

FLEX WAREHOUSE SPACES

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



FOR LEASE | \$22.00-\$24.00/SF

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
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772.291.8443 Mobile
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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)	\$24.00/SF
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UNIT 809 (1,000 SF)	\$22.00/SF
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UNIT 839 (1,300 SF)	\$22.00/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
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CONSTRUCTION TYPE	Block with Stucco
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ZONING	Rio Redevelopment Zoning
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LAND USE	Industrial
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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

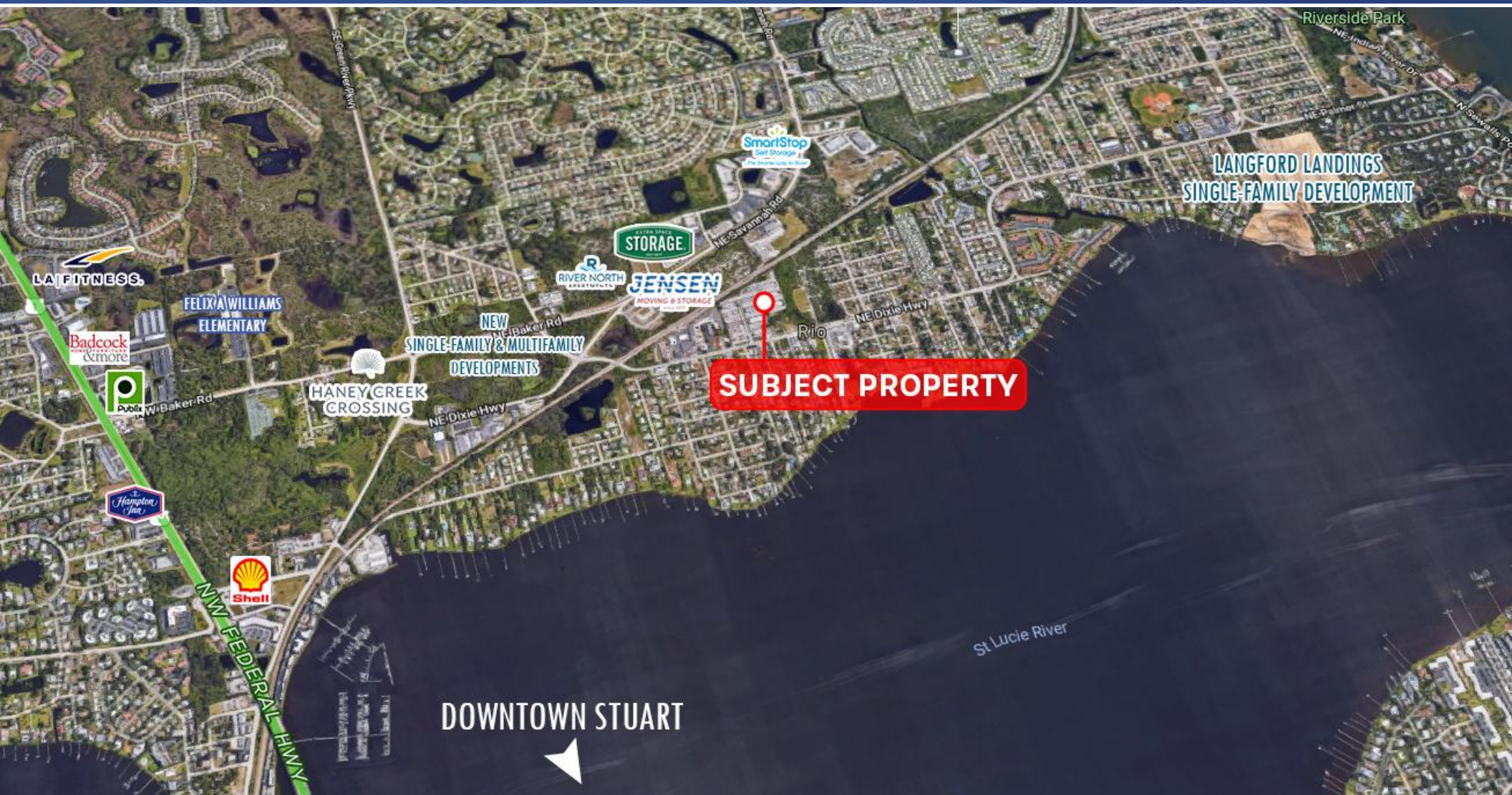


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TRADE AREA MAP



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