

**OFFICE / WAREHOUSE  
FOR LEASE IN STUART, FL**

**14,000 SF // \$19.00/SF**  
1240 SW BLUE WATER WAY, STUART, FL 34997



**Christenson  
Commercial**  
REAL ESTATE

759 S. FEDERAL HWY • SUITE 217 • STUART, FL 34994

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Do not miss this rare free standing Office/Warehouse in Martin County, FL with 1,400 SF of furnished office space and more.

**Call today for more information.**

## THE OFFERING

FOR LEASE 14,000/SF Office/Warehouse. This brand new building features concrete construction, impact glass, 3-phase electric, fire sprinklers and (4) 12x14 Overhead doors. The space also includes 1,400/SF of beautifully finished office. Office features include, reception area, 3 private offices, conference room, break room and two bathrooms.

<b>GROSS LEASABLE AREA</b>	<b>14,000 SF</b>
LEASE PRICE	\$19.00/SF
YEAR BUILT	2022
LOT SIZE	2.2 AC
ZONING DESCRIPTION	LIGHT INDUSTRIAL
CONSTRUCTION	REINFORCED CONCRETE
ELECTRIC	3-PHASE
OVERHEAD DOORS	(4) 12' X 14'
PRIVATE OFFICES	3
BATHROOMS	2
RECEPTION AREA	YES
CONFERENCE ROOM	YES
BREAK ROOM	YES

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



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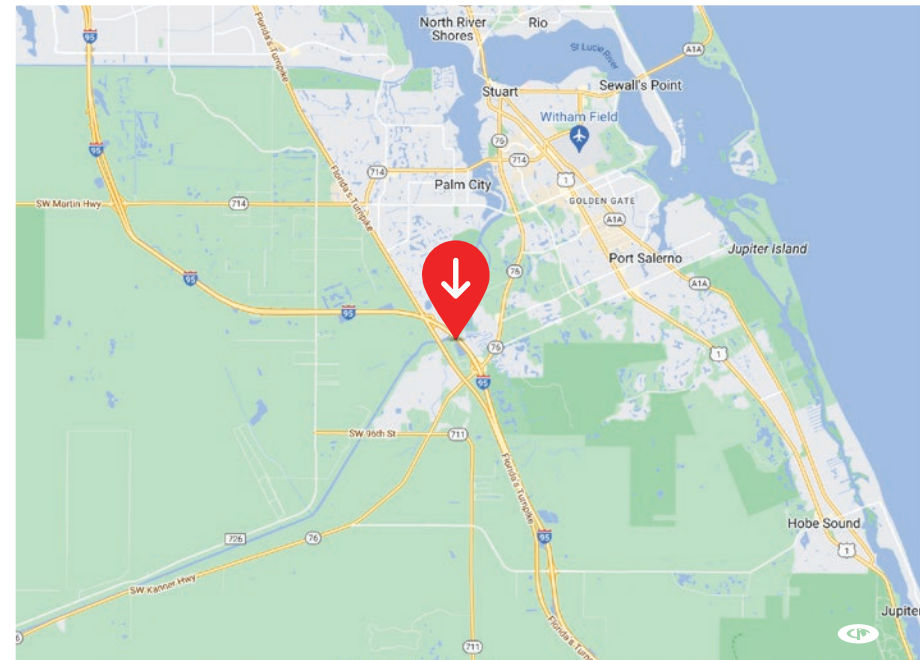
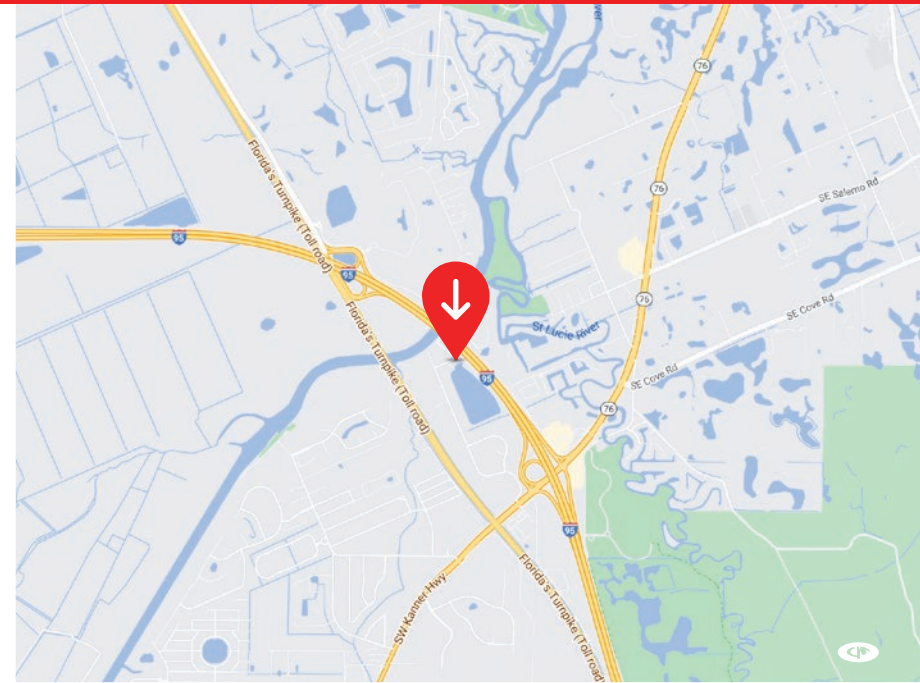
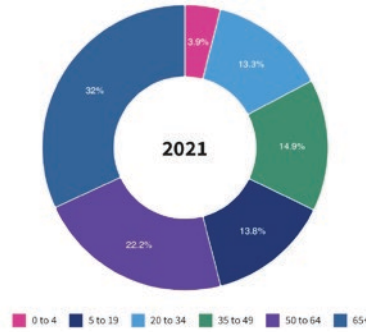
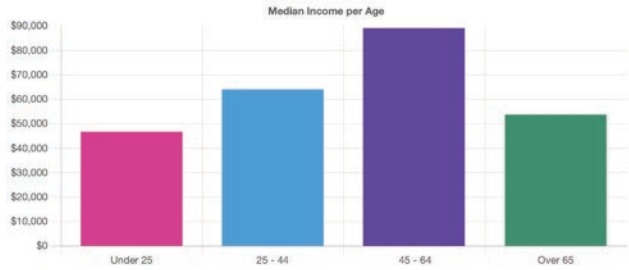
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# DEMOGRAPHICS

