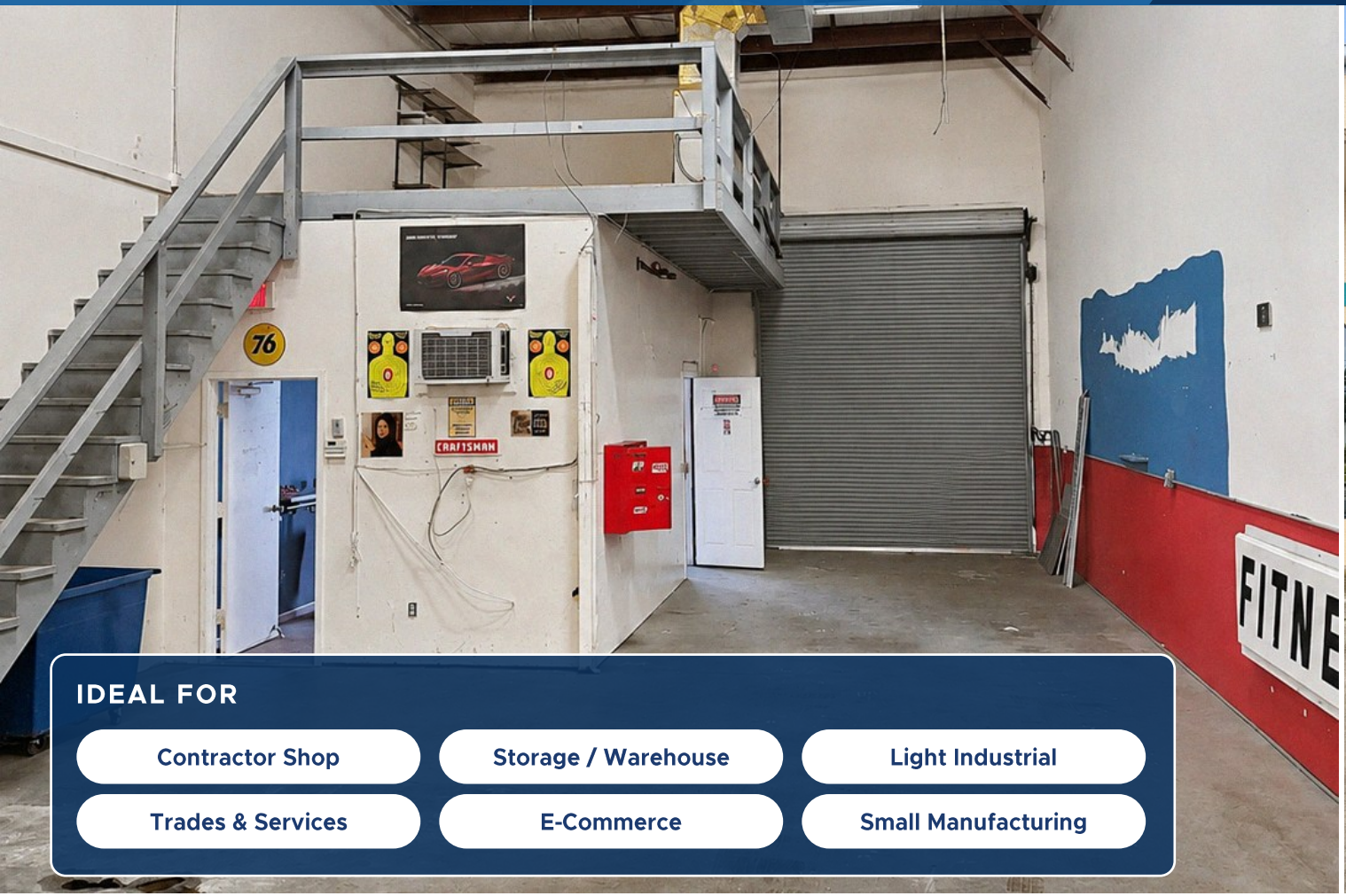
INDUSTRIAL WAREHOUSE BAY

±1,272 SF | ±300 SF Mezzanine | Private Restroom

1280 NE Business Park Place, Jensen Beach, FL 34957

FOR LEASE

$16.00/SF





IDEAL FOR

- Contractor Shop
- Storage / Warehouse
- Light Industrial
- Trades & Services
- E-Commerce
- Small Manufacturing

CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart, FL 34994
www.cmbcommercial.com

