

INDUSTRIAL WAREHOUSE BAYS

1308 NE Business Park Place, Jensen Beach, FL 34957



FOR LEASE | \$15.00/SF NNN

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
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PROPERTY OVERVIEW

- Three industrial bays available in the Martin County Business Park.
- **Bay 115:** ±1,312 SF | **Bay 116 & 117:** ±1,456 SF each
- Open-concept layouts ideal for storage, warehouse, and light industrial use
- Ample on-site parking and convenient loading docks for efficient access
- Versatile, open-concept layouts ideal for storage, warehousing, or light industrial operations
- Located along NE Savannah Road in Jensen Beach, FL
- Excellent accessibility to key commercial corridors and major highways



LEASE RATE	\$15.00/SF NNN
BUILDING SIZE	28,136 SF
UNITS AVAILABLE	
BAY 115	1,312 SF
BAY 116	+/- 1,456 SF
BAY 117	+/- 1,456 SF
BUILDING TYPE	Storage/Warehouse
FRONTAGE	+/- 328' to NE Park Place
TRAFFIC COUNT	8,400 ADT NE Savannah Road
YEAR BUILT	1989
CONSTRUCTION TYPE	Block/Stucco
PARKING SPACE	64
ZONING	M-1(Industrial) Martin County
LAND USE	Industrial

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	7,742	1 Mile	\$68,301	1 Mile	48.6
3 Mile	36,000	3 Mile	\$87,014	3 Mile	50.3
5 Mile	97,307	5 Mile	\$87,620	5 Mile	50.3

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	8,264	1 Mile	\$41,439	1 Mile	53.6
3 Mile	38,405	3 Mile	\$58,819	3 Mile	56.2
5 Mile	108,065	5 Mile	\$62,820	5 Mile	56



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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:

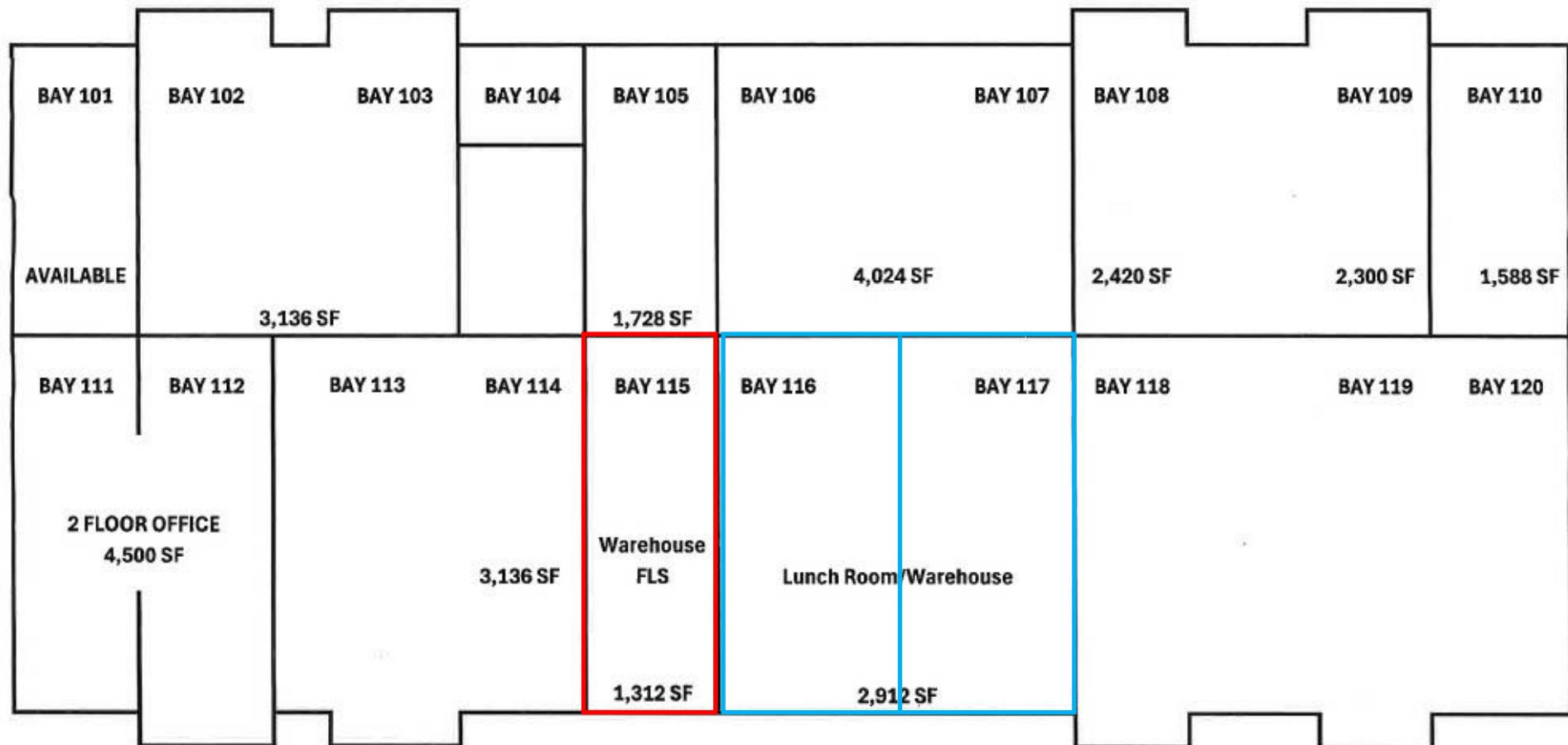
1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
 - a. All operations shall be conducted and all materials and products shall 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	
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.	

SITE PLAN



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TRADE AREA MAP



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