

FOR LEASE



FLEX WAREHOUSE CONDOS

BARON INDUSTRIAL PARK | STARTING AT \$18.50/SF NNN
2601 SE WILLOUGHBY BLVD. STUART FL 34994

AVAILABLE WINTER 2025

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

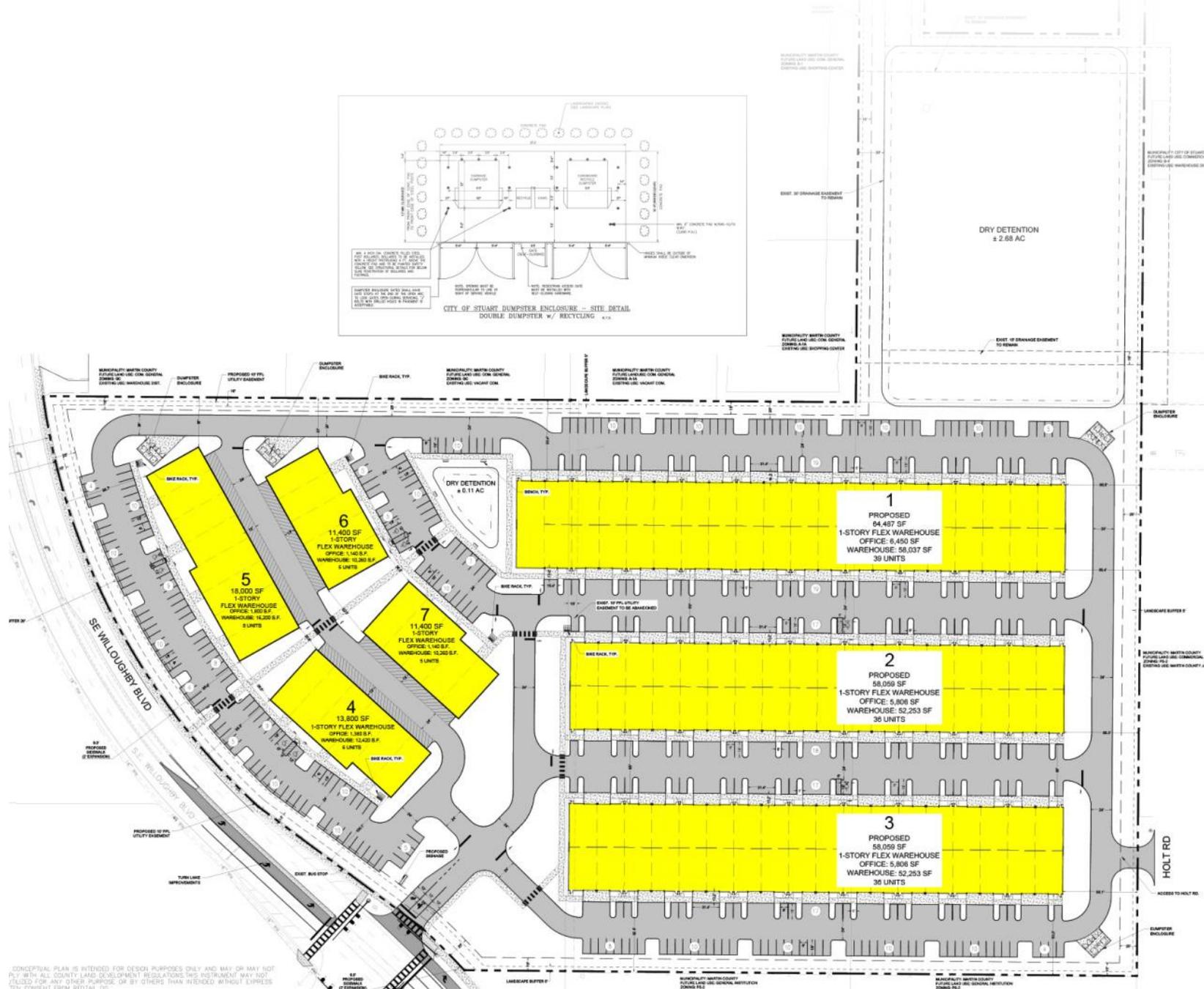
PROPERTY OVERVIEW

NAME	BARON INDUSTRIAL PARK
LOCATION	2601 SE WILLOUGHBY BLVD. STUART FL 34994
BUILDING SIZE	235,205 SF
UNIT SIZES	1,140 sf - 64,487 sf
NO OF BUILDINGS	7
FRONTAGE	+/- 860 ft SE Willoughby Blvd. +/- 130 ft SE Monterey Rd.
TRAFFIC COUNTS	14,500 ADT (SE Willoughby Blvd) 27,500 ADT (SE Monterey Rd.)
COMPLETION YEAR	Winter 2025
ZONING	B-4 (Limited Business/Manufacturing)
LAND USE	Commercial
PARCEL ID	16-38-41-000-000-00070-5

- Located on SE Willoughby Blvd in Stuart, FL, this industrial park enjoys close proximity to US-1 & Kanner Highway as well as urban hubs, ensuring easy access for both businesses and customers.
- Offering versatile space configurations, the multitenant buildings cater to various needs, with sizes ranging from 1,140 to 22,000 square feet.
- Each unit features pedestrian access, space for exterior signage, roll-up doors, 3-phase power, and a private restroom.
- Moreover, the warehouse park boasts impressive frontage, ample parking, and exterior lighting.



CONCEPTUAL SITE PLAN



TRADE AREA MAP



SUBJECT PROPERTY

The site will have access to SE Monterey Road which offers easy access to both US Highway 1 and South Kanner Highway. The immediate area is booming with new development including single and multifamily communities, and the area's first Costco.

