

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

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

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 |

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

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 |

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

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.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

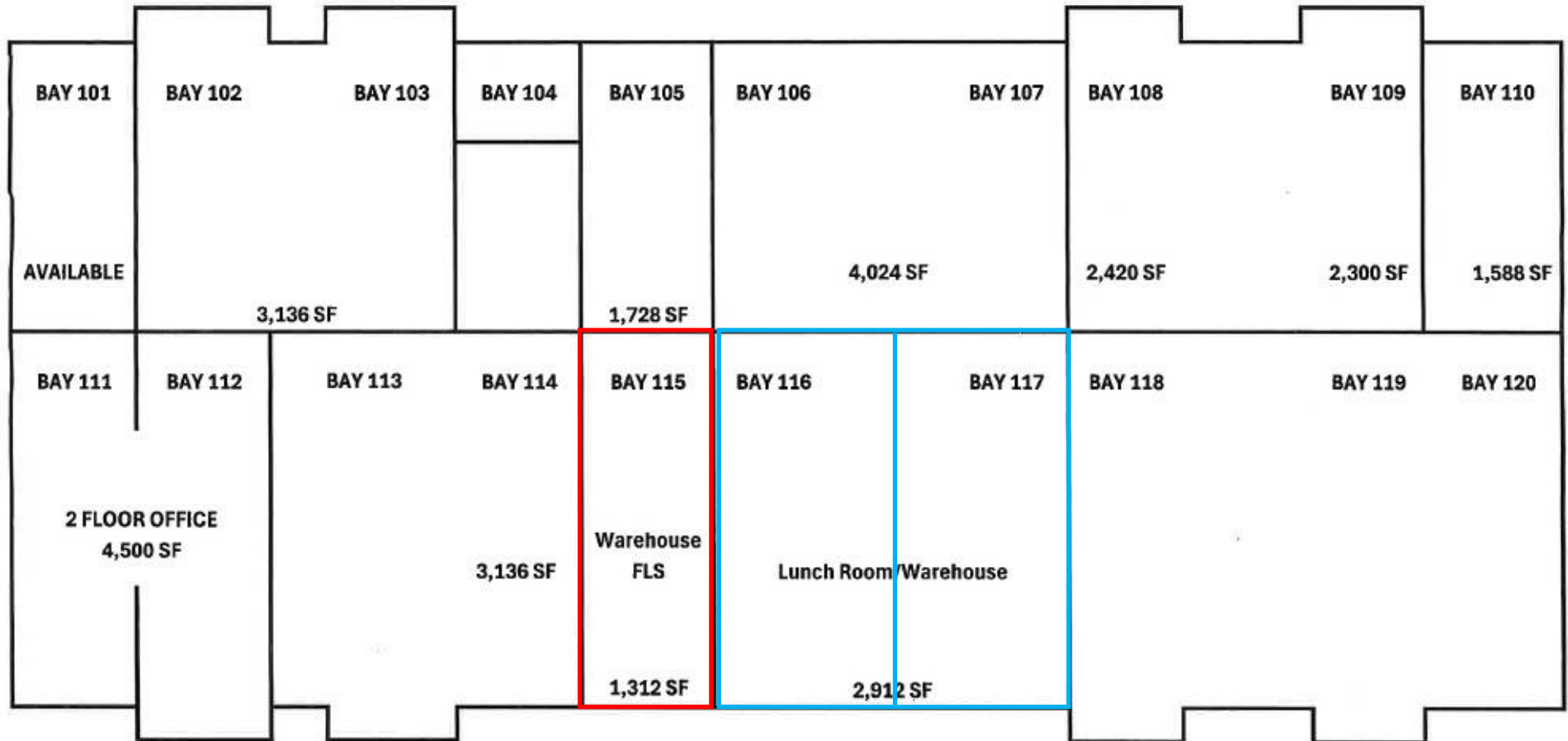
Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

SITE PLAN



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com