

FOR SALE

1601 NE Success Drive

Jensen Beach, FL 34957

OFFERING SUMMARY

Building Size: 20,290 SF
Property Type: Freestanding
Office/Industrial Building
Land Size: 1.63 Acres
Zoning: LI - Limited Industrial
(Martin County)

SALE PRICE

\$3,250,000

[CLICK HERE FOR PERMITTED USES](#)



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Property Details & Highlights

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Free-standing office/industrial building located in the heart of Jensen Beach. This ±20,290 SF building sits on 1.63 acres and is zoned Limited Industrial (LI), allowing for a wide range of manufacturing, research, industrial, commercial and institutional uses.

Originally constructed in 1997 with durable concrete block and metal (Varco Pruden) construction, the property has been well maintained and features a brand-new roof installed in 2024.

The building is 100% air-conditioned and powered by heavy 1,600-amp electrical service, making it ideal for manufacturing or high-tech users. The layout includes approximately 7,000± SF of office space, featuring a combination of private offices and open work space along with 13,000± SF of warehouse space offering 13-15' clear height, and insulated walls/ceilings.

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- Fire sprinkler system throughout
- Multiple grade-level roll-up doors (10' x 10') on both sides of the building
- 12+/- HVAC systems servicing the entire facility
- 42+ on-site parking spaces
- Utilities provided by Martin County (water & sewer)
- Flood Zone X

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Exterior Photos

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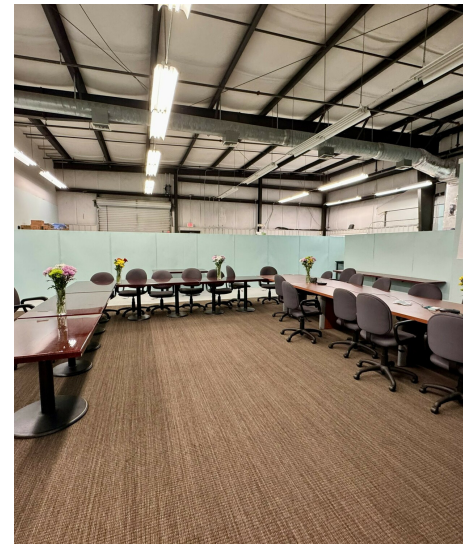
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Interior Photos