Matt Crady
772.260.1655 Mobile
772.286.5744 Office
mcrady@cmbcommercial.com

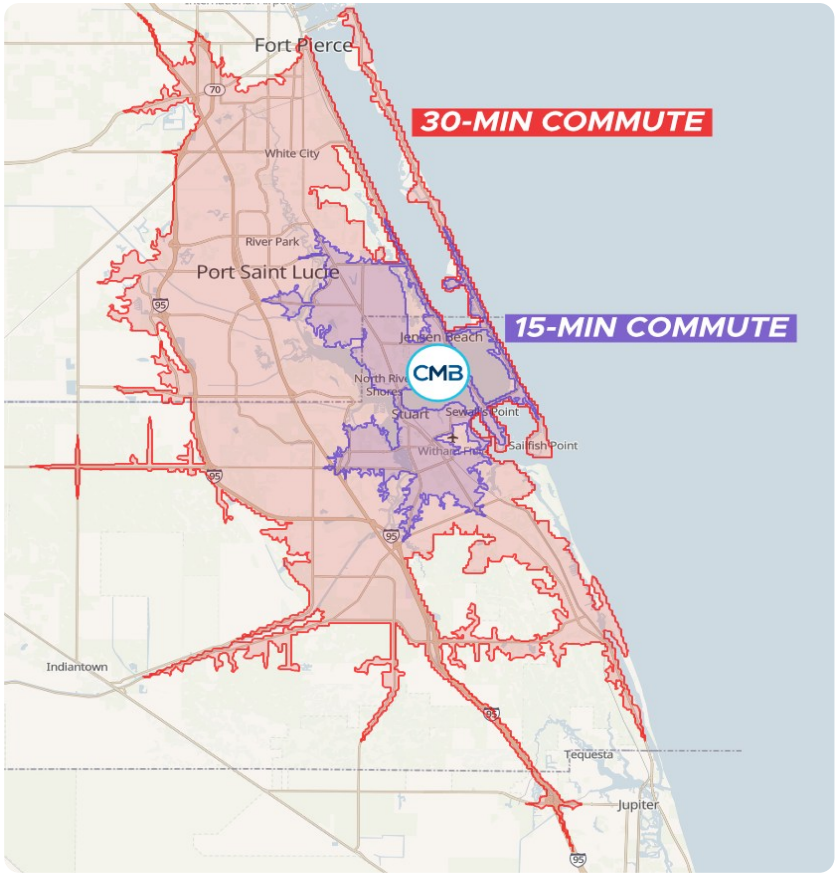
PROPERTY OVERVIEW

CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

Give your business room to work in this fully air-conditioned ±1,272 SF industrial bay in Martin County Business Park, just off NE Savannah Road in Jensen Beach. The 24' × 53' space combines an enclosed office with a pedestrian entry door, an open warehouse area, a ±300 SF mezzanine and a private restroom. With dedicated space for administrative work, equipment and inventory, it's a practical fit for contractors, warehouse users and light industrial businesses.

Property Highlights

- **Efficient footprint:** ±1,272 SF open warehouse, 24' × 53'
- **Bonus space:** ±300 SF mezzanine for storage or office
- **Private restroom:** included in the unit
- **Loading:** (1) 12' × 10' roll-up door
- **Climate control:** A/C throughout
- **Convenient site:** ample on-site parking and loading access
- **Easy access:** off NE Savannah Rd, minutes to US-1 and Jensen Beach Blvd



Lease Rate	**$16.00/SF**
Available	**±1,272 SF (1 bay)**
Dimensions	**24' × 53'**
Mezzanine	**±300 SF**
Restroom	**Yes (private)**
Building Type	**Storage / warehouse**
Year Built	**1989**
Construction	**Block / stucco**
Parking	**64 spaces (site)**
Traffic Count	**8,400 ADT (NE Savannah Rd)**
Zoning	**M-1 Industrial (Martin Co.)**

AVAILABLE BAY

CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE









AVAILABLE NOW

±1,272 SF

24' × 53' warehouse bay

Warehouse	**±1,272 SF**
Mezzanine	**±300 SF**
Restroom	**Private**
Lease Rate	**$16.00/SF**
Est. Base Rent	**$1,696 / mo**

Good Fit For

- Contractor or trade shop with storage loft
- Inventory / e-commerce storage
- Light assembly or service business

Base rent excludes sales tax.

