

INDUSTRIAL FLEX SPACE

1265 NE Savannah Road, Jensen Beach FL 34957



FOR LEASE | \$18.00/SF Gross

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Matt Crady
772.286.5744 Office
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mcrady@commercialrealestatellc.com

PROPERTY OVERVIEW

- Place your business in a highly functional industrial flex space within the established Industrial Park at Avonlea. This 4,200 SF warehouse offers exceptional versatility, making it an ideal fit for a wide range of industrial and service-oriented operations.
- **Flexible Layout:** Large open-floor warehouse with a 200 SF dedicated office for administrative or managerial use.
- **Multiple Roll-Up Doors:** One 16' and two 10' doors currently installed; owner will add a 14' door upon lease execution.
- **Ample Clearance:** 24' ceiling height for easy storage, racking, or equipment setup.
- **Outdoor Yard:** Space available to accommodate up to seven boats.
- **Prime Location:** Just minutes from US Highway 1 and only 10 miles from I-95, offering easy regional access for distribution, service calls, and logistics.



LEASE RATE	\$18.00/SF Gross
SPACE AVAILABLE	4,200 SF
BUILDING SIZE	6,540 SF
BUILDING TYPE	Industrial
ACREAGE	0.15 AC
FRONTAGE	+/- 500'
TRAFFIC COUNT	8,400 ADT
YEAR BUILT	2008
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	IPUD - Stuart
LAND USE	Industrial
PARCEL ID	28-37-41-014-000-00270-0

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14' ROLL-UP DOOR MOCKUP



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,372	1 Mile	\$77,901	1 Mile	47.8
3 Mile	38,924	3 Mile	\$85,902	3 Mile	49.4
5 Mile	106,111	5 Mile	\$89,551	5 Mile	49.8
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	5,727	1 Mile	\$55,022	1 Mile	52.6
3 Mile	41,316	3 Mile	\$57,430	3 Mile	54.8
5 Mile	117,517	5 Mile	\$64,439	5 Mile	55.2

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ZONING INFORMATION

Land Use	IPUD
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	A
Boat building, outdoors	A
Boat storage, dry	A
Dry cleaning plant	A
Farm equipment and supply sales establishments, including open storage	A
Repair services	A
Retail, intensive sales	A
Retail, non-intensive sales and service	A
Industrial, high-impact	A
Industrial, low-impact *within enclosed facility	A
Industrial parks, planned (refer to supplemental standards in section 2.06.07)	A
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	A
Truck terminals	A
Storage yards	A

Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale and distribution	A
Commercial nursery/tree farm	A
Community gardens (refer to supplemental standards in section 2.06.08)	A
Urban farms (refer to supplemental standards in section 2.06.08)	A

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TRADE AREA MAP



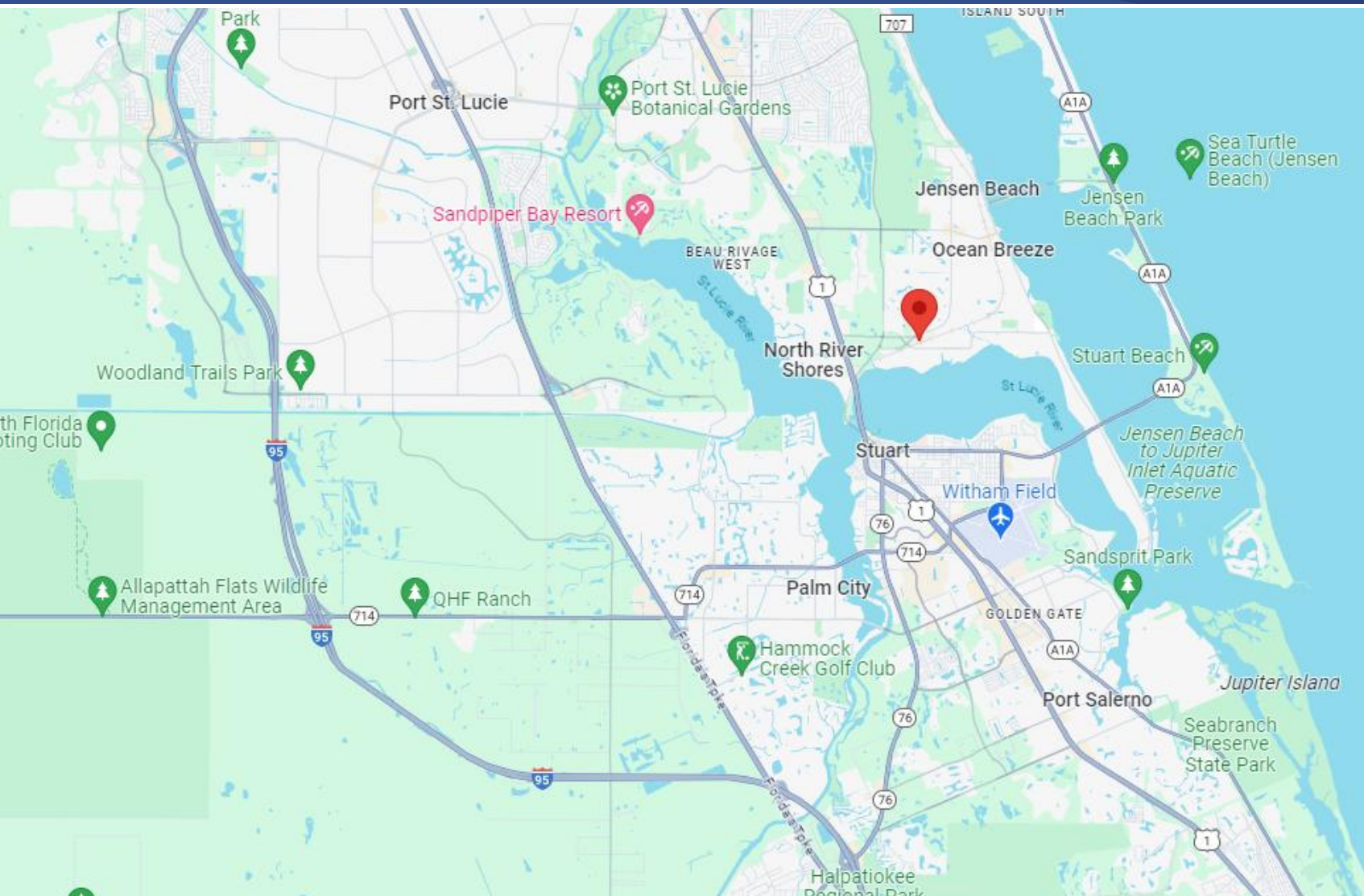
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REGIONAL MAP



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