

FOR LEASE

\$10.00/sf + \$2.50 CAM

Industrial Business Park Lease Space

2844 SE Monroe Street, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Industrial Business Park Lease Space

2844 SE Monroe Street, Stuart FL 34997

LEASE RATE	\$10.00/sf + \$2.50 CAM
LEASE SPACE(S)	2,000 sf / 8,400 sf* / 900 sf / 2,000 sf
BUILDING TYPE	Industrial/Warehouse
ACREAGE	+/- 6 AC
FRONTAGE	286.05'
TRAFFIC COUNT	37,500 (from US-1)
YEAR BUILT	1988
CONSTRUCTION TYPE	CBS
PARKING SPACE	45+
CEILING HEIGHT	20'
ZONING	LI - Limited Industrial
LAND USE	Industrial
UTILITIES	Undisclosed

- A total of (4) spaces now available at an Industrial Business Park in Stuart.
- **2,000 sf** end cap office features 3 bay doors, with a completely remodeled interior, and mezzanine.
- **8,400 sf** building that can be divided into two units of 4,200 sf; one side has warehouse space with small office spaces (plus exterior canopy) while the other is open warehouse space.
- **900 sf** standalone office.
- **2,000 sf** warehouse unit (brand new remodeled interior)
- Plenty of parking and easily accessible via signalized intersection on SE Federal Highway.



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Spaces Available

Industrial Business Park Lease Space

2844 SE Monroe Street, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	6,850	1 Mile	\$68,001	1 Mile	43.50
3 Mile	45,897	3 Mile	\$70,216	3 Mile	44.60
5 Mile	89,668	5 Mile	\$76,569	5 Mile	48.30

2023 Population Projection		Median Household Income		Median Age	
1 Mile	7,311	1 Mile	\$49,126	1 Mile	44.90
3 Mile	49,001	3 Mile	\$51,503	3 Mile	46.60
5 Mile	96,184	5 Mile	\$54,876	5 Mile	52.60

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Zoning Information

Industrial Business Park Lease Space

2844 SE Monroe Street, Stuart FL 34997

Commercial and Business Uses	LI
Adult business	P
Ancillary retail use	
Bed and breakfast inns	
Business and professional offices	P
Campgrounds	
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Family day care	
Financial institutions	P
Flea markets	P
Funeral homes	
General retail sales and services	P
Golf courses	
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Marinas, commercial	
Marine education and research	

Medical services	P
Pain management clinics	P
Parking lots and garages	
Recreational vehicle parks	
Recreational vehicle parks, limited to the number and configuration of units lawfully established	
Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, convenience, without drive-through facilities	
Restaurants, general	P
Shooting ranges	
Shooting ranges, indoor	P
Shooting ranges, outdoor	
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

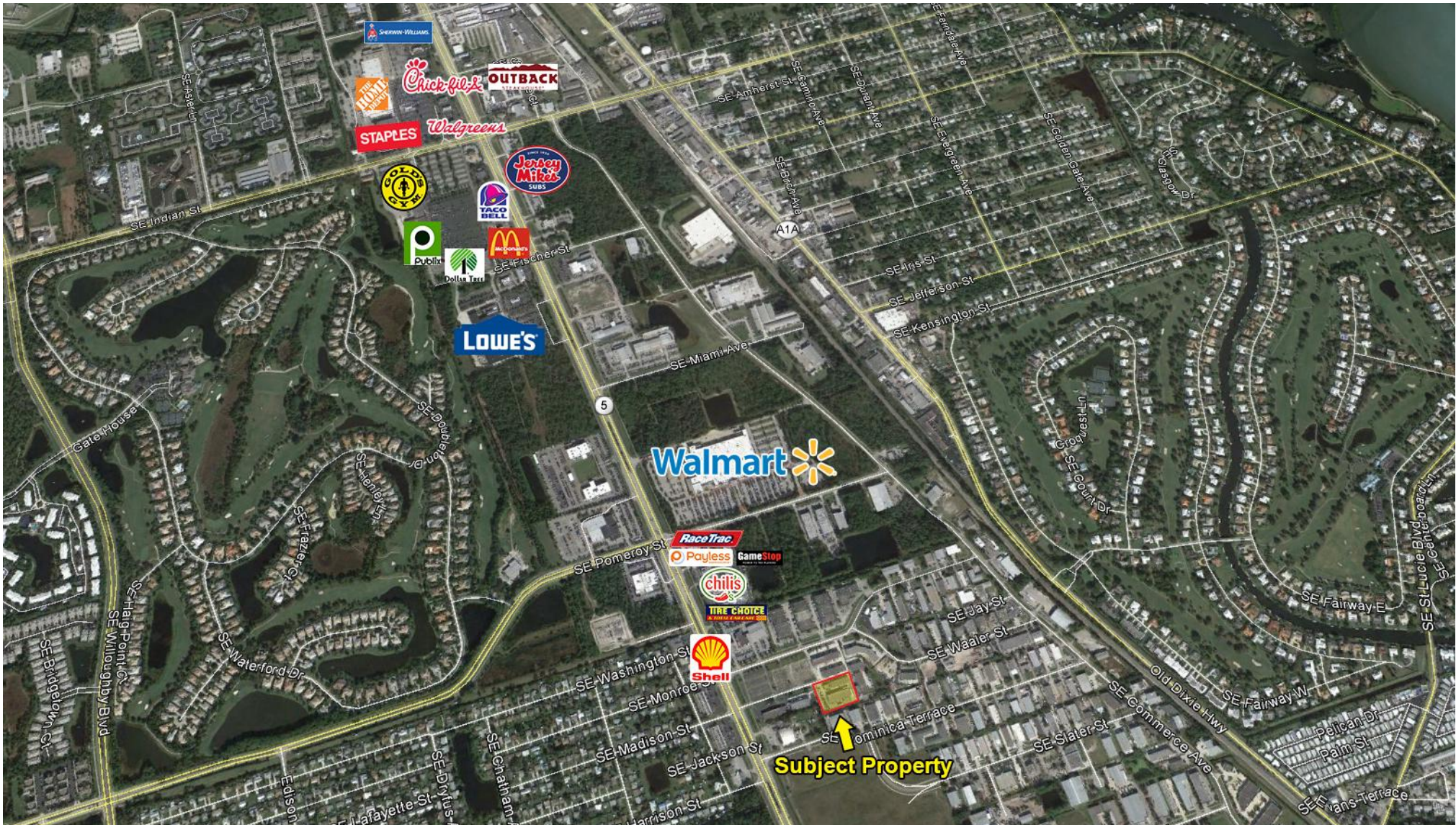
Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Aerial

Industrial Business Park Lease Space

2844 SE Monroe Street, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744