

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Office / Warehouse

1251 SE Dixie Cutoff Rd. Stuart FL 34994



For Lease
\$12.00 p/s/f Gross

Listing Agent:

Alex Rodriguez-Torres

772-353-0638

rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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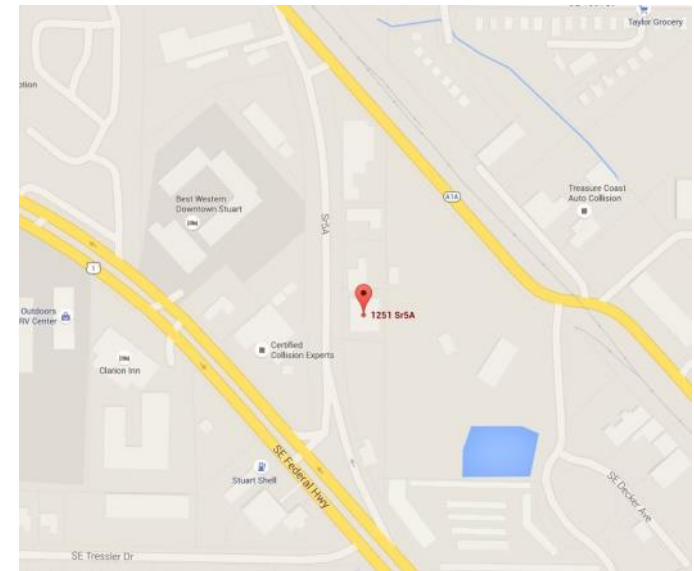
Property Details

Location:	1251 SE Dixie Cutoff Rd. Stuart FL 34994
Rental Rate:	\$12.00 p/s/f Gross
Lease Space:	6,700 SF
Building Type:	Industrial
Acreage:	.37 AC
Frontage:	136.04
Traffic Count:	2,200 average daily traffic
Year Built:	1966
Construction Type:	CBS
Parking Spaces:	15+
Zoning:	Industrial
Land Use:	Commercial
Utilities:	Undisclosed

Great leasing opportunity! Building will be undergoing significant renovations, and will be ideal for national/automotive/small manufacturing company.

Property features three-phase electric, 2 rollup bay doors, A/C offices, and has ADA compliant restrooms.

Convenient location with access to SE Federal Highway and SE Dixie Highway.



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2015 Demographics

Total Population

1 mile	7,164
3 mile	49,017
5 mile	99,091

Median Household Income

1 mile	\$32,577
3 mile	\$44,795
5 mile	\$51,137

Average Age

1 mile	42.70
3 mile	45.50
5 mile	46.10

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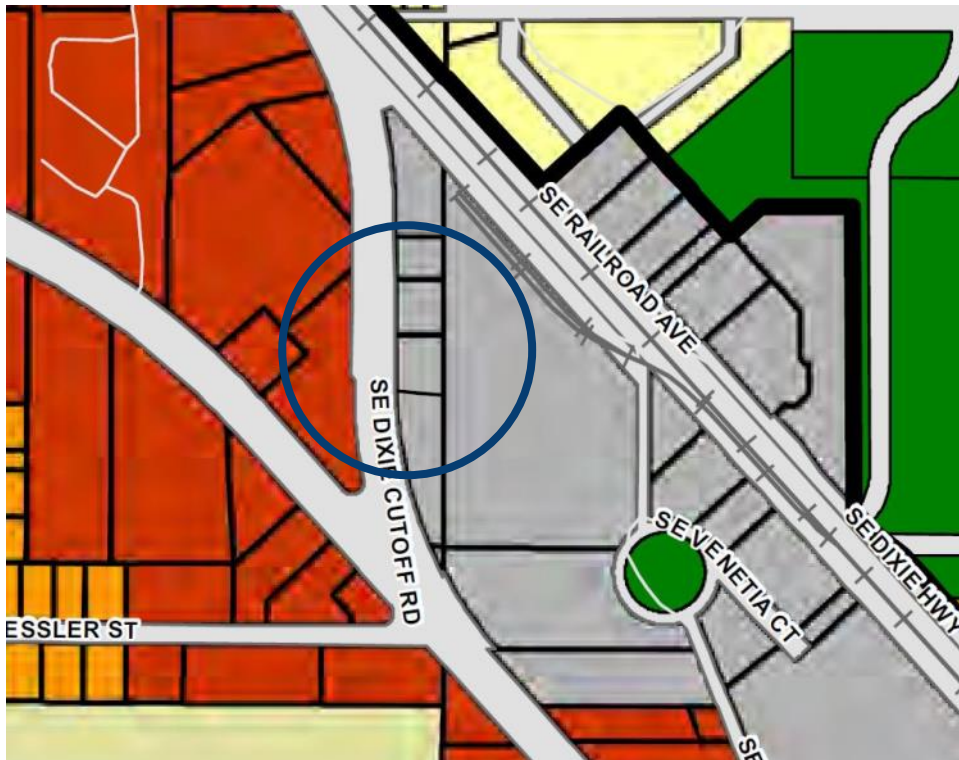
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Zoning & Future Land Use Map



