

FREESTANDING INDUSTRIAL WAREHOUSE

3091 SE Waaler Street, Stuart FL 34997



Lease Rate: \$12.00/gross

**Jeremiah Baron
& CO.**

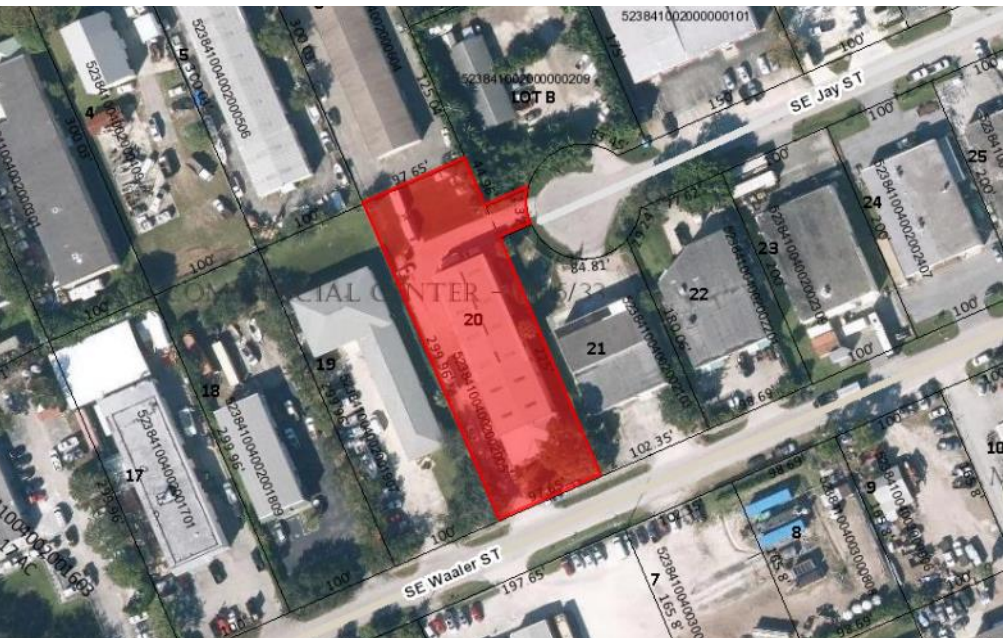
Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Excellent lease opportunity of a 8,750 sf freestanding warehouse located in the industrial sector of Stuart, FL.
- The front of the building features a 1,200 sf of under air office that consists of a large open area, office, storage room, and a full bath.
- The rear portion of the building features a half bath, seven 12' x 12' roll up doors, about 7,006 sf of paved parking area, and 500 linear feet of chain link fence.
- Ideal for a wide variety of industrial type uses.



LEASE RATE	\$12.00/sf gross
BUILDING SIZE	8,750 SF
BUILDING TYPE	Warehouse/Distribution
ACREAGE	0.70 AC
FRONTAGE	97.65'
TRAFFIC COUNT	1,800 ADT (from SE Monroe St)
YEAR BUILT	1993
CONSTRUCTION TYPE	Steel/Masonry
PARKING SPACE	10
ZONING	M-2
LAND USE	Industrial
PARCEL ID	52-38-41-004-002-00200-5

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SITE PHOTOS



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	6,972	1 Mile	\$67,971	1 Mile	43.40
3 Mile	45,936	3 Mile	\$74,282	3 Mile	45.80
5 Mile	88,363	5 Mile	\$86,020	5 Mile	48.80
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	7,220	1 Mile	\$44,394	1 Mile	44.50
3 Mile	47,724	3 Mile	\$51,679	3 Mile	48.20
5 Mile	92,367	5 Mile	\$57,979	5 Mile	53.60

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ZONING INFORMATION

Sec. 3.421. - M-2 Industrial District.

3.421.A. Uses permitted. In this district a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the M-1 Industrial District.
2. General manufacturing plants that meet the following standards:
 - a. Manufacturing operations conducted in the open shall be screened from view outside the real property boundary. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as part of the area allowed for occupation by buildings and structures.
 - b. No smoke with opacity exceeding 20 percent, shall be emitted, except smoke with opacity not exceeding 40 percent, shall be permitted for not more than six minutes of any one hour.
 - c. No particle from any flue or smokestack exceeding 0.2 grains per cubic foot of the flue gas at stack temperature of 500 degrees Fahrenheit shall be permitted.
 - d. No odor nuisance shall be permitted to extend beyond lot lines. Tanneries, abattoirs, glue factories, oil tank farms, soap factories, artificial gas manufacturers, rubber manufacturers, distilleries and similar industries shall present detailed plans for elimination of odors to the zoning director before a permit shall be granted.
 - e. Dust and dirt shall be confined within the buildings of

the plant.