DEMOGRAPHICS

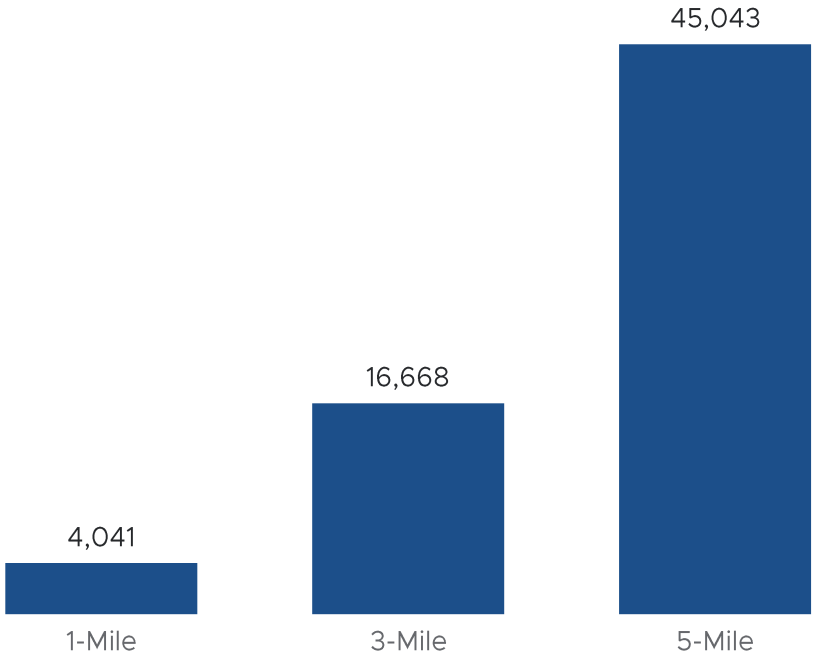
CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

1-Mile Radius	
Population	**8,465**
Median HH Income	**$78,295**
Median Age	**53.3**

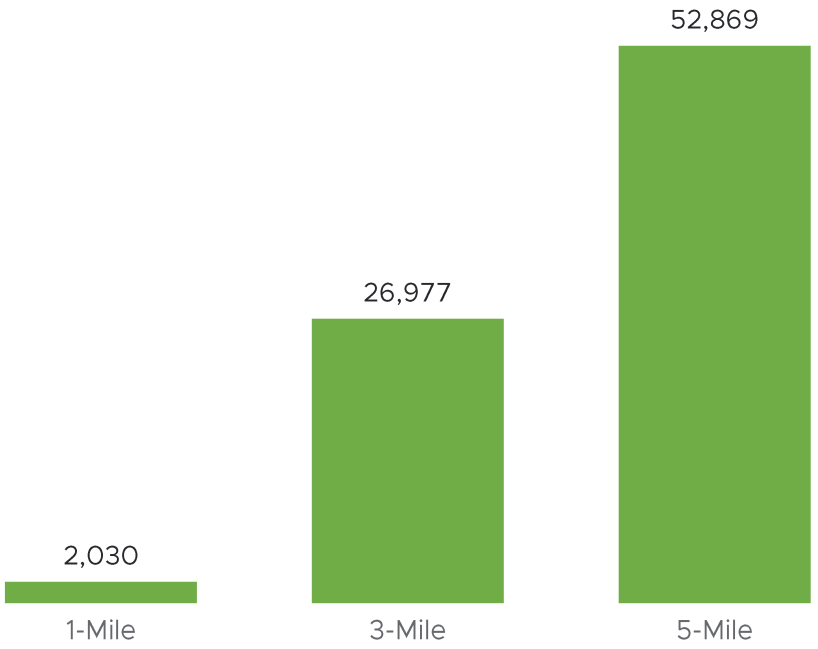
3-Mile Radius	
Population	**34,024**
Median HH Income	**$84,200**
Median Age	**53.3**

5-Mile Radius	
Population	**95,215**
Median HH Income	**$87,798**
Median Age	**52.9**

Households



Employees



ZONING INFORMATION

CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

M-1 Industrial District (Martin County Sec. 3.420). Permits all B-2 Business-Wholesale uses plus light manufacturing, subject to the performance standards below.

Permitted Uses

- Any B-2 Business-Wholesale use meeting M-1 standards, including:
  - Warehouses and distribution
  - Retail and wholesale businesses
  - Offices and showrooms
  - Repair shops and indoor auto service
  - Woodworking shops
  - Bottling works
  - Laundries and dry cleaning
  - Veterinary hospitals
- Light manufacturing plants
- Manufacture of listed goods (see right)
- Watchman / custodian residence

Light Manufacturing Standards

- All operations and storage inside buildings
- Electric-powered machinery; no forging or heavy impact
- No smoke from burning fuels
- No odor, dust or noxious fumes beyond the property
- Glare shielded from view
- Waste stored in a screened enclosure

Permitted Manufacturing Examples

- Electronic devices
- Precision & optical instruments
- Medical & orthopedic appliances
- Pharmaceutical products
- Cosmetics & toiletries
- Candy, dairy & spice packing
- Clothing, shoes & leather goods
- Plastic & paper products
- Jewelry & silverware

AREA MAP

CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

