

# INDUSTRIAL WAREHOUSE

870 NE Pop Tilton Pl. Jensen Beach, FL 34957



FOR LEASE | \$16.00/SF Gross

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

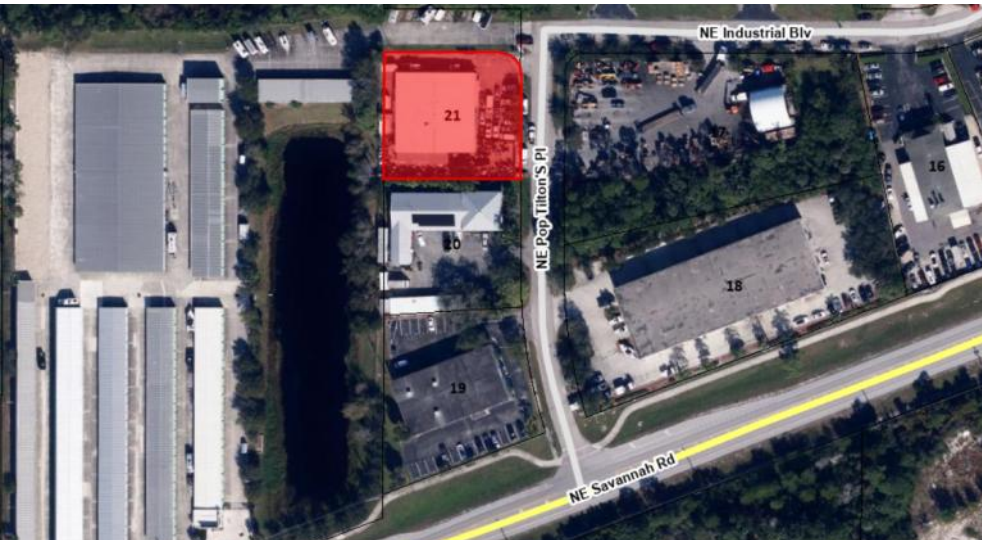
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# PROPERTY OVERVIEW

- Well-located industrial unit within an 8,100 SF building positioned between Stuart and Port St. Lucie.
- The 3,600 SF space can be leased as one unit or divided into two smaller units.
- The property offers excellent access to US-1 (under 2 miles away), convenient ingress via Industrial Blvd, and visibility from Savannah Rd.
- Building features include a brand-new roof and separately metered units. Zoned for industrial use within Jensen Park Estates, suitable for manufacturing, distribution, and general warehouse operations.



|                   |                                      |
|-------------------|--------------------------------------|
| LEASE RATE        | \$16.00/SF Gross                     |
| SPACE AVAILABLE   | 3,600 SF* ( <i>option to split</i> ) |
| BUILDING SIZE     | 8,100 SF                             |
| BUILDING TYPE     | Industrial                           |
| ACREAGE           | 0.52 AC                              |
| FRONTAGE          | 144'                                 |
| YEAR BUILT        | 1979                                 |
| CONSTRUCTION TYPE | Warehouse                            |
| TRAFFIC           | 8,300 AADT                           |
| ZONING            | M-1                                  |
| LAND USE          | Industrial                           |
| PARCEL ID         | 28-37-41-010-000-00210-1             |

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# DEMOGRAPHICS

| 2024 Population Estimate   |         | 2024 Average Household Income |          | Average Age |      |
|----------------------------|---------|-------------------------------|----------|-------------|------|
| 1 Mile                     | 6,011   | 1 Mile                        | \$77,215 | 1 Mile      | 47.9 |
| 3 Mile                     | 37,591  | 3 Mile                        | \$86,255 | 3 Mile      | 49.4 |
| 5 Mile                     | 103,914 | 5 Mile                        | \$88,682 | 5 Mile      | 50   |
| 2029 Population Projection |         | 2024 Median Household Income  |          | Median Age  |      |
| 1 Mile                     | 6,405   | 1 Mile                        | \$53,375 | 1 Mile      | 52.8 |
| 3 Mile                     | 39,940  | 3 Mile                        | \$57,638 | 3 Mile      | 54.9 |
| 5 Mile                     | 115,581 | 5 Mile                        | \$63,788 | 5 Mile      | 55.5 |

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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

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# ZONING INFORMATION

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.

3.420.B. Required lot area, width, and building height limits.

1. Lots or building sites in an M-1 Industrial District shall have an area of not less than 15,000 square feet, with a minimum width of 100 feet measured along the front property line. Not more than 40 percent of the lot area shall be occupied by structures or buildings. Buildings shall be limited to not more than 30 feet in height.

