

FOR LEASE

\$11.00/SF Gross

Industrial Warehouse

3079 SE Waaler St, Stuart, FL 34997

AVAILABLE SPACE



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

Property Details

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LEASE RATE	\$11.00/SF Gross
BUILDING SIZE	3,500 SF
BUILDING TYPE	Warehouse
ACREAGE	0.69 AC
FRONTAGE	300'
TRAFFIC COUNT	2,408 AADT (Via Monroe S)
YEAR BUILT	1999
CONSTRUCTION TYPE	CBS
PARKING SPACE	23
ZONING	LI-(Limited Industrial District)
LAND USE	Industrial
UTILITIES	Martin County

This 3,500 SF industrial warehouse space is ready to be leased at \$11.00/SF. The property features 3 offices, a kitchenette, mezzanine as well as plenty of parking spaces. It is in close proximity to Florida State Road A1A as well as US Hwy 1 which is populated by some major retail businesses such as Walmart, Chilis, AT&T, Aldi's and many more!



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	7,101	1 Mile	\$70,129	1 Mile	43.00
3 Mile	47,119	3 Mile	\$65,214	3 Mile	45.40
5 Mile	87,530	5 Mile	\$73,707	5 Mile	48.30

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Zoning Information

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Commercial and Business Uses										
Adult business										P
Ancillary retail use	P	P	P							
Bed and breakfast inns	P	P	P	P	P	P	P	P		
Business and professional offices	P	P	P	P	P	P	P	P	P	P
Campgrounds										
Commercial amusements, indoor				P	P	P	P	P	P	P
Commercial amusements, outdoor						P	P	P	P	P
Commercial day care				P	P	P	P	P	P	P
Construction industry trades				P	P	P				P
Construction sales and services				P	P	P				P
Family day care		P	P							
Financial institutions	P	P	P	P	P	P				P
Flea markets						P				P
Funeral homes				P	P	P				
General retail sales and services					P	P				P
Golf courses										
Golf driving ranges						P				P

Hotels, motels, resorts and spas							P	P	P	P	P	P
Kennels, commercial									P			P
Limited retail sales and services							P	P	P	P	P	P
Marinas, commercial								P	P	P	P	
Marine education and research										P	P	
Medical services		P	P	P	P	P	P	P				P
Pain management clinics							P	P				P
Parking lots and garages							P	P	P			
Recreational vehicle parks							P	P	P	P	P	
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance						P	P					
Residential storage facilities		P	P	P	P	P	P	P				P
Restaurants, convenience, with drive-through facilities									P			P
Restaurants, convenience, without drive-through facilities							P	P	P	P	P	
Restaurants, general							P	P	P	P	P	P
Shooting ranges												
Shooting ranges, indoor							P	P	P			P
Shooting ranges, outdoor												
Trades and skilled services									P	P	P	P

Vehicular sales and service											P		P
Vehicular service and maintenance											P		P
Veterinary medical services									P	P	P		P
Wholesale trades and services											P	P	P

