

INDUSTRIAL FLEX BAYS

900-920 NE Industrial Blvd. Jensen Beach, FL 34957



FOR LEASE | Starting at \$20.50/SF

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

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PROPERTY OVERVIEW

- The Savannah II Industrial Building offers versatile industrial bays ideal for storage, light industrial, and service-oriented businesses seeking a central and accessible location.
- **300 SF Unit:** Well-suited for secure storage, equipment, and inventory.
- **1,000 SF Unit:** Functional warehouse space with a dedicated office, accommodating daily operations, light manufacturing, distribution, and other M-1 compliant uses.
- **RV and Boat Storage Available:** \$250 per month.
- **On-Site Security:** Fenced property with security camera coverage.
- Conveniently located within an established industrial corridor of Jensen Beach, the property offers easy access to US-1 and is within 10 miles of Florida's Turnpike.



UNIT 1 (1,000 SF)	\$21.00/SF Modified Gross
UNIT 1B (300 SF)	\$20.50/SF Modified Gross
BUILDING SIZE	9,684 SF
BUILDING TYPE	Storage Warehouse
ACREAGE	1.02 AC
FRONTAGE	106' NE Industrial Blvd.
TRAFFIC COUNT	8,400 ADT (NE Savannah Rd.)
YEAR BUILT	1982
CONSTRUCTION TYPE	Concrete Block
PARKING SPACE	28
ZONING	M-1 (Industrial)
LAND USE	Industrial

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SITE PHOTOS



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DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	18,970	88,843	283,144
2024 Population	20,773	101,891	309,266
2029 Population Projection	22,103	113,204	354,239
Annual Growth 2020-2024	2.4%	3.7%	2.3%
Annual Growth 2024-2029	1.3%	2.2%	2.9%
Median Age	54.1	55.8	48.8
Bachelor's Degree or Higher	31%	34%	28%
U.S. Armed Forces	4	105	222

Income	2 miles	5 miles	10 miles
Avg Household Income	\$81,336	\$88,464	\$88,259
Median Household Income	\$55,021	\$63,486	\$66,716
< \$25,000	2,001	8,742	19,755
\$25,000 - 50,000	2,502	10,443	27,562
\$50,000 - 75,000	1,606	7,534	24,240
\$75,000 - 100,000	946	5,603	18,416
\$100,000 - 125,000	781	4,596	12,270
\$125,000 - 150,000	554	2,792	7,364
\$150,000 - 200,000	613	2,774	8,050
\$200,000+	698	4,061	9,688

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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 non-powered 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.

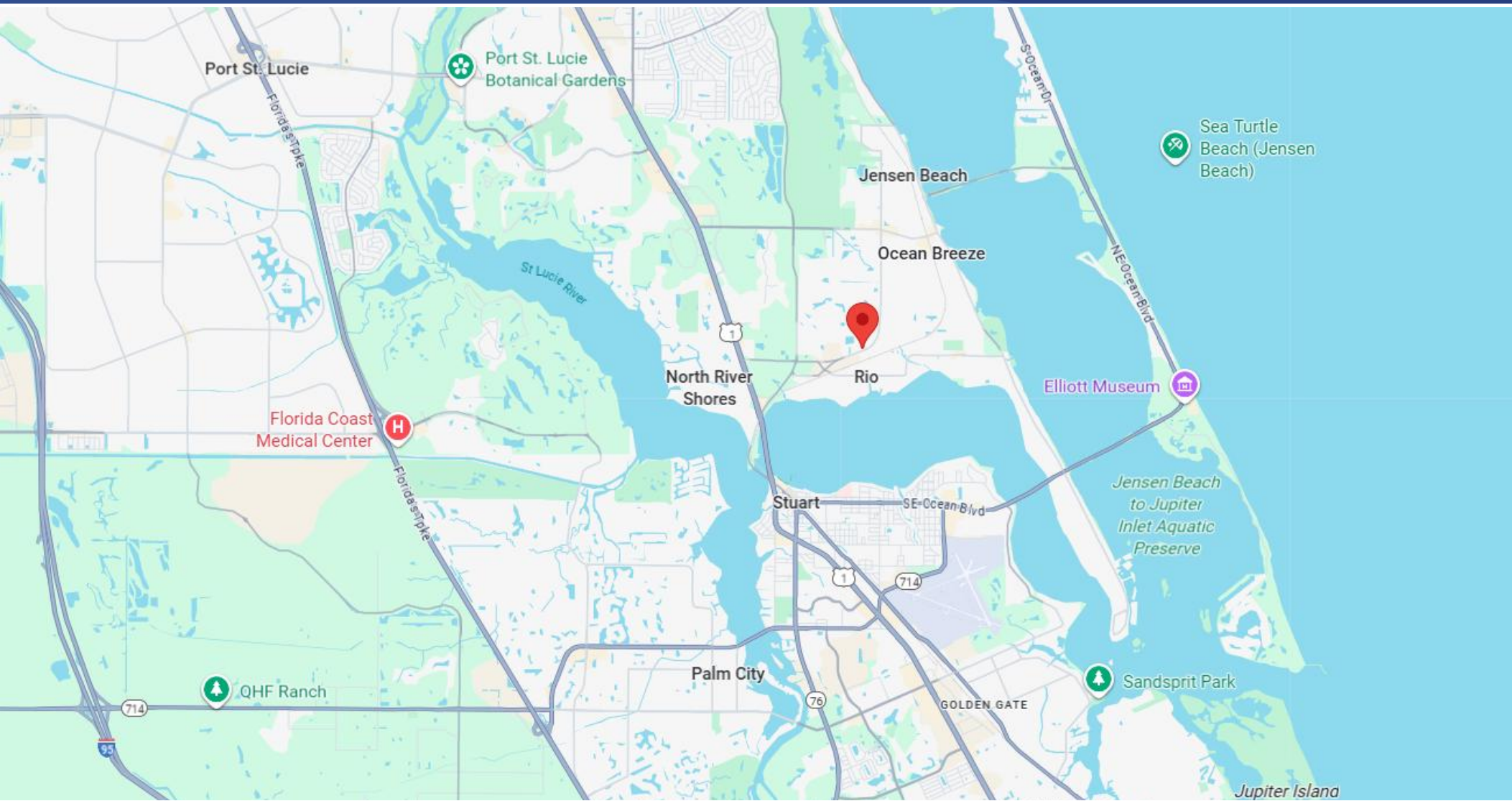
h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.

Sec. 3.418. - B-2 Business-Wholesale Business District.

3.418.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 uses permitted in the B-1 Business District.
2. Retail, wholesale and distributing businesses, including warehouses and storage yards. Refuse and storage areas shall be screened from the street and abutting property.
3. Veterinary hospitals, bottling works, repair shops, storage and sale of fertilizer and feeds, laundries, dry cleaning establishments, woodworking shops.
4. Drive-in theatres.
5. Boat yards and ways on waterfront lots.

REGIONAL MAP



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TRADE AREA MAP



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