

## 14,000 SF - NEW INDUSTRIAL SPACE

1240 SW BLUE WATER WAY, STUART, FL

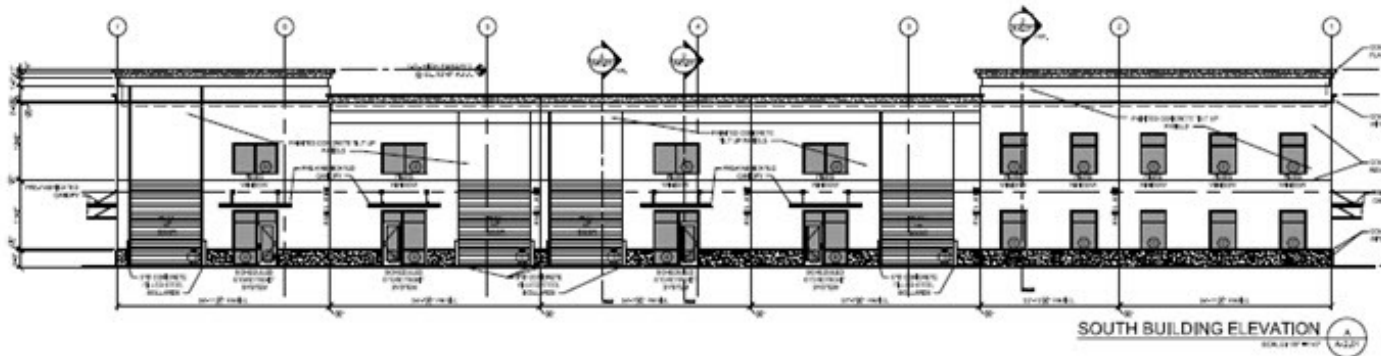
AVAILABLE JULY 2021

UNDER CONSTRUCTION AND SCHEDULED TO BE COMPLETED JULY 2021. STRATEGICALLY LOCATED IN THE TREASURE COAST COMMERCE CENTER FOR IDEAL COMMUTING NORTH AND SOUTH OF I95 AND THE FLORIDA TURNPIKE.

# FOR LEASE

NEW/OFFICE/WAREHOUSE

Complete July 2021



**Christenson**  
**Commercial**  
REAL ESTATE

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

**Derrick Christenson**

Licensed, RE Broker Associate

Derricksoldit@aol.com

+1.772.419.5076

+1.772.201.3154

## PROPERTY OVERVIEW

### 1240 SW Blue Water Way, Stuart, FL 34997

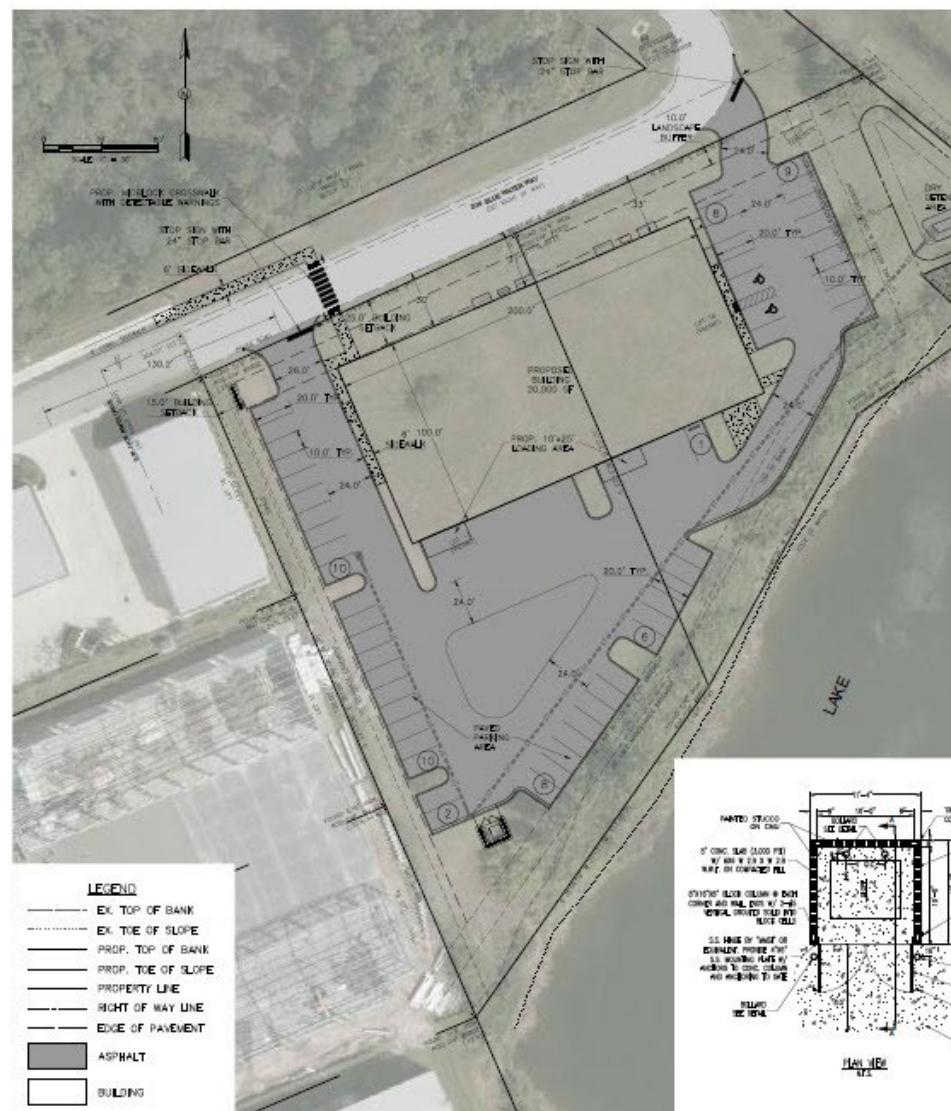
Under construction and scheduled to be completed July 2021. Building features include: Solid concrete tilt-wall construction, impact glass, full fire sprinklers, high power 3-phase electric, (10) 12'x14' overhead doors and abundant parking. The landlord is offering generous office build outs with high end finishes. 6,000/SF of the 20,000/SF is already preleased leaving 14,000/SF to 16,000/SF for lease.

