

# WAREHOUSE SPACE

7772 SW Ellipse Way, Stuart, FL 34997



FOR LEASE | \$16.50/SF NNN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Exceptional opportunity to lease an 8,100 SF warehouse space conveniently located just off Jack James Drive in Stuart, FL.
- Designed to accommodate light industrial uses, this versatile property offers a combination of functionality and accessibility in one of Stuart's premier industrial sectors.
- Features high ceilings, a roll-down door, plus an air-conditioned office space perfect for administrative operations.
- Situated in a thriving industrial area with close proximity to the I-95 access ramp for easy regional connectivity.



**LEASE RATE** \$16.50/SF NNN

**UNIT 7772** 8,100 SF

**TOTAL BUILDING SIZE** 29,700 SF

**BUILDING TYPE** Industrial Flex Mall

**YEAR BUILT** 1999

**PROPERTY FRONTAGE** +/- 408'

**ZONING** LI

**LAND USE** Industrial

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# ZONING INFORMATION

USE CATEGORY	LI
<i>Commercial and Business Uses</i>	
Adult business	P
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Medical services	P
Pain management clinics	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

<i>Life Science, Technology and Research (LSTAR) Uses</i>	
Biomedical research	P
Bioscience research	P
Computer and electronic components research and assembly	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P
Laser research and assembly	P
Lens research	P
Management, scientific and technical services	P
Marine Research	P
Medical and dental labs	P
Medical equipment assembly	P
Optical equipment assembly	P
Optical instruments assembly	P
Optoelectronics assembly	P
Pharmaceutical products research	P
Precision instrument assembly	P
Professional, scientific and technical services	P
Reproducing magnetic and optical media	P

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# AREA MAP



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