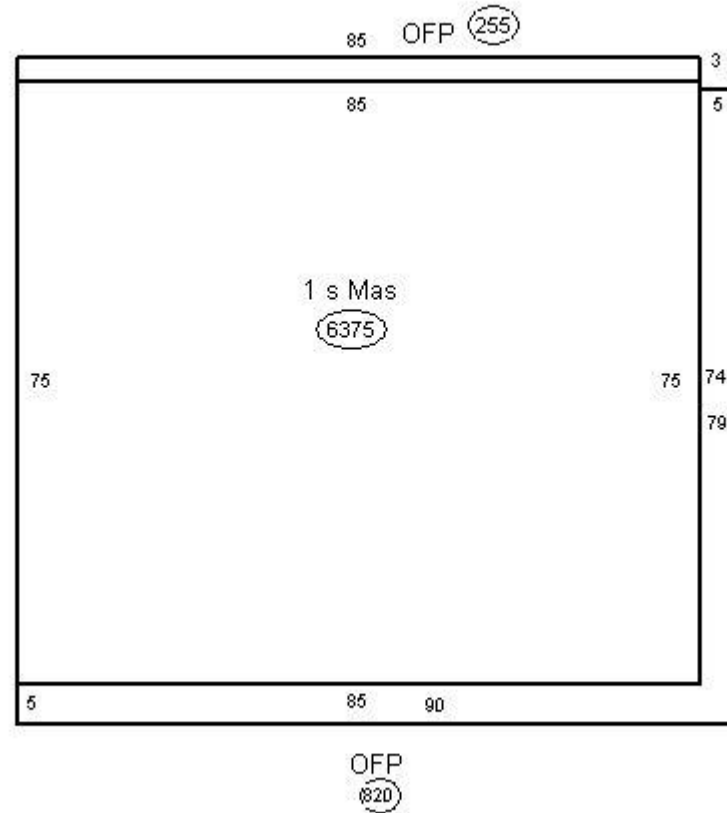
Sec. 2.06.08. Industrial uses.

- A. Industry shall be of a nature as not to be injurious or offensive or detrimental to the present or intended character of this district or vicinity by reason of emission of noise, dust, glare, smoke, gas, fire, odors, vibration, fumes, toxic waste materials.
- B. Planned industrial parks must provide that abutting residential properties will be protected from drainage of surface water, noise, odor, glare, dust, and fumes or other objectionable conditions; that provision is made for adequate vehicular and pedestrian access and circulation so as not to present problems of safety on the site or unduly impeded normal traffic movement on adjacent streets; that requirements for parking as provided in this chapter are met. Further, no building structure, or land within 100 feet of any lot line or a lot located in a residential district shall be used in connection with the operations of any establishment. Off-street parking and off-street loading space may be located within this setback area in accordance with regulations on parking in this chapter. Within 300 feet of a residence district boundary line all activities and operations shall be completely screened by a solid wall at least eight feet in height, and open storage shall not be of greater height than that of the enclosed fence, except that off-street loading and unloading spaces may be located in accordance with parking provisions of this chapter.
- C. Sign painting and/or manufacturing shops must contain such activities within an enclosed building.

