

FLEX WAREHOUSE SPACE

1265 NE Savannah Road, Jensen Beach FL 34957



UNIT 104 & 105

FOR LEASE | \$19.50/sf Gross

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

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PROPERTY OVERVIEW

- Excellent warehouse space located in the Industrial Park at Avonlea.
- Site features an open floor warehouse space with a 200 sf office area, two 16 ft. roll up doors, and 24 ft. ceiling height.
- Ideal for a variety of industrial related uses such as repair services, storage, wholesale, and other allowable uses under the IPUD Zoning.
- Only minutes away from US Highway 1, and about 10 miles away from the I-95 access ramp.



LEASE RATE	\$19.50/sf Gross
SPACE AVAILABLE	2,340 sf
BUILDING SIZE	6,540 sf
BUILDING TYPE	Industrial
ACREAGE	0.15 AC
FRONTAGE	+/- 500'
TRAFFIC COUNT	8,700 ADT
YEAR BUILT	2008
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	IPUD - Stuart
LAND USE	Industrial
PARCEL ID	28-37-41-014-000-00270-0

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INTERIOR PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,335	1 Mile	\$93,302	1 Mile	46.4
3 Mile	100,625	3 Mile	\$94,936	3 Mile	49.3
5 Mile	297,131	5 Mile	\$87,371	5 Mile	46

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	5,369	1 Mile	\$67,838	1 Mile	50.8
3 Mile	102,629	3 Mile	\$73,877	3 Mile	54.2
5 Mile	307,706	5 Mile	\$68,595	5 Mile	49

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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



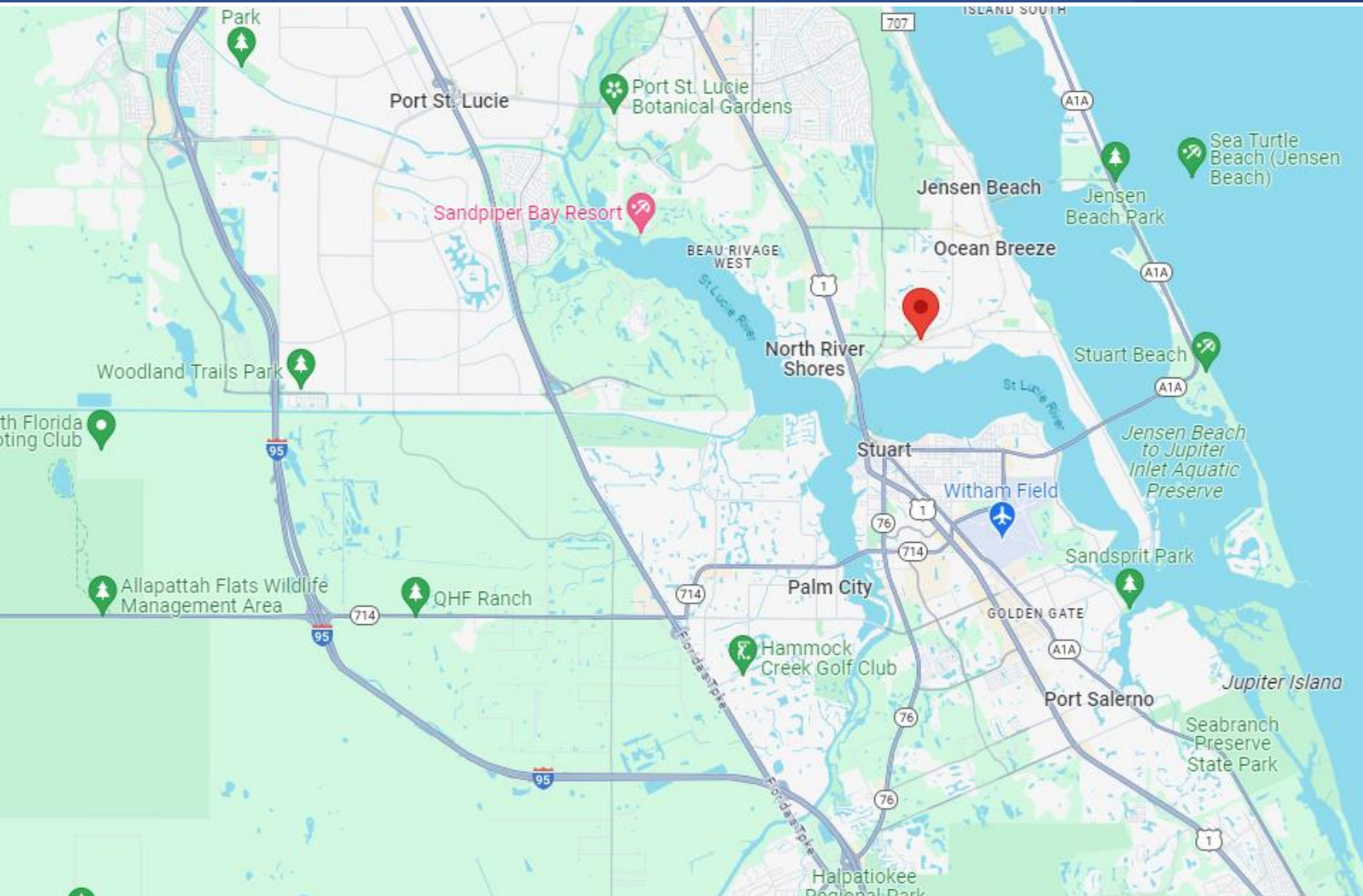
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REGIONAL MAP



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