INDUSTRIAL FLEX SPACE

1,550 SF | 12' × 14' Overhead Door | Office + ADA Restroom

1514 NE Success Drive, Unit 8, Jensen Beach, FL 34957

FOR LEASE

$18.00/SF NNN



IDEAL FOR

- Contractors & Trades
- Light Assembly
- E-Commerce
- Showroom / Flex
- Climate-Sensitive Storage
- Service Business

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PROPERTY OVERVIEW

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Why settle of a bay that bakes all summer? Unit 8 is a 1,550 SF flex space in Jensen Beach that's fully air-conditioned, so the shop floor feels as comfortable as the office. Back a truck up to the 12' × 14' overhead door, step into your private 12' × 10' office to take calls or meet customers and enjoy the convenience of an ADA-accessible restroom on site. It's a smart, right-sized option for contractors, makers, online sellers and anyone who needs a little of everything under one roof.



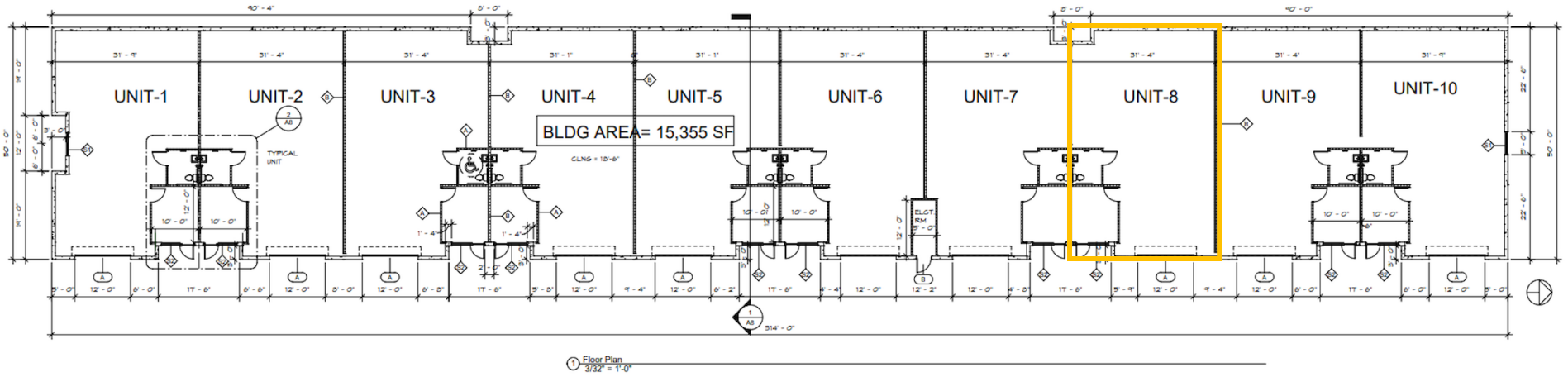
Property Highlights

- **Fully air-conditioned:** comfortable year-round and protects inventory
- **Drive-in loading:** 12' × 14' overhead door
- **Private office:** 12' × 10' for admin, sales or meetings
- **ADA restroom:** accessible for staff and customers
- **Efficient size:** 1,550 SF at about $2,325/mo base rent

Lease Rate	**$18.00/SF NNN**
Est. Base Rent	**$2,325 / month**
NNN / CAM	**TBD**
Unit	**8**
Unit Size	**1,550 SF**
HVAC	**Fully air-conditioned**
Office	**12' × 10'**
Restroom	**ADA accessible**
Overhead Door	**12' × 14'**
Zoning	**LI – Limited Industrial**

UNIT DETAILS

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UNIT 8 • AVAILABLE

1,550 SF

Fully air-conditioned flex space

Base rent excludes NNN charges and sales tax.