2. Where the lot abuts a residential or estates district, the minimum lot area shall be increased by the number of square feet necessary to provide a 50-foot-wide buffer area between the line of abutment and the nearest building.

3.420.C. Minimum yards required.

1. Front: 50 feet, except an office building may be located within 20 feet of the front property line.

2. Rear and side:

1 story: 15 feet.

2 stories: 15 feet.

3. No structure shall be built within 20 feet of the property line adjoining any

public platted right-of-way not a designated through-traffic highway.

4. No structure shall be built within 40 feet of the property line adjoining a designated through-traffic highway.

5. No setback or yard shall be required adjacent to railroad spurs or sidings.

6. Where the lot abuts a residential or estates district, the yard requirements for the abutting sides or rear shall be increased to 50 feet.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 1014, pt. 5, 12-6-2016)

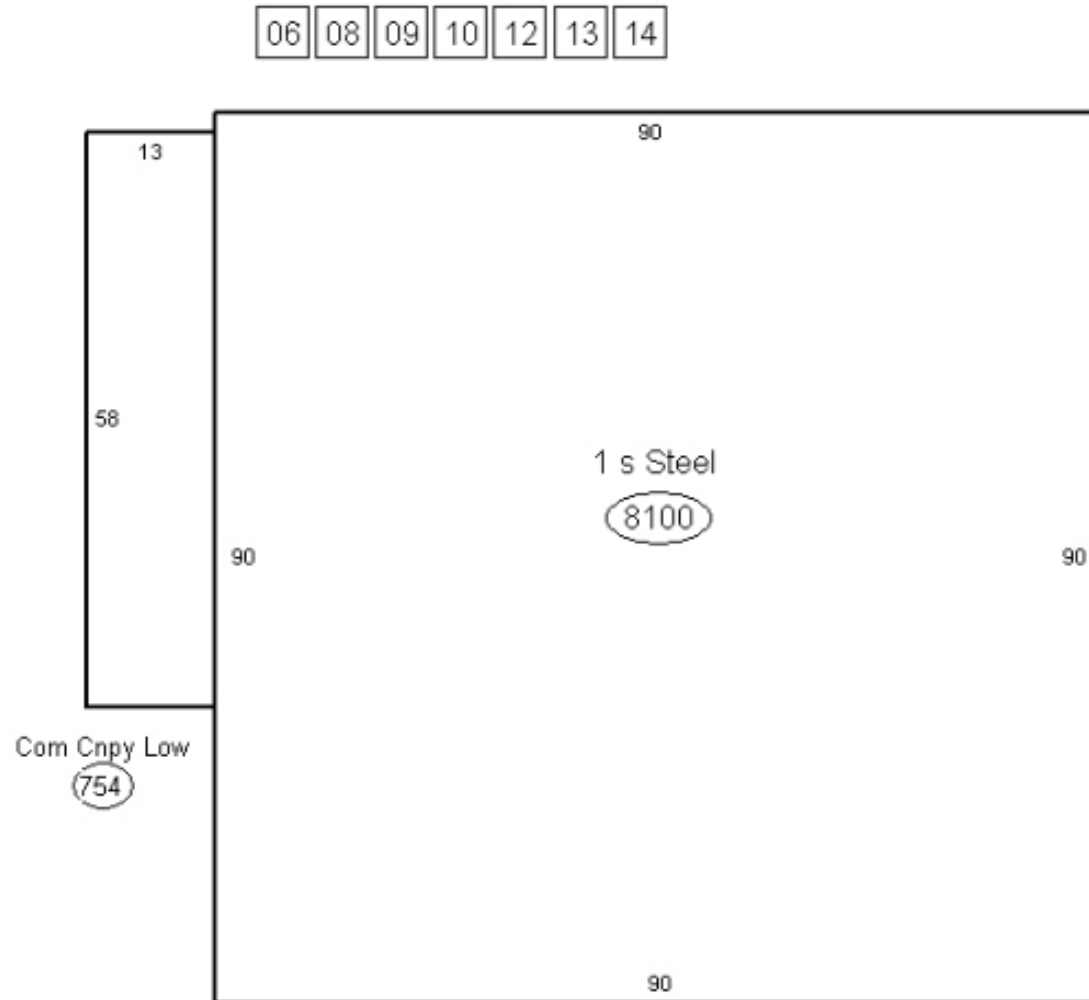
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# SITE PLAN



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# TRADE AREA MAP



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