The City of Stuart sits along Florida's Treasure Coast as part of the Port St. Lucie MSA. The area features an economy driven by the retail service, hospitality, construction and government sectors. Stuart provides quick access to nearby metropolitan centers Fort Pierce and West Palm Beach via Highway 1. The city of Stuart is served by the West Palm Beach Airport, 40 miles away, Fort Lauderdale Airport 86 miles away, and the public use Latham Field Airport located across US-1 minutes from the site.

COSTCO
WHOLESALE
COMING SOON

ZONING INFORMATION

B4 Limited Business / Manufacturing - Permitted Uses

Bakeries, retail and/or wholesale warehouses	P
Banks/financial institutions	P
Boat storage, dry	P
Craft distillery	P
Dry cleaning establishment	P
Laundry establishments (self-service)	P
Microbrewery	P
Newspaper or publishing plant	P
Office, business or professional	P
Office, low intensity medical	P
Office, veterinary	P
Outdoor storage (refer to standards in section 6.10.00)	P
Repair services	P
Restaurants, limited	P
Retail, bulk merchandise	P
Retail, intensive sales	P
Retail, non-intensive sales and service	P
Retail, strip shopping center	P
Industrial, low-impact *within enclosed facility	P*
Newspaper or publishing plant	P
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	P
Radio and/or television broadcast stations	P