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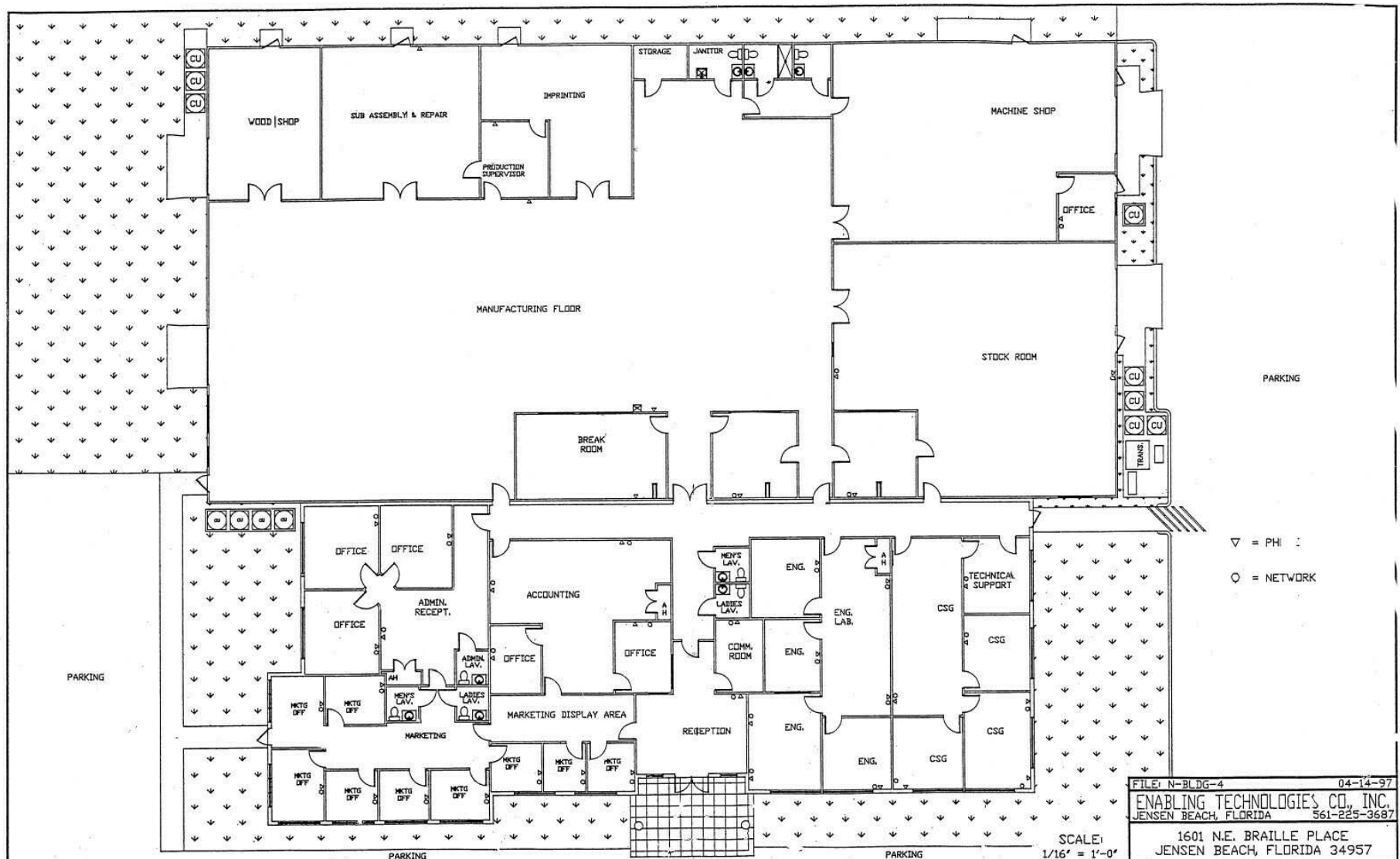
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Floor Plan