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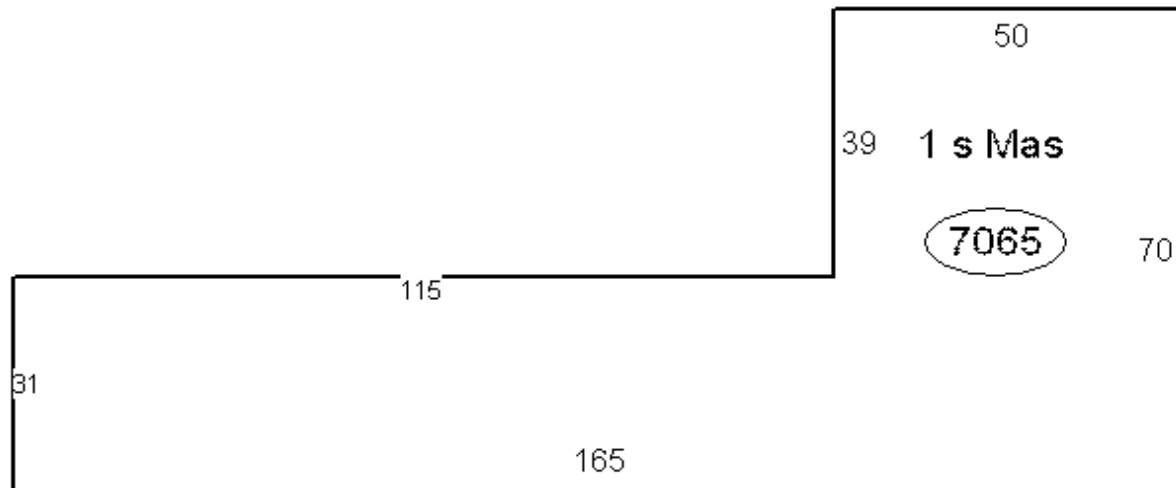
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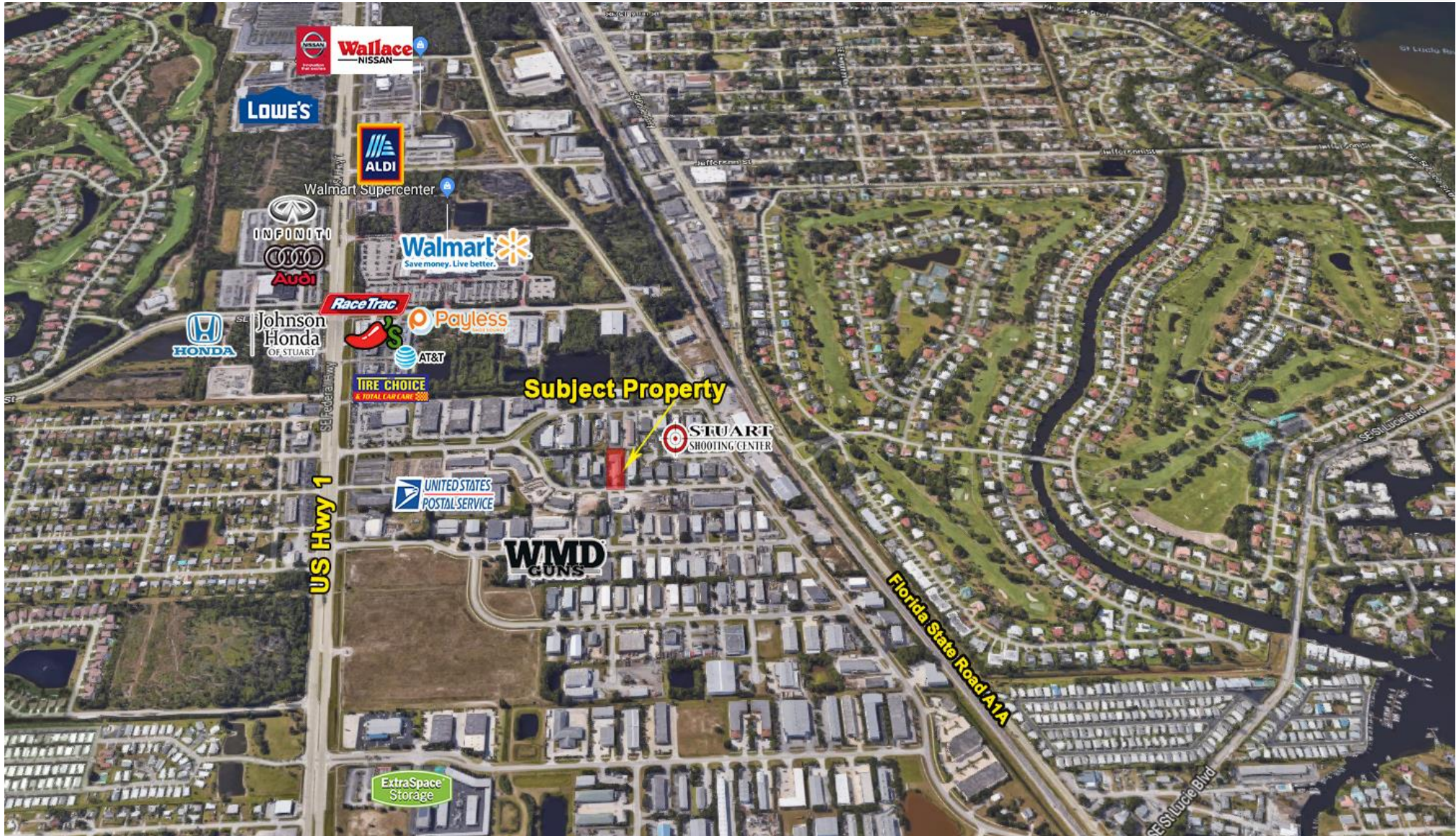
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Property Aerial

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