

FOR SALE

\$299,000

Industrial Warehouse Condo

7608 SW Jack James Drive, Stuart FL 34997



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

Industrial Warehouse Condo

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PRICE	\$299,000
UNIT SIZE	1,960 sf
CEILING HEIGHT	30'
BUILDING TYPE	Warehouse Condo
ACREAGE	.04 AC
FRONTAGE	N/A
TRAFFIC COUNT	4,000 ADT (from SW Jack James Dr.)
YEAR BUILT	2007
CONSTRUCTION TYPE	Masonry
POWER	3-Phase Electric
ZONING	LI
LAND USE	Industrial
UTILITIES	Martin County Water/Sewer
PARCEL ID	55-38-41-300-002-00070-0

- Exceptional warehouse condo unit located in the Treasure Coast II Industrial Park.
- Great warehouse/flex space features an overhead door and glass storefront.
- In very close proximity to the I-95 access ramp and Kanner Highway.



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Demographics

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	2,029	1 Mile	\$86,151	1 Mile	45.40
3 Mile	16,291	3 Mile	\$94,170	3 Mile	45.20
5 Mile	56,220	5 Mile	\$79,012	5 Mile	45.70

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	2,159	1 Mile	\$60,577	1 Mile	50.50
3 Mile	17,029	3 Mile	\$68,357	3 Mile	49.60
5 Mile	59,456	5 Mile	\$59,003	5 Mile	49.00

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Zoning Information

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<i>Targeted Industries Business (TIB) Uses</i>	LI
Aviation and aerospace manufacturing	P
Business-to-business sales and marketing	P
Chemical manufacturing	P
Convention centers	P
Credit bureaus	P
Credit intermediation and related activities	P
Customer care centers	P
Customer support	P
Data processing services	P
Electrical equipment and appliance component manufacturing	P
Electronic flight simulator manufacturing	P
Fiber optic cable manufacturing	P
Film, video, audio and electronic media production and postproduction	P
Food and beverage products manufacturing	P
Funds, trusts and other financial vehicles	P
Furniture and related products manufacturing	P
Health and beauty products manufacturing	P
Information services and data processing	P
Insurance carriers	P
Internet service providers, web search portals	P
Irradiation apparatus manufacturing	P
Lens manufacturing	P

Machinery manufacturing	P
Management services	P
Marine and marine related manufacturing	P
Metal manufacturing	P
National, international and regional headquarters	P
Nondepository credit institutions	P
Offices of bank holding companies	P
On-line information services	P
Performing arts centers	P
Plastics and rubber products manufacturing	P
Printing and related support activities	P
Railroad transportation	P
Reproducing magnetic and optical media manufacturing	P
Securities, commodity contracts	P
Semiconductor manufacturing	P
Simulation training	P
Spectator sports	P
Surgical and medical instrument manufacturing	P

Technical support	P
Telephonic and on-line business services	P
Textile mills and apparel manufacturing	P
Transportation air	P
Transportation equipment manufacturing	P
Transportation services	P
Transaction processing	P
Trucking and warehousing	P
Wood and paper product manufacturing	P
<i>Commercial and Business Uses</i>	
Business and professional offices	P
Construction industry trades	P
Construction sales and services	P
General retail sales and services	P
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

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Property Aerial

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