## LOCATION OVERVIEW

Strategically located in the Treasure Coast Commerce Center for ideal commuting North and South of I95 and the Florida Turnpike.

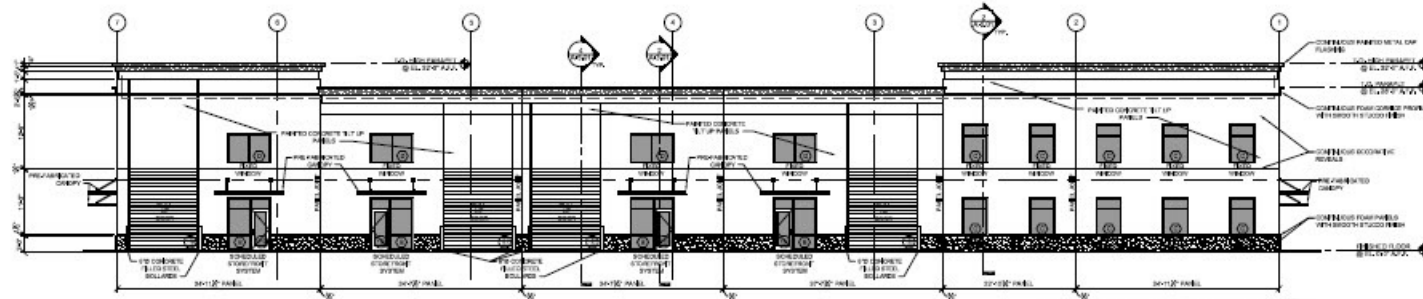
## FACILITY FACTS

BUILDING SIZE	20,000SF
LOT SIZE	2.20 AC
YEAR BUILT	2021
CONSTRUCTION	REINFORCED CONCRETE
SPRINKLER SYSTEM	WET
POWER SUPPLY	PHASE 3
ZONING	LIGHT INDUSTRIAL - LIGHT INDUSTRIAL



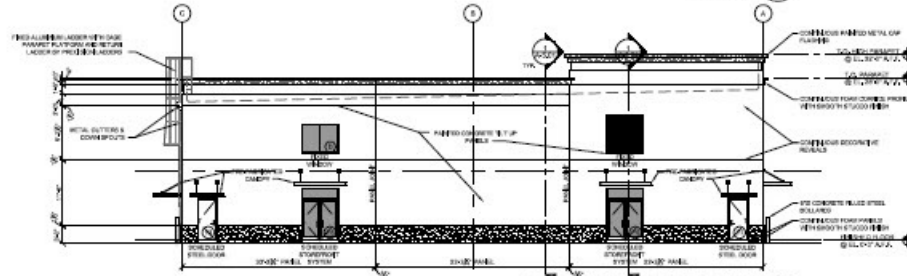
**14,000 SF - NEW INDUSTRIAL SPACE**  
AVAILABLE JULY 2021