In 2021, Martin County, FL had a population of 160k people with a median age of 52.2 and a median household income of \$61,133.



158700  
Population



+1766  
Jobs YOY Change



4%  
Unemployment Rate

Sales Tax Revenue \$1.77 Mil./Year

Wealth Migration \$197 Mil./Year

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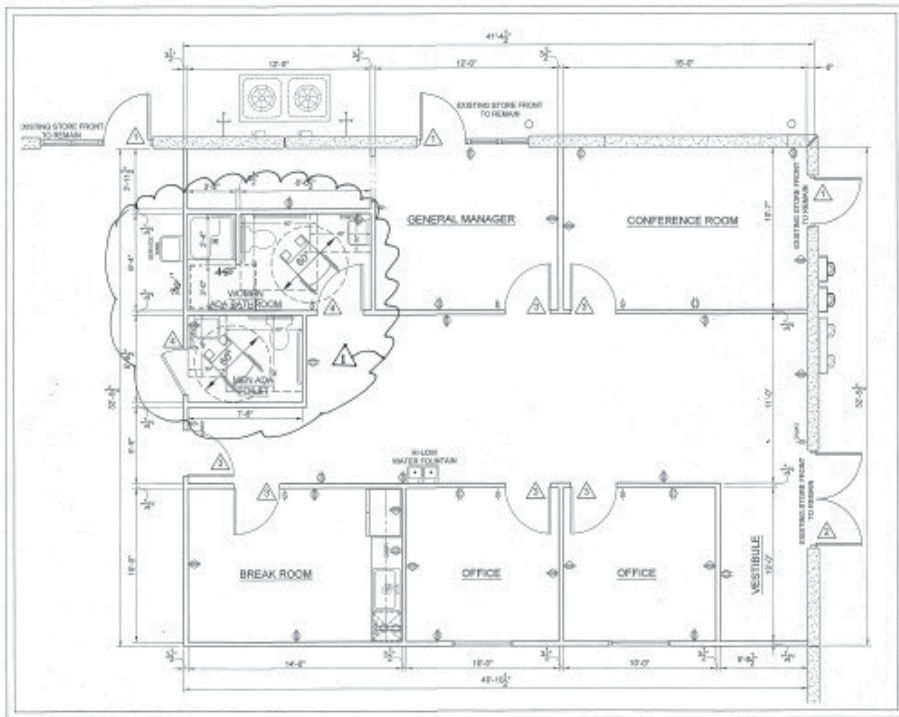
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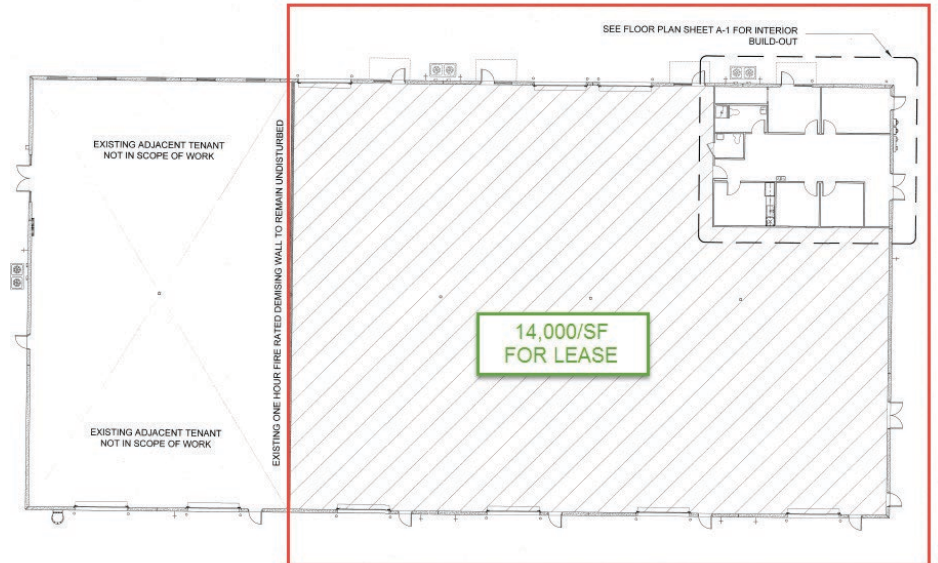
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PARTIAL FLOOR PLAN - AREA OF NEW OFFICES  
1/4" = 1'-0"



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