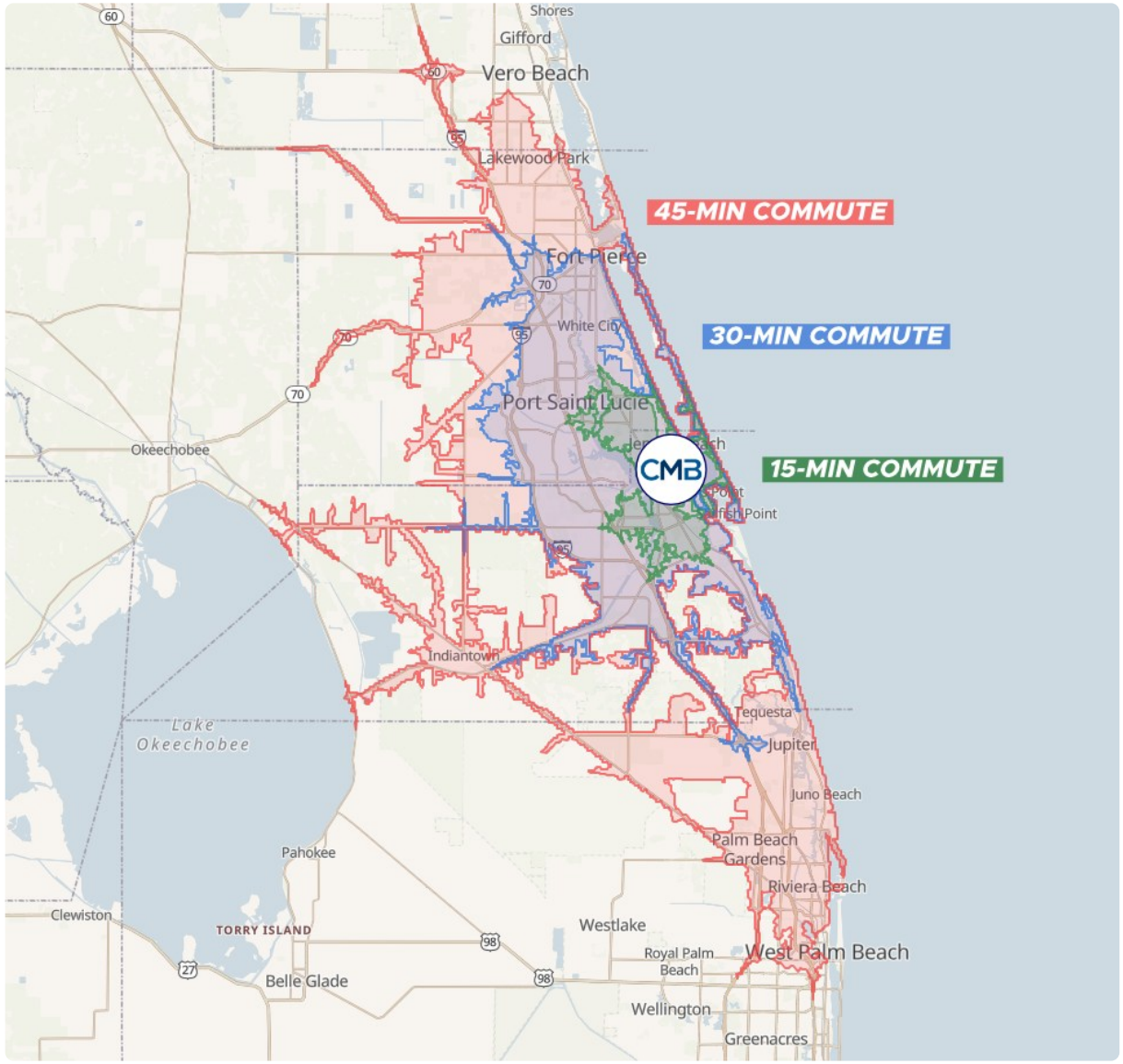
Overhead Door	**12’ × 14’**
Office	**12’ × 10’**
Restroom	**ADA accessible**
Lease Rate	**$18.00/SF NNN**
Est. Base Rent	**$2,325 / mo**

Good Fit For

- Contractor shop with front office
- E-commerce or inventory storage
- Light assembly or showroom

LOCATION

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Jensen Beach Location

1 **US-1 and NE Dixie Highway**

~3 min to US-1 via NE Savannah Rd; NE Dixie Hwy is about 1 min away for local trips to Stuart and Jensen Beach

2 **I-95 and Florida's Turnpike**

~15 min to I-95 and ~20 min to Florida's Turnpike for regional deliveries and service calls

3 **Established Industrial Corridor**

LI-zoned corridor of contractors, service firms and light manufacturers along NE Success Dr

4 **Surrounding Residential Base**

Residential neighborhoods surround the corridor, including the new River North apartments, a nearby workforce and customer base

Drive times are approximate, off-peak estimates.

