



FOR SALE

FLEX WAREHOUSE CONDOS

BARON INDUSTRIAL PARK

2601 SE WILLOUGHBY BLVD. STUART FL 34994

AVAILABLE FOR PRE-SALE

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

PROPERTY SUMMARY

Introducing Baron Industrial Park, the premier industrial business park in Stuart, Florida, where your ideal flex space awaits. Designed to meet a variety of business needs, our state-of-the-art flex spaces offer unparalleled convenience and versatility.

Each meticulously crafted space features:

- Office Area: A dedicated, comfortable office space to manage your business operations.
- Restroom: Private, fully equipped restrooms for your convenience.
- Flexible Layout: Generous space designed to accommodate your specific business needs, whether it's for office use, storage, or a combination of both.
- Fully Air-Conditioned: Enjoy year-round comfort with our fully air-conditioned units, ensuring a productive working environment.

What Sets Us Apart?

- High-Quality Construction: Built to the highest standards, our flex spaces offer durability, security, and style.
- Versatile Usage: Tailor the space to meet your specific needs, whether for office, storage, warehousing, or creative use.

Prime Location

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.



PROPERTY OVERVIEW

SITE NAME	Baron Industrial Park
PRICE	Call For Pricing
LOCATION	2601 SE Willoughby Blvd. Stuart FL 34994
COMBINED BUILDING SIZE	38,400 SF
UNIT SIZES	Starting at 2,100 SF
NO OF BUILDINGS	4
FRONTAGE	+/- 860 ft SE Willoughby Blvd. +/- 130 ft SE Monterey Rd.
TRAFFIC COUNTS	16,600 ADT (SE Willoughby Blvd) 37,500 ADT (SE Monterey Rd.)
ZONING	B-4 (Limited Business/Manufacturing)
LAND USE	Commercial
PARCEL ID	16-38-41-000-000-00070-5

