

INDUSTRIAL WAREHOUSE

870 NE Pop Tilton Pl. Jensen Beach, FL 34957



FOR SALE | \$1,299,000.00

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Matt Crady

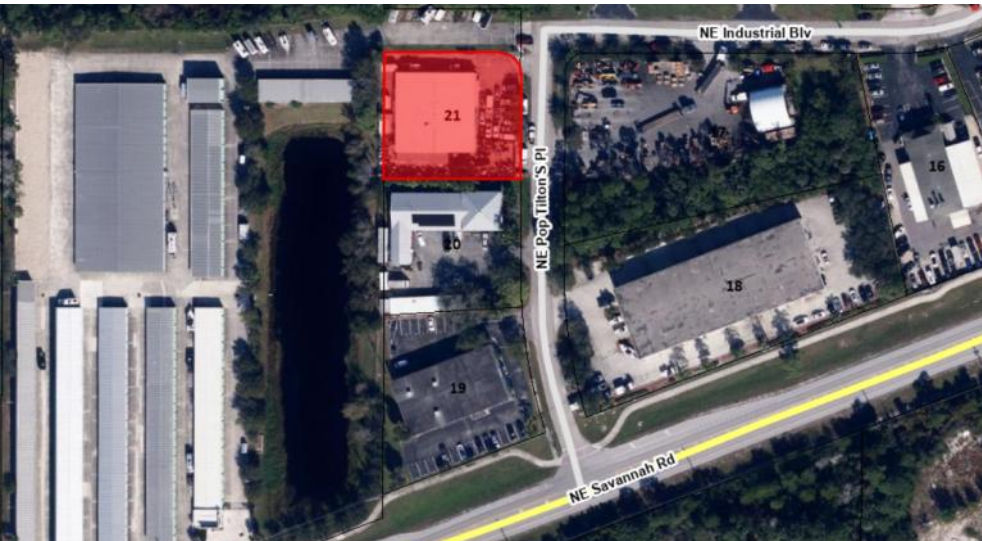
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PROPERTY OVERVIEW

This 8,100 square foot warehouse, situated between Stuart & Port St. Lucie, is located less than 2 miles from US-1. The property offers excellent access via Industrial Blvd & Savannah Rd. There's 4 separately metered tenants & a brand new roof. It is zoned for industrial use within the Jensen Park Estates subdivision and would be perfect for manufacturing, distribution or warehouse operations.



PRICE	\$1,299,000
BUILDING SIZE	8,100 SF
BUILDING TYPE	Industrial
ACREAGE	0.52 AC
FRONTAGE	144'
YEAR BUILT	1979
CONSTRUCTION TYPE	Warehouse
TRAFFIC	8,300 AADT
ZONING	M-1
LAND USE	Industrial
PARCEL ID	28-37-41-010-000-00210-1

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,011	1 Mile	\$77,215	1 Mile	47.9
3 Mile	37,591	3 Mile	\$86,255	3 Mile	49.4
5 Mile	103,914	5 Mile	\$88,682	5 Mile	50

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,405	1 Mile	\$53,375	1 Mile	52.8
3 Mile	39,940	3 Mile	\$57,638	3 Mile	54.9
5 Mile	115,581	5 Mile	\$63,788	5 Mile	55.5

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ZONING INFORMATION

Sec. 3.420. M-1 Industrial District.

3.420.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
 - a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
 - b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than nonpowered hand tools, or processes producing high frequency vibrations shall be permitted.
 - c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
 - d. No processes which emit an odor nuisance beyond the real property boundary shall be permitted. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
 - e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.

f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.

g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.

h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.

3. Manufacture of the following:

Brooms and brushes
Candy
Cigars, cigarettes or snuff
Cosmetics and toiletries, except soap
Clothing and hats
Ceramic products, electrically fired
Candles
Dairy products
Electronic devices
Ice cream
Jewelry
Leather goods and luggage
Optical equipment
Orthopedic and medical appliances
Pottery, electrically fired
Perfume
Pharmaceutical products
Precision instruments

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ZONING INFORMATION

Plastic products, except pyroxylin
Paper products and cardboard products
Silverware
Spices and spice packing
Stationery
Shoes
Televisions, radios and phonographs

4. Residences for the use of watchmen or custodians only.

3.420.B. Required lot area, width, and building height limits.

1. Lots or building sites in an M-1 Industrial District shall have an area of not less than 15,000 square feet, with a minimum width of 100 feet measured along the front property line. Not more than 40 percent of the lot area shall be occupied by structures or buildings. Buildings shall be limited to not more than 30 feet in height.