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Property Photos (before renovations)



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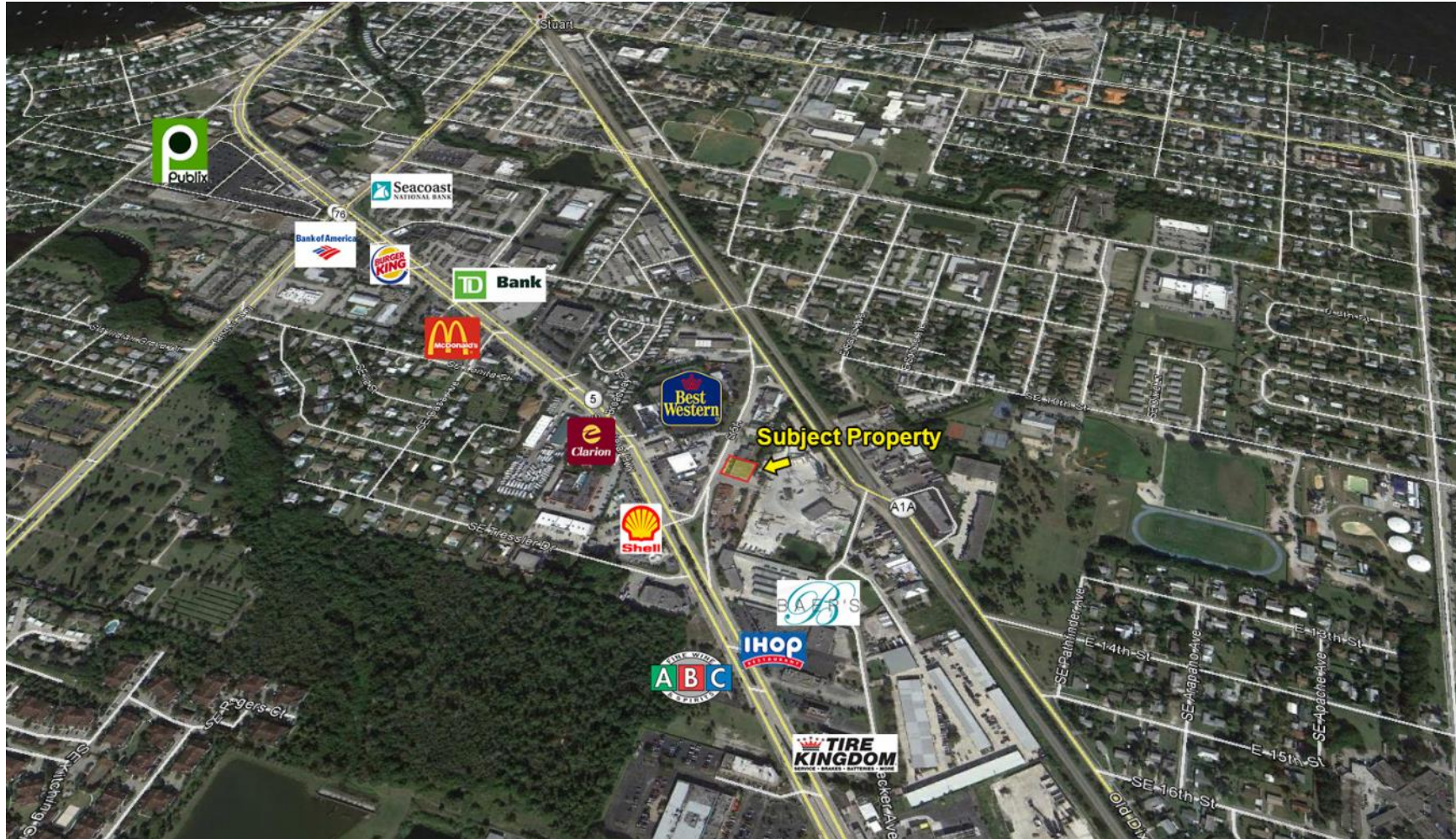
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Property Aerial



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