

FLEX WAREHOUSE SPACES

779-895 NE Dixie Highway, Jensen Beach, FL 34957



FOR LEASE | Starting at \$20.00/SF

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Conor Mackin
772.286.5744 Office
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PROPERTY OVERVIEW

- Discover versatile flex spaces in a prime industrial park in Jensen Beach, FL, just off NE Dixie Highway.
- Perfectly suited for a range of businesses, offering a large roll-up door that accommodates truck access and equipment with ease, plus a convenient pedestrian entry. Inside, you'll find impressive 15-foot ceilings, allowing ample vertical storage and workspace options.
- Located in a bustling industrial corridor, offering quick accessibility to US-1 and within 30 minutes from I-95 and Florida's Turnpike.



SPACE(S) AVAILABLE

| | |
|--------------------------|------------|
| UNIT 803 (500 SF) | \$22.00/SF |
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|----------------------------|------------|
| UNIT 809 (1,000 SF) | \$21.00/SF |
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|----------------------------|------------|
| UNIT 839 (1,300 SF) | \$20.00/SF |
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|----------------------|-----------|
| BUILDING SIZE | 10,149 SF |
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|----------------------|-------------------|
| BUILDING TYPE | Storage Warehouse |
|----------------------|-------------------|

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|----------------------|-----------|
| TRAFFIC COUNT | 6,000 ADT |
|----------------------|-----------|

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|-------------------|------|
| YEAR BUILT | 1998 |
|-------------------|------|

| | |
|--------------------------|-------------------|
| CONSTRUCTION TYPE | Block with Stucco |
|--------------------------|-------------------|

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|---------------|--------------------------|
| ZONING | Rio Redevelopment Zoning |
|---------------|--------------------------|

| | |
|-----------------|------------|
| LAND USE | Industrial |
|-----------------|------------|

| | |
|------------------|--------------------------|
| PARCEL ID | 28-37-41-000-013-00200-8 |
|------------------|--------------------------|

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DEMOGRAPHICS

| 2024 Population Estimate | | 2024 Average Household Income | | Average Age | |
|----------------------------|---------|-------------------------------|----------|-------------|------|
| 1 Mile | 5,451 | 1 Mile | \$74,735 | 1 Mile | 47.8 |
| 3 Mile | 37,247 | 3 Mile | \$85,136 | 3 Mile | 49.6 |
| 5 Mile | 102,660 | 5 Mile | \$89,371 | 5 Mile | 50 |
| | | | | | |
| 2029 Population Projection | | 2024 Median Household Income | | Median Age | |
| 1 Mile | 5,815 | 1 Mile | \$52,943 | 1 Mile | 52.6 |
| 3 Mile | 39,569 | 3 Mile | \$57,070 | 3 Mile | 55.1 |
| 5 Mile | 113,337 | 5 Mile | \$63,996 | 5 Mile | 55.5 |

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ZONING INFORMATION

| Commercial & Business Use Groups, see 12.1.03 | |
|---|---|
| Business & professional offices | P |
| Construction services, limited | P |
| Construction services, extensive | P |
| Convenience store with fuel | - |
| Drive-through facility | - |
| Drive-through restaurant | - |
| Hotels, motels, resorts spas | - |
| Marinas ¹ | - |
| Medical offices | P |
| Microbreweries & Craft Distilleries | P |
| Parking lots and garages | - |
| Restaurants | P |
| Retail & services, limited impact | P |
| Retail & services, general impact | P |
| Retail & services, extensive impact | P |
| Recreational vehicle parks | P |
| Vehicular service and maintenance | P |
| Wholesale trades and services | P |
| Working waterfront | - |
| Industrial Use Groups, see 12.1.03 | |
| Limited impact industries | P |
| Extensive impact industrial industries | P |