- f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
 - g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.
 - h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.
3. Manufacture of the following:
- Automobile accessories, except tires
Acids, except hydrochloric, nitric, picric, sulphurous or sulphuric acid
Boxes
Carbon
Canvas, cloth, cork, excelsior or textiles
Disinfectants and insecticides
Batteries and other electrical apparatus
Mattresses
Rope
Sash and doors
Starch, glucose and dextrin

4. Any of the following:
- Automatic screw machines
Automobile assembly plant
Animal refuge
Assaying

- Airplane hangar
Airport
Blacksmith shop
Canning factory
Cider mill
Construction or contractor yard
Cooperage
Cemetery, columbarium, mausoleum or crematory
Die casting
Livery stable, riding academy or dude ranch
Lumberyard with planing mill
Meat processing, no slaughtering
Metal buffing, plating and polishing
Machine shop
Millwork, lumber and planing mill
Motor freight terminal and depot
Mattress and bedding renovator
Painting and varnishing
Radio or television broadcasting towers or antennas
Welding shop
5. Storage in bulk of asphalt, brick, building materials, butane, cement, clay products, concrete products, coal, contractors' equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber machinery, propane, roofing, rope, sand, stone, tar, tarred, or creosoted products, terra-cotta, timber, wood or wool, provided the area so used is located inside a fully enclosed building or masonry wall at least six feet in height.
6. Residences for the use of watchmen or custodians only.

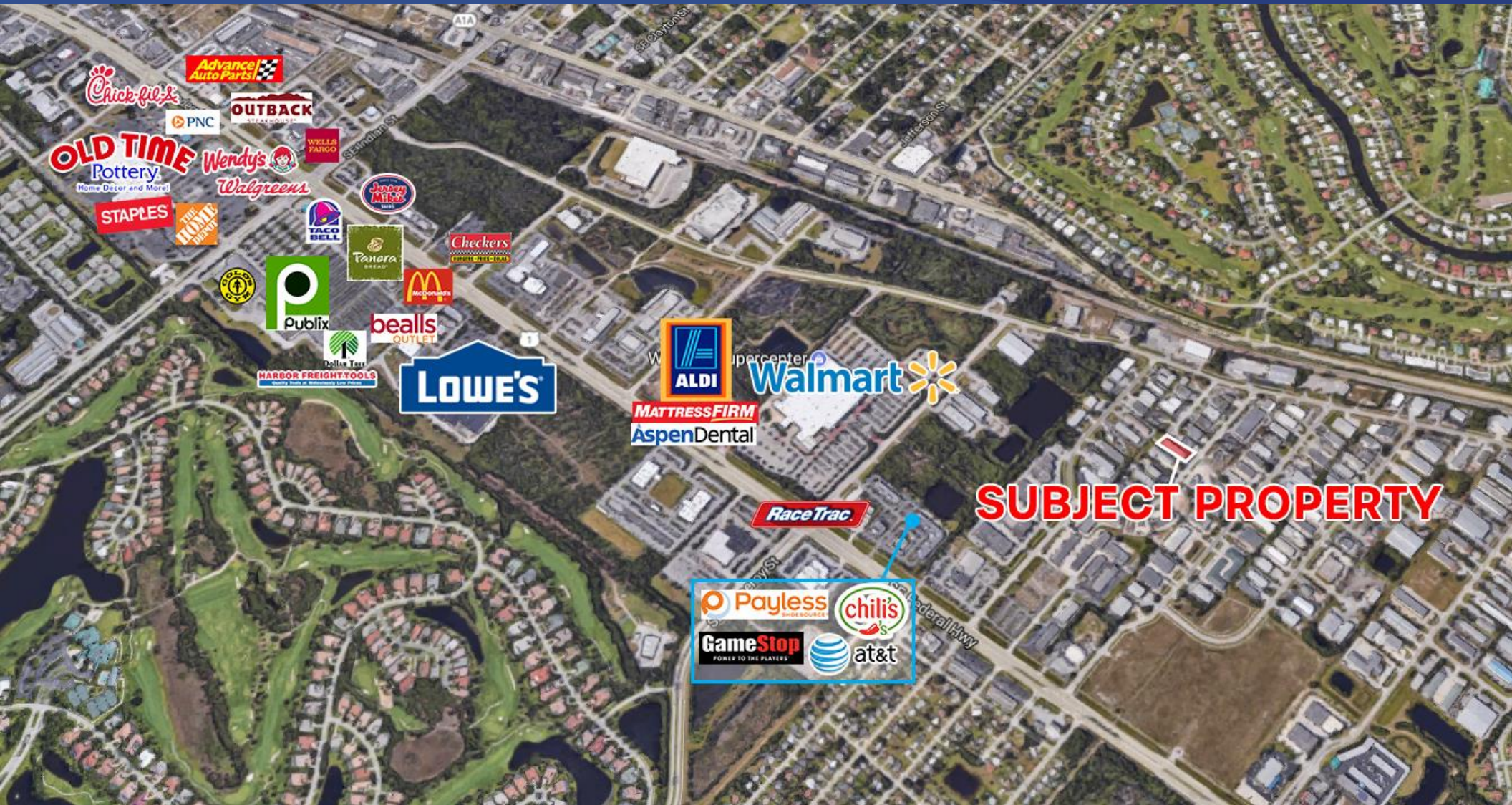
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TRADE AREA MAP



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