

FOR LEASE

\$12.00/sf

Freestanding Industrial Warehouse

3099 SE Monroe Street, Stuart FL 34997



Listing Contact:

**Tom Walters | 772-882-8560 | Twalters@jb-property.com Office: 1411 SE
Ocean Blvd Stuart FL 34996 | 772-934-6128**

Property Details

Freestanding Industrial Warehouse

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LEASE RATE	\$12.00/sf modified gross
BUILDING SIZE	7,450 sf
BUILDING TYPE	Light Industrial
ACREAGE	0.55 AC
FRONTAGE	159.5'
TRAFFIC COUNT	1,800 ADT
YEAR BUILT	1984
CONSTRUCTION TYPE	Steel
PARKING SPACE	8
LAND USE	Industrial
UTILITIES	County Water
PARCEL ID	52-38-41-004-001-00050-8

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- Excellent 7,450 sf freestanding steel building split up as 7,000 sf of warehouse with a 450 sf air conditioned office.
- Ideal for a variety of uses ranging from industrial, warehousing, or retail.
- Additional features include: 600 amps of 240 volt three phase electric power, (1) 16 ft. roll up door, and a ceiling height of 18 ft.
- Roof was renovated with foam insulation for better energy efficiency.
- Located in a heavy industrial district of Stuart; easily accessible from US-1.



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Additional Photos

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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	7,501	1 Mile	\$65,786	1 Mile	40.60
3 Mile	46,855	3 Mile	\$67,566	3 Mile	45.50
5 Mile	88,589	5 Mile	\$77,300	5 Mile	48.40
2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	7,943	1 Mile	\$47,583	1 Mile	40.00
3 Mile	49,323	3 Mile	\$50,272	3 Mile	47.80
5 Mile	93,902	5 Mile	\$56,027	5 Mile	52.90

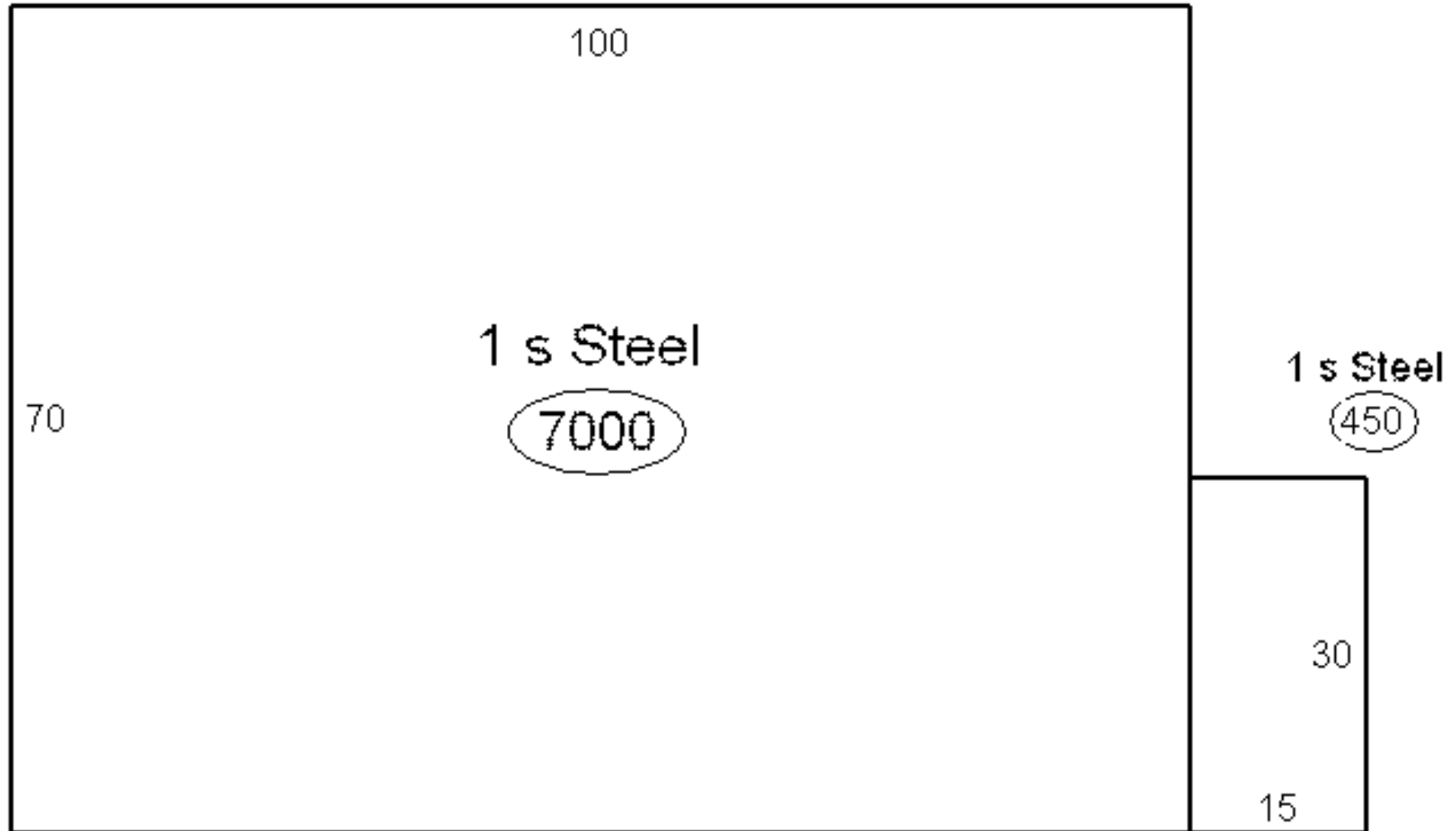
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Floor Plan

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Trade Area Map

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