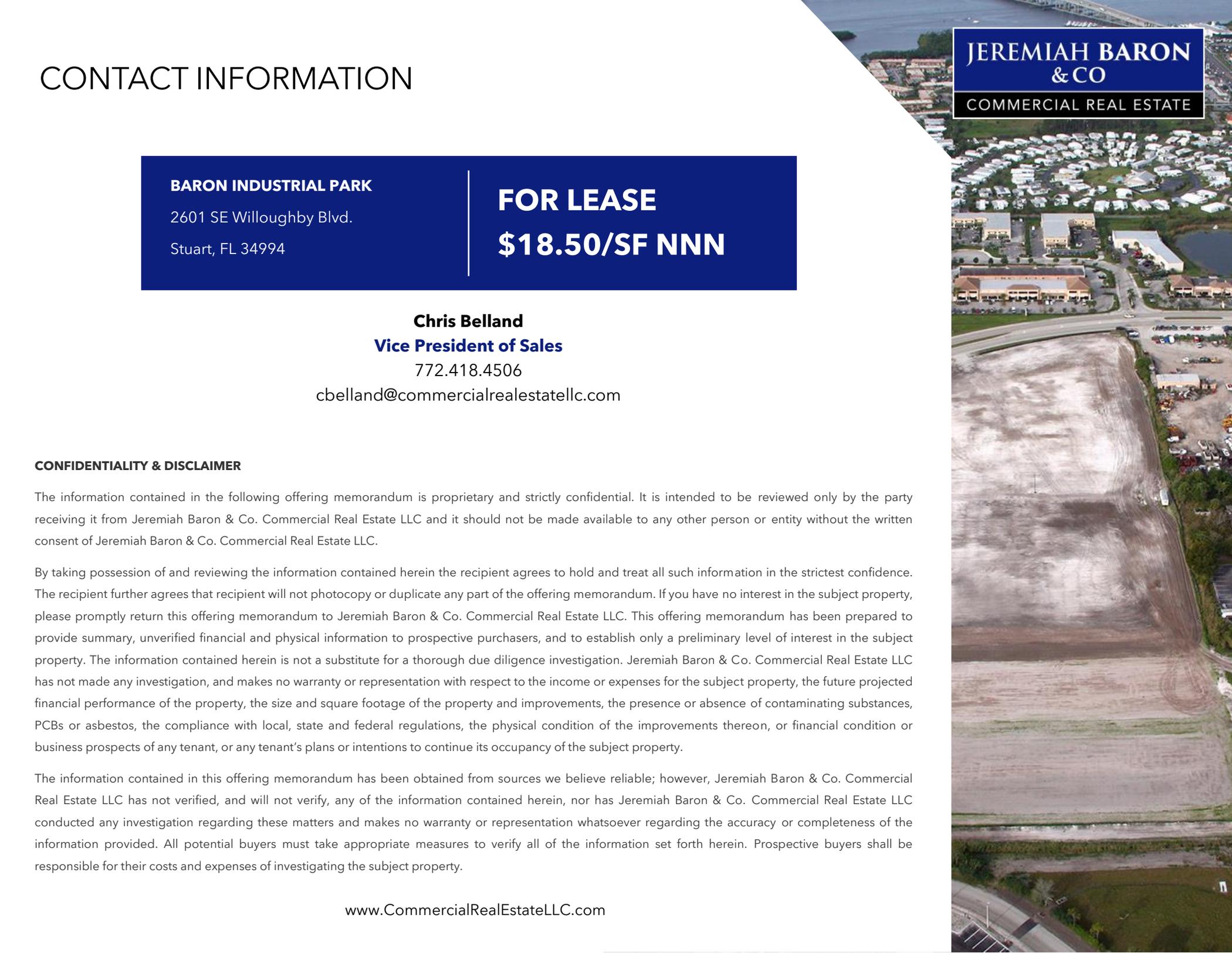
Warehouse, general storage	P
Warehouse, mini-storage	P
Warehouse, wholesale and distribution	P

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Estimated Population	8,835	102,558	242,357
2028 Projected Population	8,829	102,325	249,319
2010 Census Population	7,999	94,019	206,575
2023 Estimated Households	4,160	45,736	104,046
2028 Projected Households	4,164	45,597	106,820
2010 Census Households	3,724	41,974	88,775
2023 Estimated Average Household Income	\$65,922	\$95,273	\$91,167
2023 Estimated Median Household Income	\$57,870	\$73,881	\$70,810
Median Age	45.4	51.6	50.7
Average Age	45.1	47.5	47.1



CONTACT INFORMATION



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Stuart, FL 34994

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\$18.50/SF NNN

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