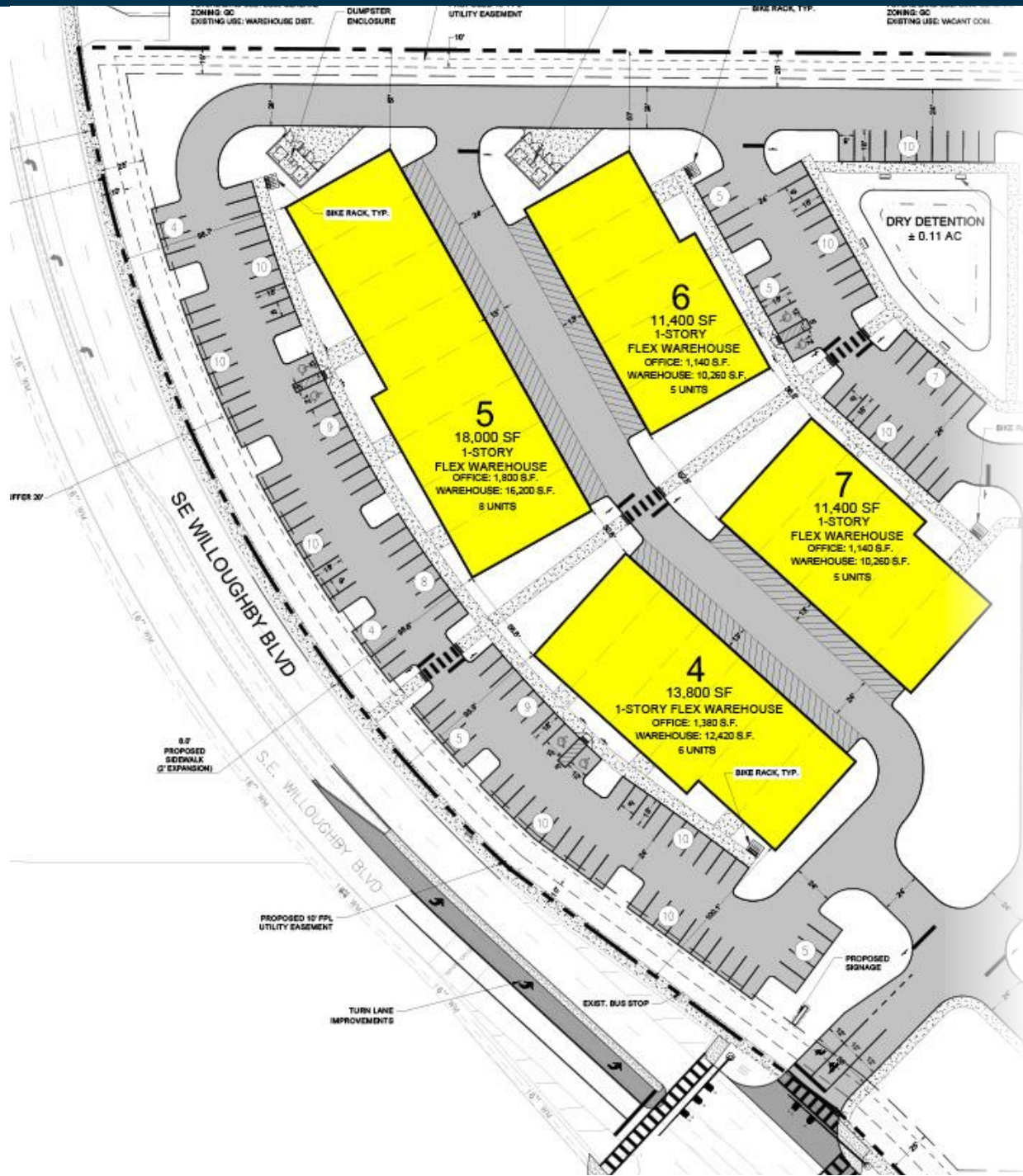
24
UNITS

26'
CEILINGS

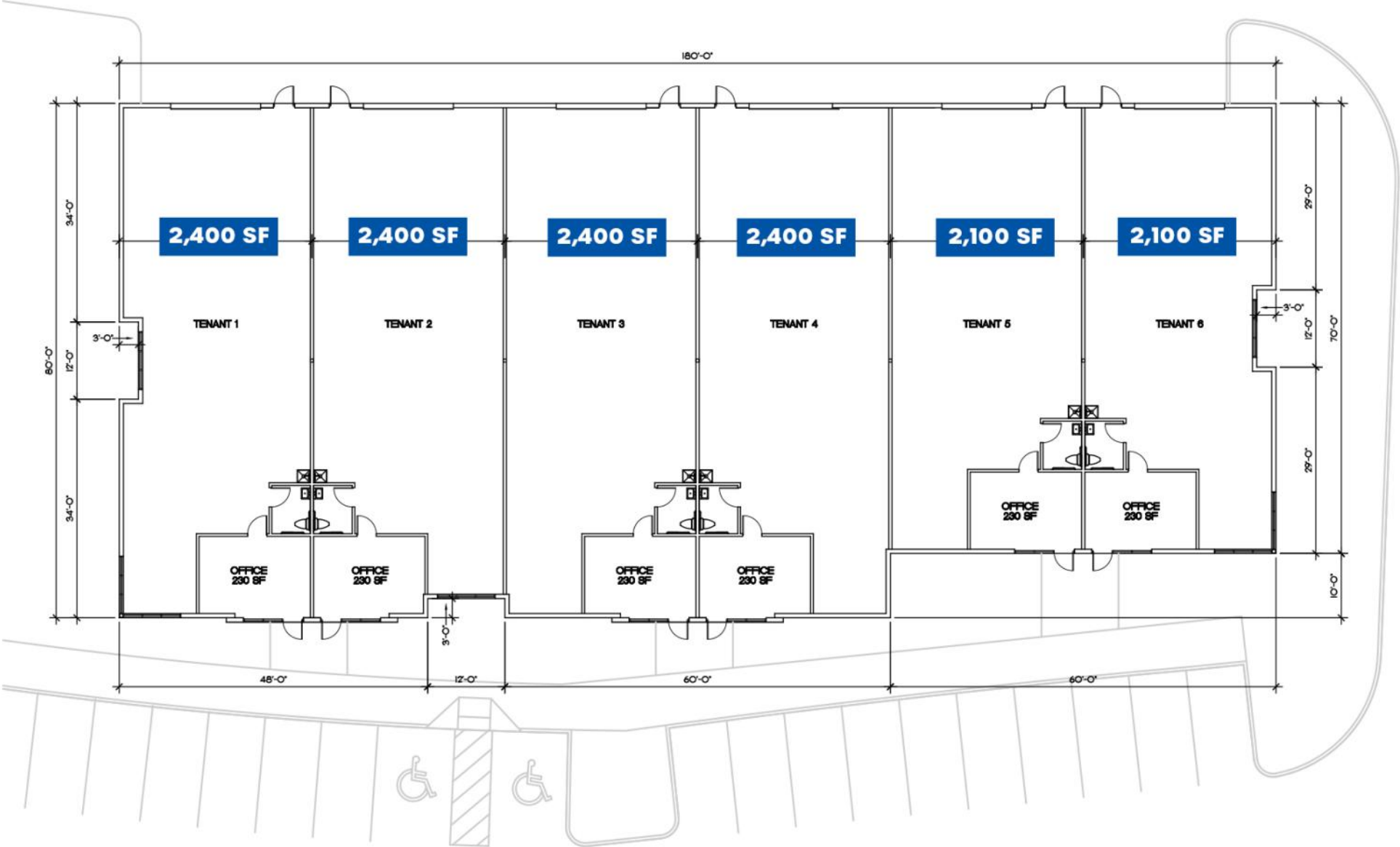
1
STORY



OVERALL SITE PLAN



BUILDING 4 FLOOR PLAN

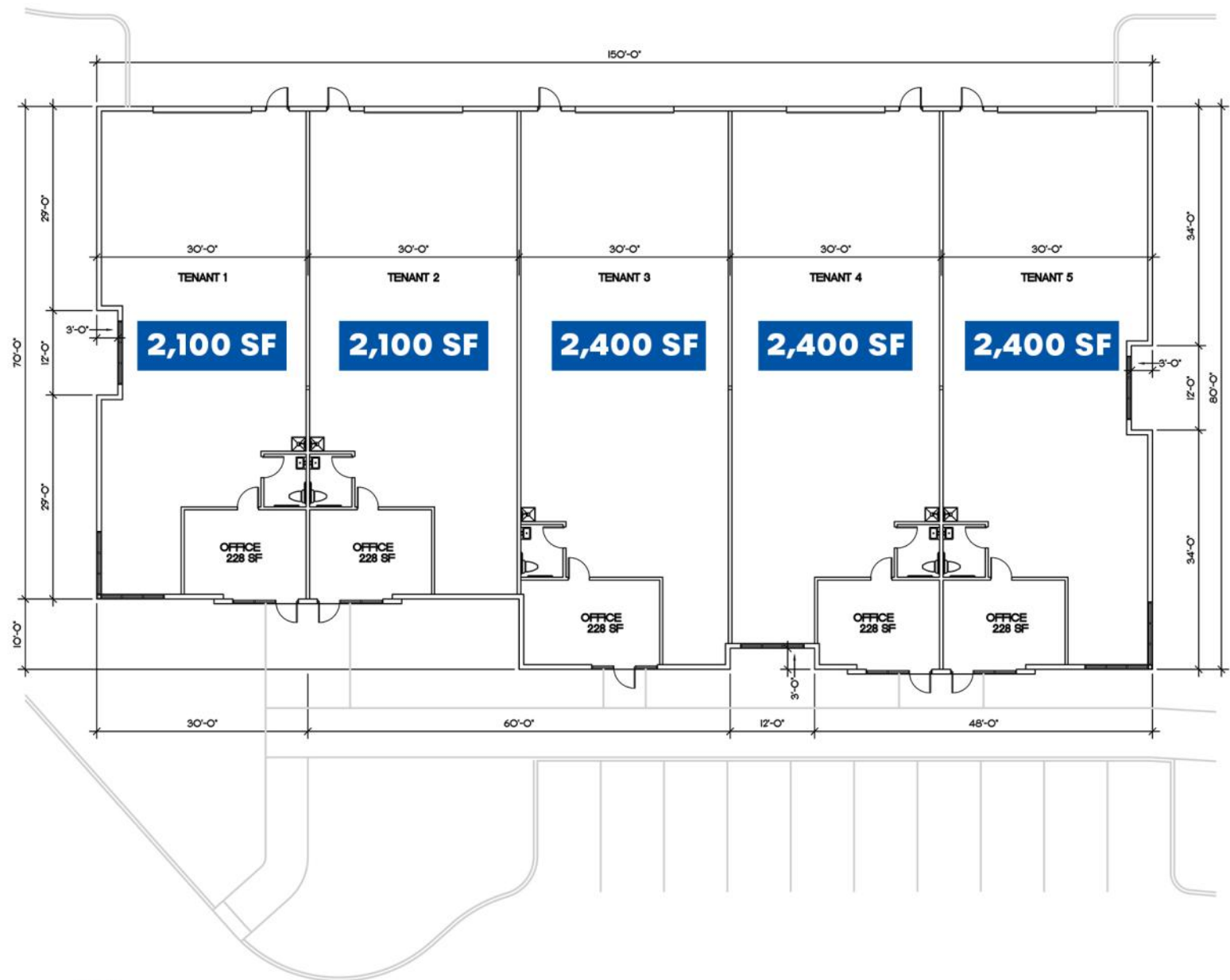


1 FLOOR PLAN
SCALE: 3/32"=1'-0"



Building Square Footage: 13,800 SF
Office: 1,380 SF
Warehouse: 12,420 SF

