

# COMMERCIAL INDUSTRIAL SPACES

3072 Dominica Terrace, Stuart, FL 34997



FOR LEASE | \$15.00/SF MG

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

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**Brian Schwan**

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# PROPERTY OVERVIEW

- Lease up to 3,600 SF industrial warehouse space available in the Manatee Business Park along SE Dominica Terrace in Stuart, FL.
- Well-maintained space offers an ideal setting for businesses seeking storage, inventory management, light operational use, and more.
- Interior layout includes two restrooms a small air-conditioned office, and four large garage doors, and two pedestrian entry doors.
- The property provides excellent functionality and accessibility for a variety of industrial or service-based users.
- Quick accessibility to US-1 which offers and within 5 miles of the I-95 access ramp.



<b>LEASE RATE</b>	\$15.00/SF Modified Gross
<b>SPACE AVAILABLE (3072)</b>	1,800–3,600 SF
<b>BUILDING SIZE</b>	13,000 SF
<b>BUILDING TYPE</b>	Storage Warehouse
<b>ACREAGE</b>	1.84 AC
<b>FRONTAGE</b>	367'
<b>TRAFFIC COUNT</b>	6,700 ADT (SE Commerce Ave)
<b>YEAR BUILT</b>	1984
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>PARKING SPACE</b>	15
<b>ZONING</b>	M-2
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	52-38-41-013-000-00040-2

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# INTERIOR PHOTOS



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# DEMOGRAPHICS

<b>Population</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2020 Population	6,430	44,996	84,522
2024 Population	6,862	46,825	88,958
2029 Population Projection	7,271	49,403	94,033
Annual Growth 2020-2024	1.7%	1.0%	1.3%
Annual Growth 2024-2029	1.2%	1.1%	1.1%
Median Age	45.6	51.4	55.6
Bachelor's Degree or Higher	18%	27%	32%
U.S. Armed Forces	2	64	119

<b>Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Avg Household Income	\$78,508	\$80,014	\$90,836
Median Household Income	\$58,891	\$57,719	\$63,994
< \$25,000	530	3,947	7,304
\$25,000 - 50,000	718	5,138	9,094
\$50,000 - 75,000	601	3,638	6,377
\$75,000 - 100,000	334	2,575	5,133
\$100,000 - 125,000	182	1,482	3,487
\$125,000 - 150,000	210	1,077	2,103
\$150,000 - 200,000	63	1,319	2,802
\$200,000+	203	1,293	3,875

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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

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# ZONING INFORMATION

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, timer, 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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# PROXIMITY MAP



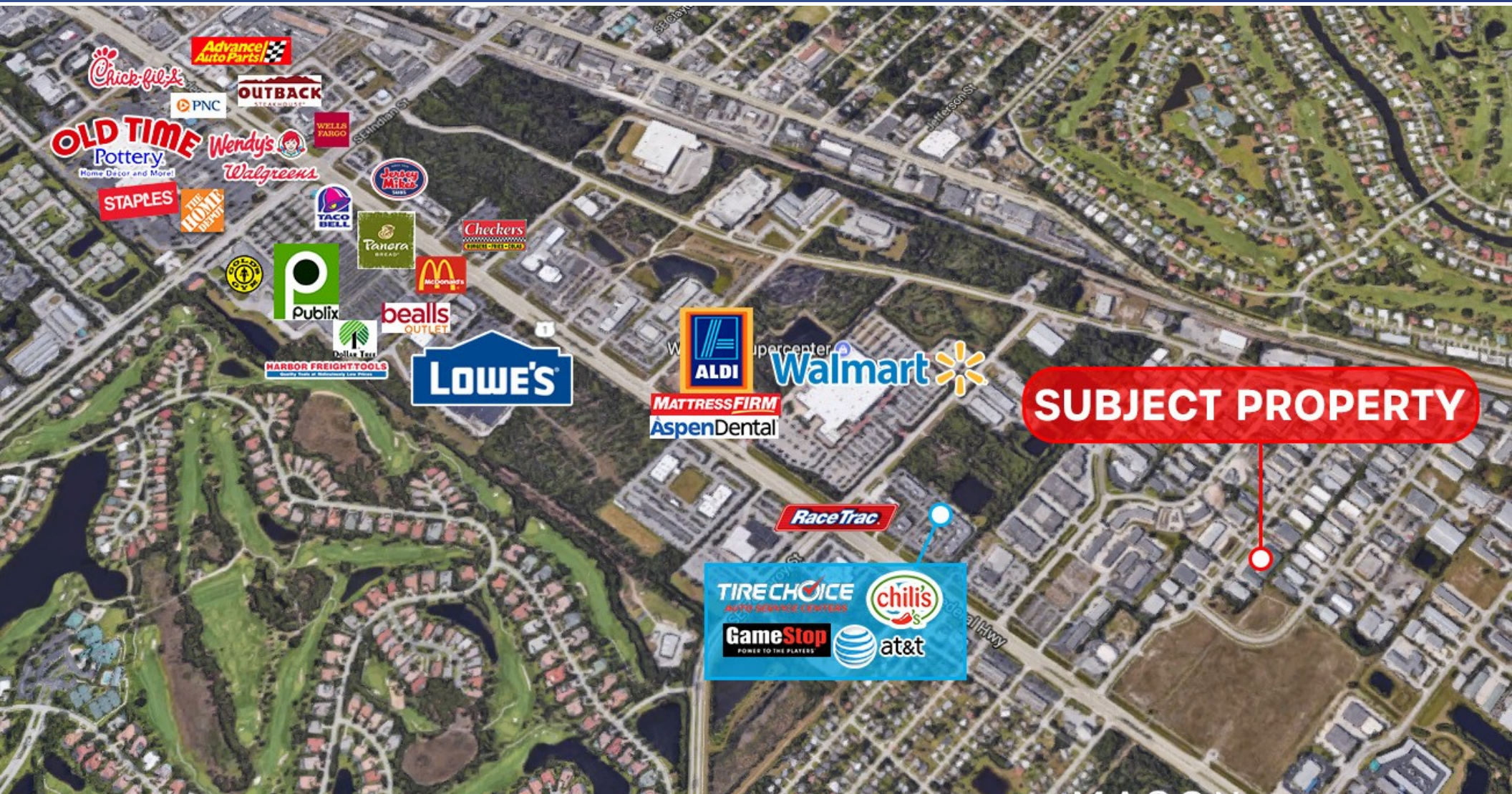
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# TRADE AREA MAP



**SUBJECT PROPERTY**

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