ZONING INFORMATION

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LI – Limited Industrial (Martin County). Allows a wide mix of trades, light industrial, service, research and commercial uses – a strong fit for a flex tenant. Selected permitted uses shown.

Industrial & Trades	
Limited impact industries	**P**
Construction industry trades	**P**
Trades & skilled services	**P**
Wholesale trades & services	**P**
Construction sales & services	P
Vehicular service & maintenance	P
Vehicular sales & service	P
Precision instrument assembly	P
Medical equipment assembly	P
Electronic equipment assembly	P
Optical equipment assembly	P

Commercial & Services	
General retail sales & services	**P**
Business & professional offices	**P**
Limited retail sales & services	P
Medical services	P
Veterinary medical services	P
Commercial amusements, indoor	P
Commercial day care	P
Kennels, commercial	P
Hotels, motels & resorts	P
Golf driving ranges	P
Educational institutions	P

Research & Technology	
Research & development labs	P
Testing laboratories	P
Medical & dental labs	P
Technology centers	P
Computer programming / software	P
Computer system design	P
Scientific & technical consulting	P
Management & technical services	P
Simulation training	P
Marine research	P
Bioscience & biomedical research	P

P = Permitted. Highlighted uses fit this unit. Tenant to verify intended use with Martin County.

DEMOGRAPHICS

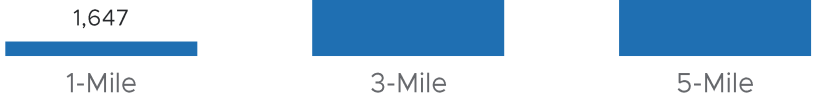
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1-Mile Radius	
Population	**5,178**
Households	**2,391**
Median Age	**51.7**

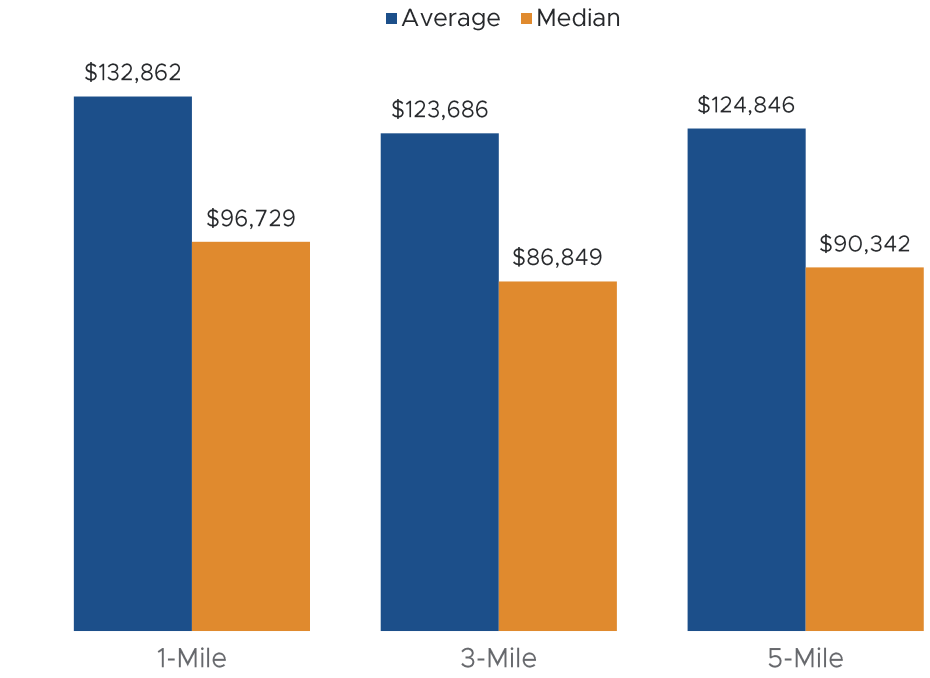
3-Mile Radius	
Population	**39,616**
Households	**19,277**
Median Age	**53.2**

5-Mile Radius	
Population	**105,557**
Households	**49,271**
Median Age	**52.4**

Daytime Employees



Household Income



TRADE AREA MAP

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