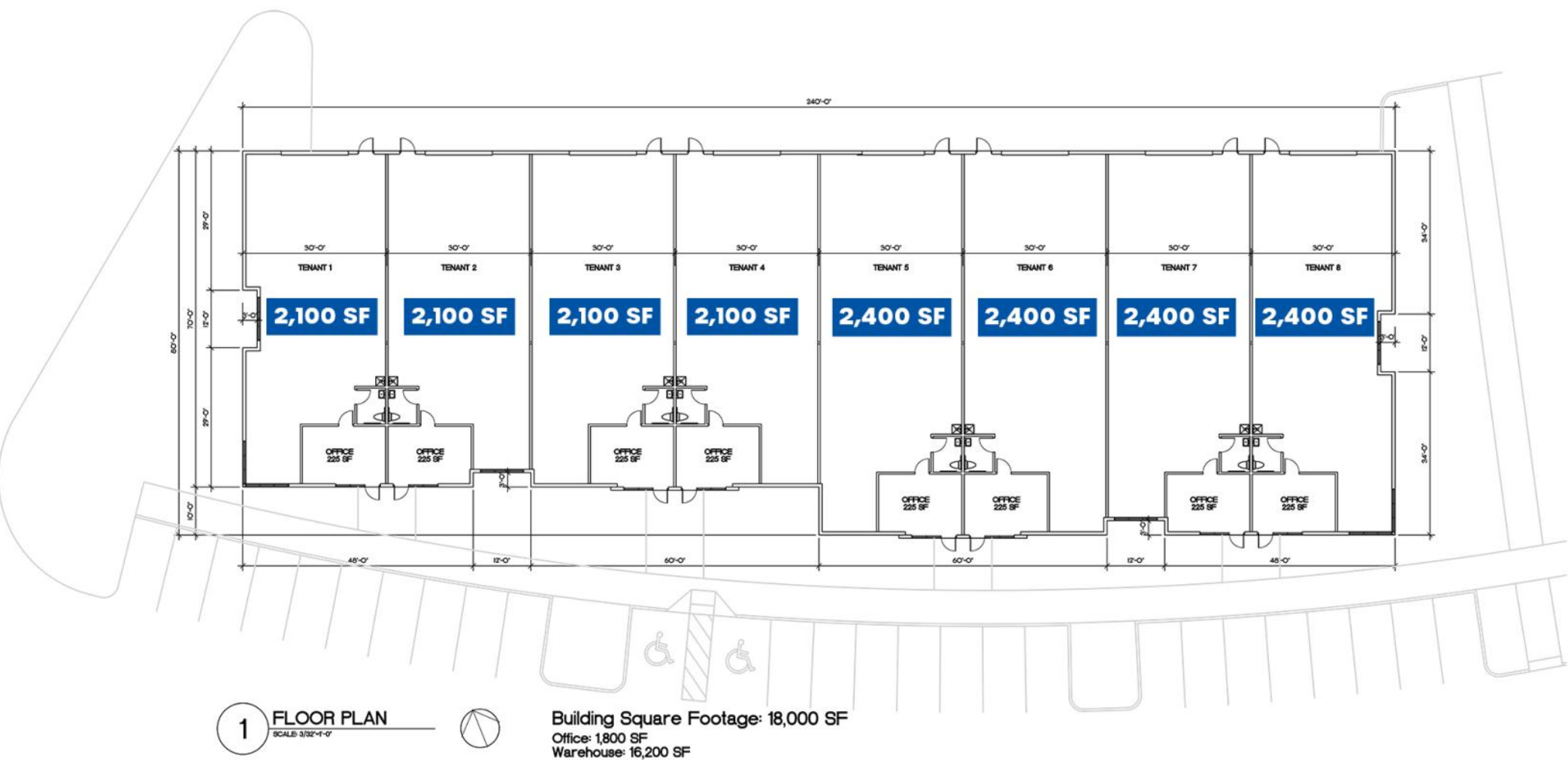
BUILDING 7 FLOOR PLAN



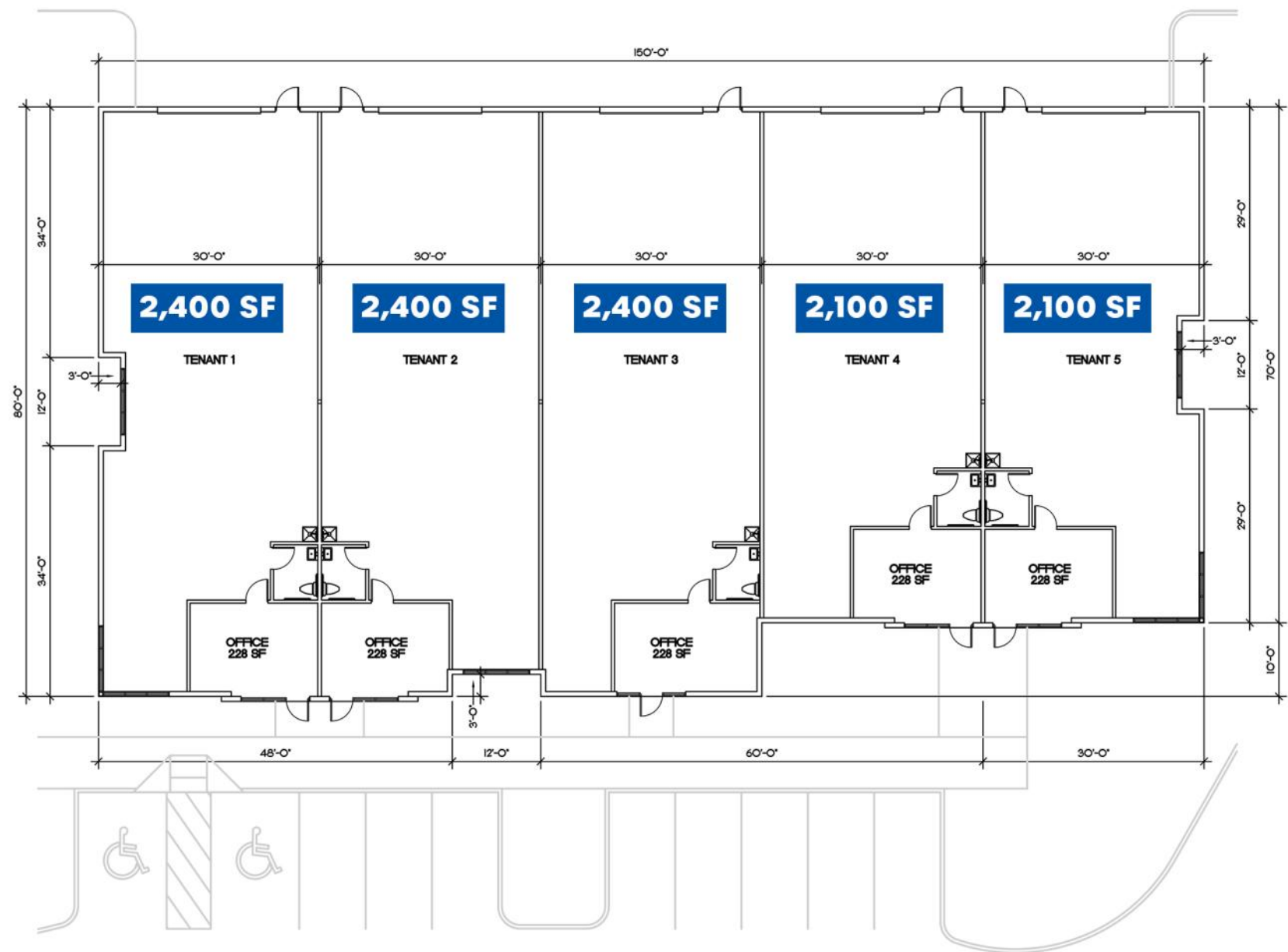
1 FLOOR PLAN
SCALE: 3/32"=1'-0"

Building Square Footage: 11,400 SF
Office: 1,140 SF
Warehouse: 10,260 SF

BUILDING 5 FLOOR PLAN



BUILDING 6 FLOOR PLAN



TRADE AREA MAP



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.

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
2024 Estimated Population	9,638	52,959	106,365
2029 Projected Population	10,351	55,940	112,436
2020 Census Population	8,298	50,539	101,666
2024 Estimated Households	4,399	23,404	46,792
2029 Projected Households	4,735	24,753	49,526
2020 Census Households	3,771	22,370	44,803
2024 Estimated Average Household Income	\$59,481	\$84,415	\$91,598
2024 Estimated Median Household Income	\$45,685	\$60,237	\$64,880
Median Age	48.8	51.2	52.6
Average Age	47.2	47.7	48.2



CONTACT INFORMATION



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