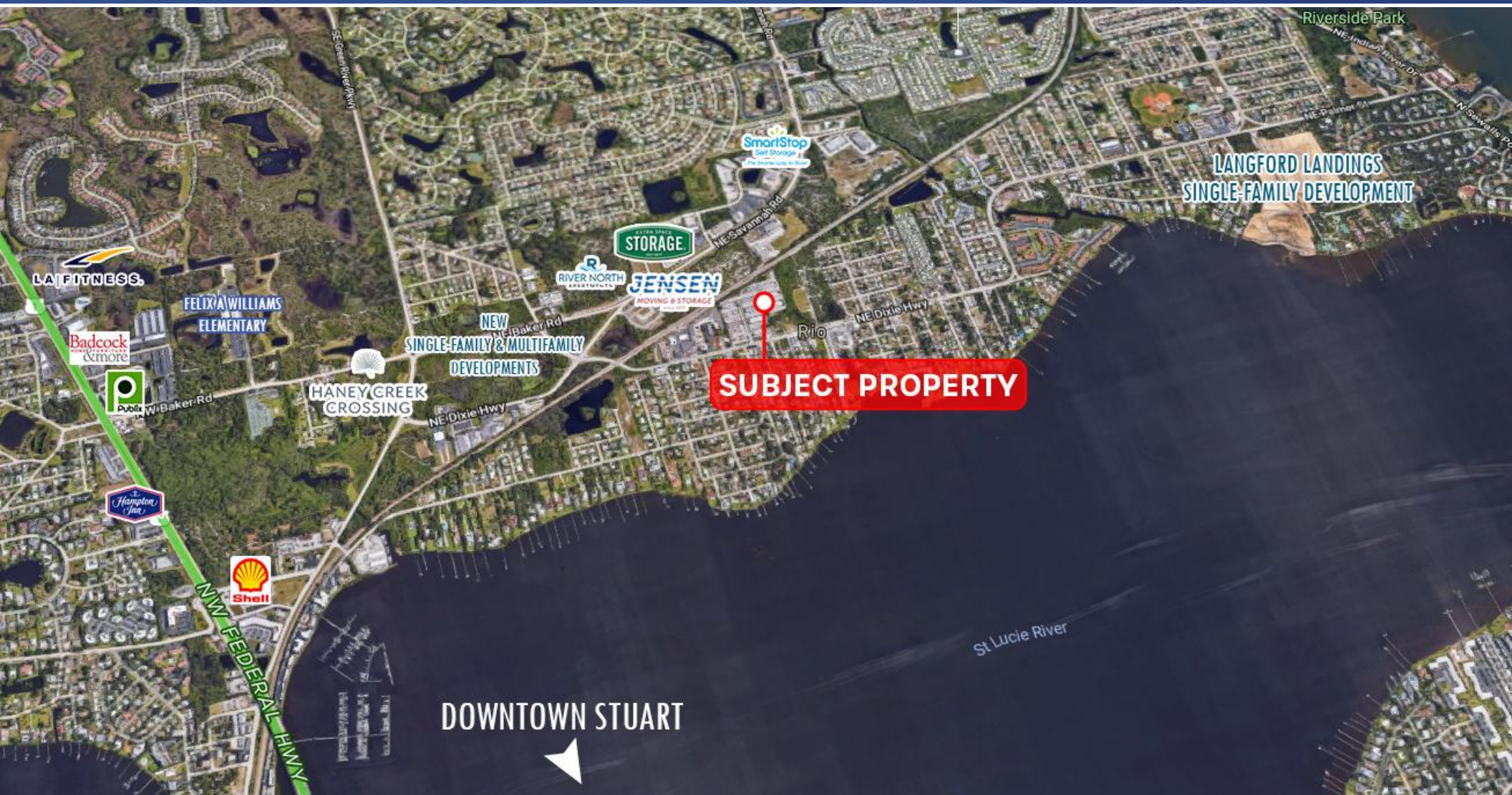


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TRADE AREA MAP



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