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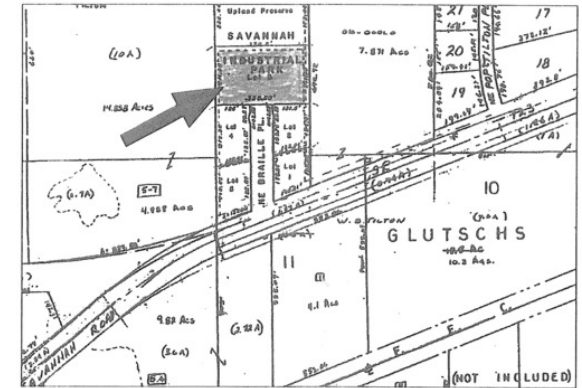
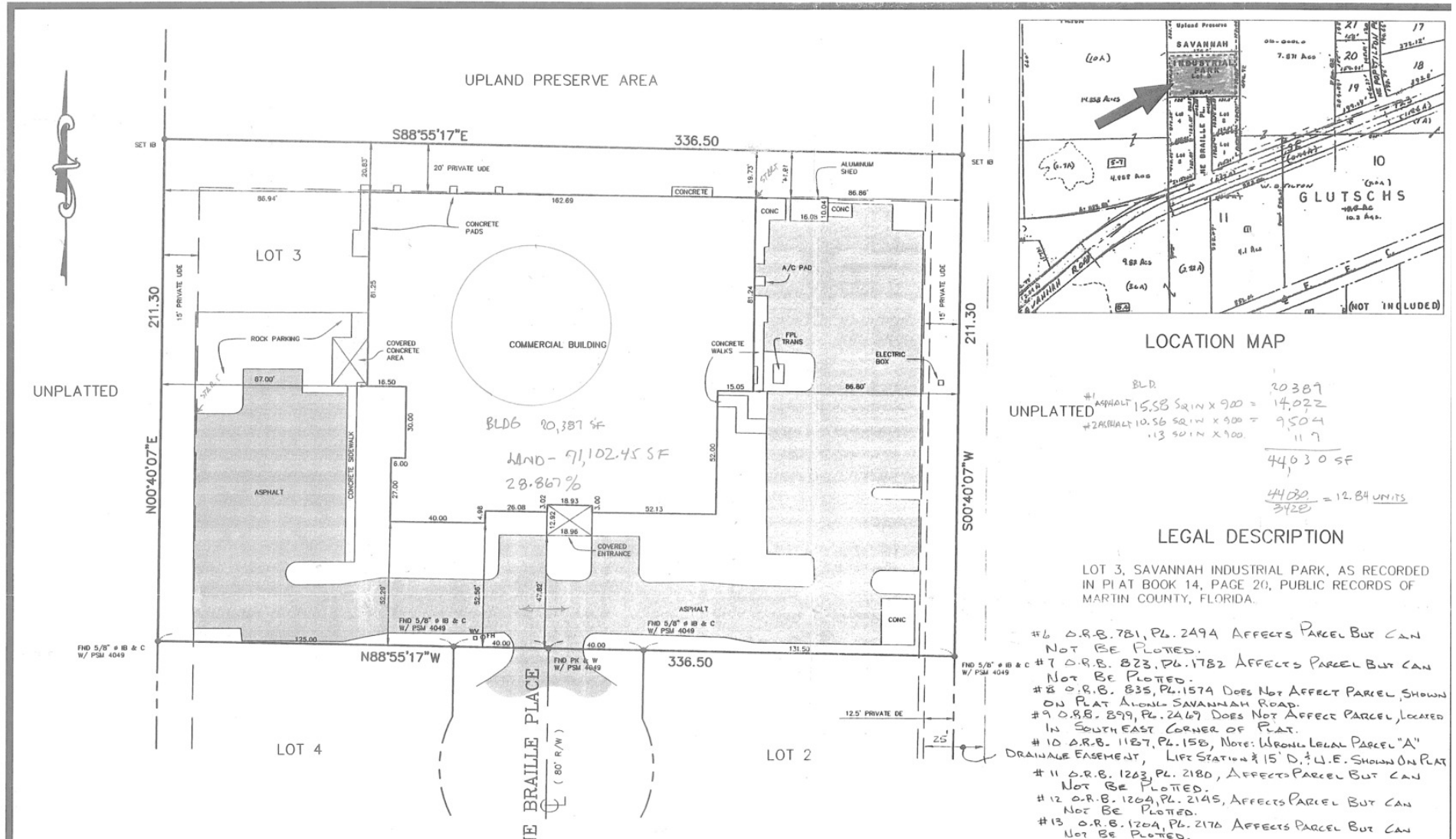
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Survey

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LOCATION MAP

BLDG 20,387
 UNPLATTED ASPHALT 15.58 SQ IN X 900 = 14,022
 ASPHALT 10.56 SQ IN X 900 = 9,504
 .13 SQ IN X 900 = 117
 44030 = 12.84 UNITS
 3428

LEGAL DESCRIPTION

LOT 3, SAVANNAH INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 14, PAGE 20, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

- #6 D.R.B. 781, PL. 2494 AFFECTS PARCEL BUT CAN NOT BE PLOTTED.
- #7 D.R.B. 823, PL. 1782 AFFECTS PARCEL BUT CAN NOT BE PLOTTED.
- #8 D.R.B. 835, PL. 1574 DOES NOT AFFECT PARCEL, SHOWN ON PLAT ALONG SAVANNAH ROAD.
- #9 D.R.B. 899, PL. 2469 DOES NOT AFFECT PARCEL, LOCATED IN SOUTH EAST CORNER OF PLAT.
- #10 D.R.B. 1187, PL. 158, NOTE: WRONG LEGAL PARCEL "A" DRAINAGE EASEMENT, LIFE STATION & 15' D. U.E. SHOWN ON PLAT
- #11 D.R.B. 1203, PL. 2180, AFFECTS PARCEL BUT CAN NOT BE PLOTTED.
- #12 D.R.B. 1204, PL. 2145, AFFECTS PARCEL BUT CAN NOT BE PLOTTED.
- #13 D.R.B. 1204, PL. 2176 AFFECTS PARCEL BUT CAN NOT BE PLOTTED.

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Aerial Photo

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Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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