2. Where the lot abuts a residential or estates district, the minimum lot area shall be increased by the number of square feet necessary to provide a 50-foot-wide buffer area between the line of abutment and the nearest building.

3.420.C. Minimum yards required.

1. Front: 50 feet, except an office building may be located within 20 feet of the front property line.

2. Rear and side:

1 story: 15 feet.

2 stories: 15 feet.

3. No structure shall be built within 20 feet of the property line adjoining any

public platted right-of-way not a designated through-traffic highway.

4. No structure shall be built within 40 feet of the property line adjoining a designated through-traffic highway.

5. No setback or yard shall be required adjacent to railroad spurs or sidings.

6. Where the lot abuts a residential or estates district, the yard requirements for the abutting sides or rear shall be increased to 50 feet.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 1014, pt. 5, 12-6-2016)

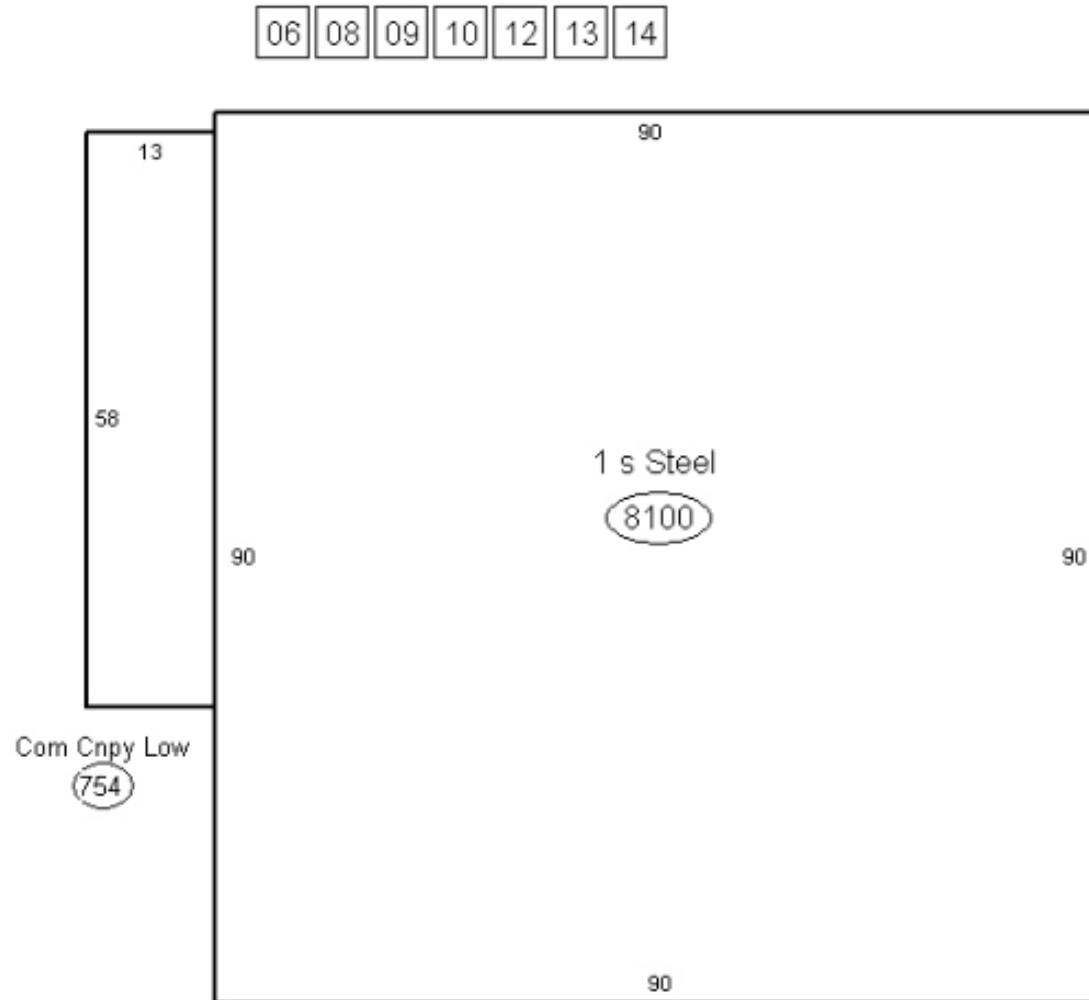
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SITE PLAN



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TRADE AREA MAP



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