section 2.06.07)	A
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	A
Truck terminals	A
Storage yards	A

Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale and distribution	A
Commercial nursery/tree farm	A
Community gardens (refer to supplemental standards in section 2.06.08)	A
Urban farms (refer to supplemental standards in section 2.06.08)	A

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# TRADE AREA MAP



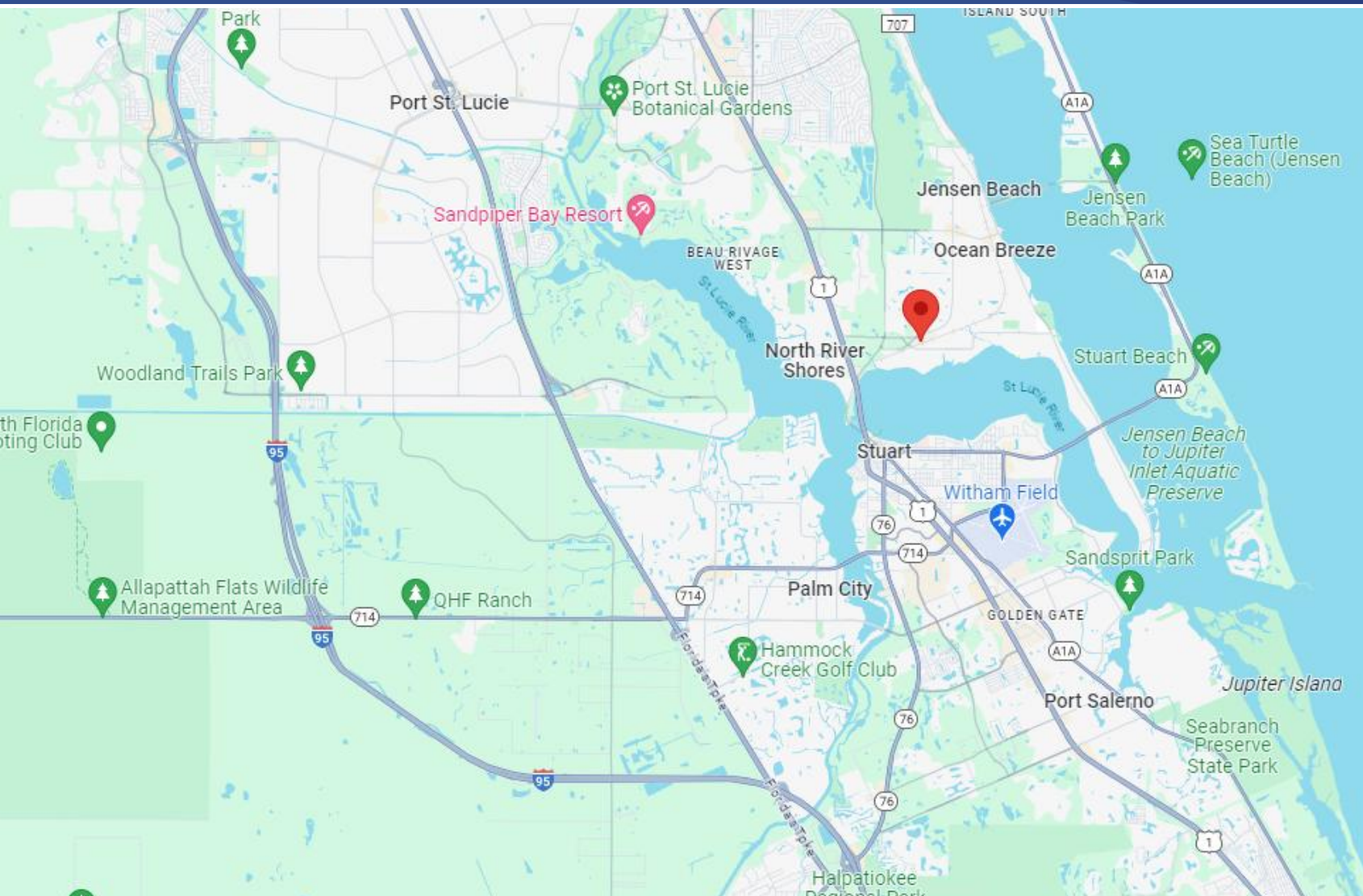
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# REGIONAL MAP



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