BRAND NEW FLEX WAREHOUSE SPACE

1506 (Unit 6) NE Success Dr. Jensen Beach, FL 34957

FOR LEASE | \$18.00/SF NNN

JEREMIAH BARON & CO

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

Matt Crady

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PROPERTY OVERVIEW

- Savannah Industrial Park offers a prime opportunity for businesses seeking flexible, modern industrial space. This brandnew development features spacious, customizable flex units with a variety of amenities included in the CAM fees.
- Each unit includes 3-phase power, a large 12' x 14' overhead garage door, and a 4-ton rooftop air conditioning unit.
- 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.
- 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.



LEASE RATE	\$18.00/SF NNN	
UNIT SIZE	1,550 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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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

USE CATEGORY	LI	Limited impact industries	Р	Professional, scientific and technical services	Ρ
Administrative services, not-for-profit	Р	Biomedical research	Ρ	Reproducing magnetic and optical media	Р
Educational institutions	Р	Bioscience research	Ρ	Research and development laboratories and	Р
Business and professional offices	Ρ	Computer and electronic components research and	Р	facilities, including alternative energy	'
Commercial amusements, indoor	Р	assembly Computer and electronic products research and as-		Scientific and technical consulting services	Ρ
Commercial amusements, outdoor	Р	sembly	Ρ	Simulation training	Ρ
Commercial day care	Р	Computer programming/software research	Ρ	Technology centers	Ρ
Construction industry trades	Р	Computer system design	Ρ	Telecommunications research	Ρ
Construction sales and services	Р	Electromedical apparatus research and assembly	Ρ	Testing laboratories	Р
General retail sales and services	Р	Electronic equipment research and assembly	Р		
Golf driving ranges	Р	Laser research and assembly	Ρ		
Hotels, motels, resorts and spas	Ρ	Lens research	Ρ		
Kennels, commercial	Р	Management, scientific and technical services	Ρ		
Limited retail sales and services	Ρ	Marine Research	Р		
Medical services	Р	Medical and dental labs	Р		
Pain management clinics	Р	Medical equipment assembly	Р		
Trades and skilled services	Р	Optical equipment assembly	Р		
Vehicular sales and service	Ρ	Optical instruments assembly	Р		
Vehicular service and maintenance	Р	Optoelectronics assembly	Р		
Veterinary medical services	Р	Pharmaceutical products research	Р		
Wholesale trades and services	Р	Precision instrument assembly	Р		

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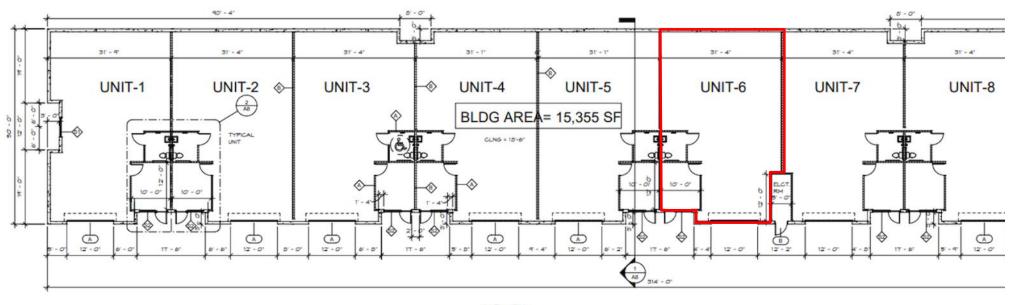
COMMERCIAL REAL ESTATE

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FLOOR PLAN



1 Floor Plan 3/32* = 1'-0*

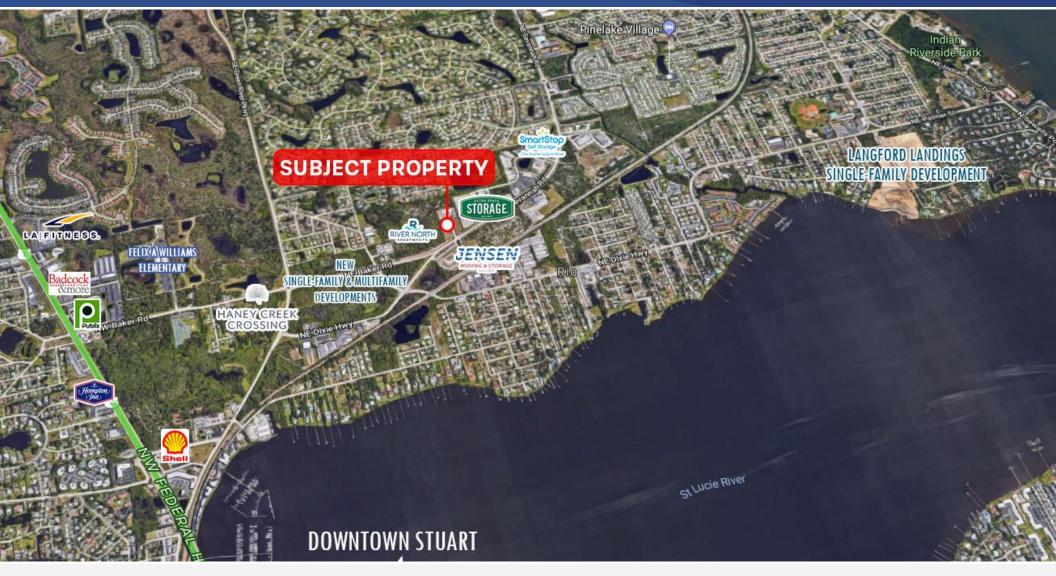


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TRADE AREA MAP



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