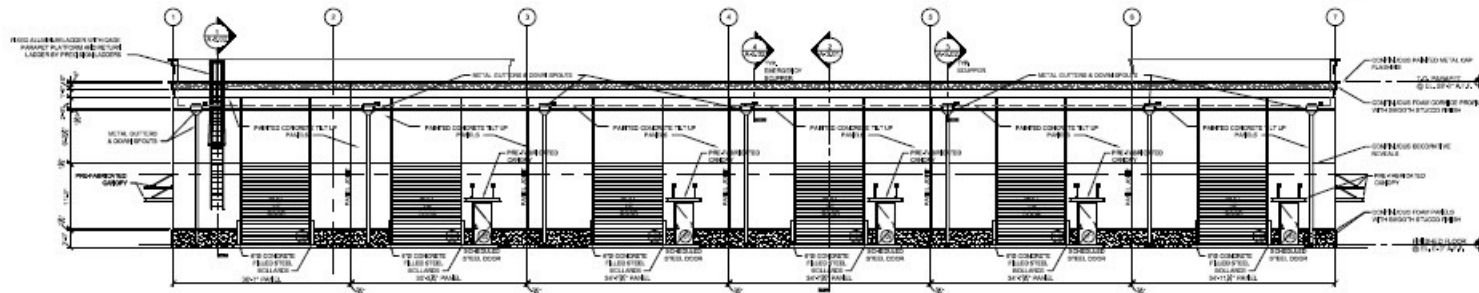
**SOUTH BUILDING ELEVATION**

SCALE 1/8" = 1'-0"



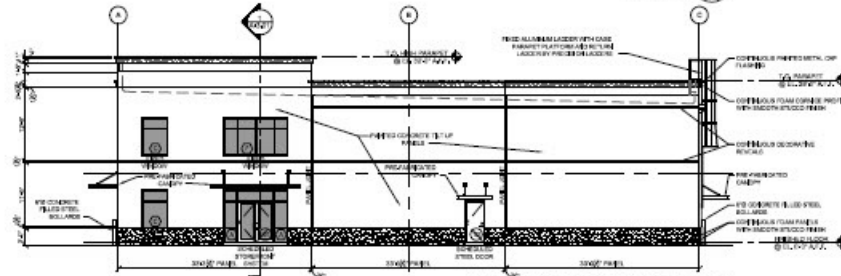
**WEST BUILDING ELEVATION**

SCALE 1/8" = 1'-0"



**NORTH BUILDING ELEVATION**

SCALE 1/8" = 1'-0"



**EAST BUILDING ELEVATION**

SCALE 1/8" = 1'-0"

**14,000 SF - NEW INDUSTRIAL SPACE**  
AVAILABLE JULY 2021

**Christenson**  
**Commercial**  
REAL ESTATE

**Derrick Christenson**  
Licensed. RE Broker Associate  
Derricksoldit@aol.com  
+1.772.419.5076  
+1.772.201.3154

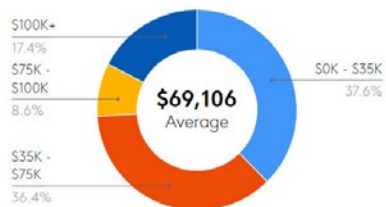




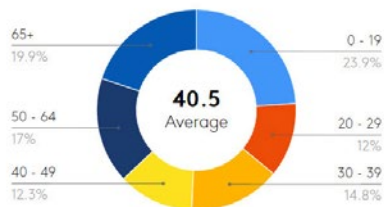
## DEMOGRAPHICS

In 2019, Martin County, FL had a population of 161k people with a median age of 51.6 and a median household income of \$61,133.

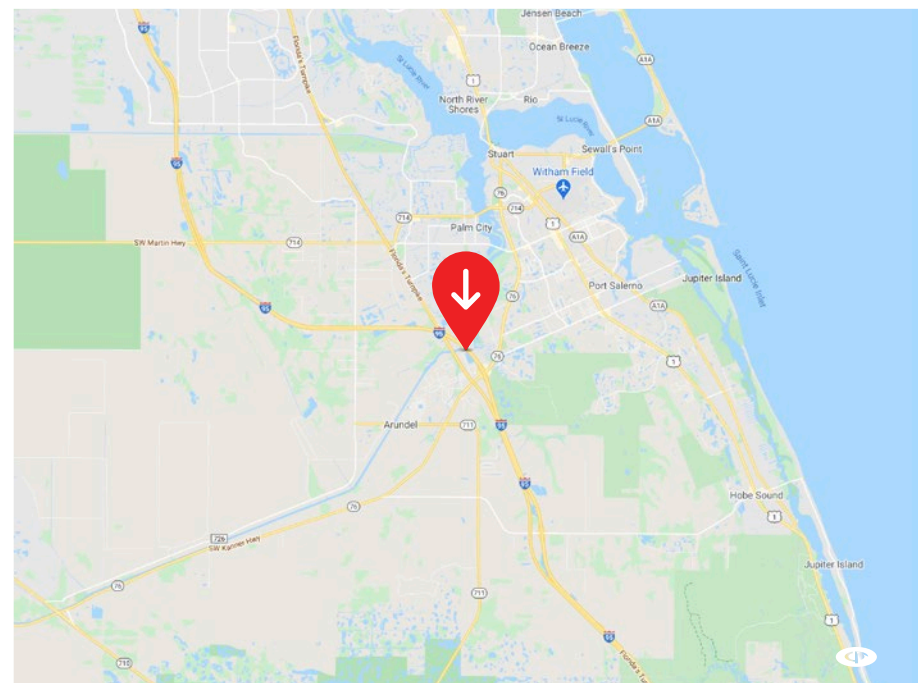
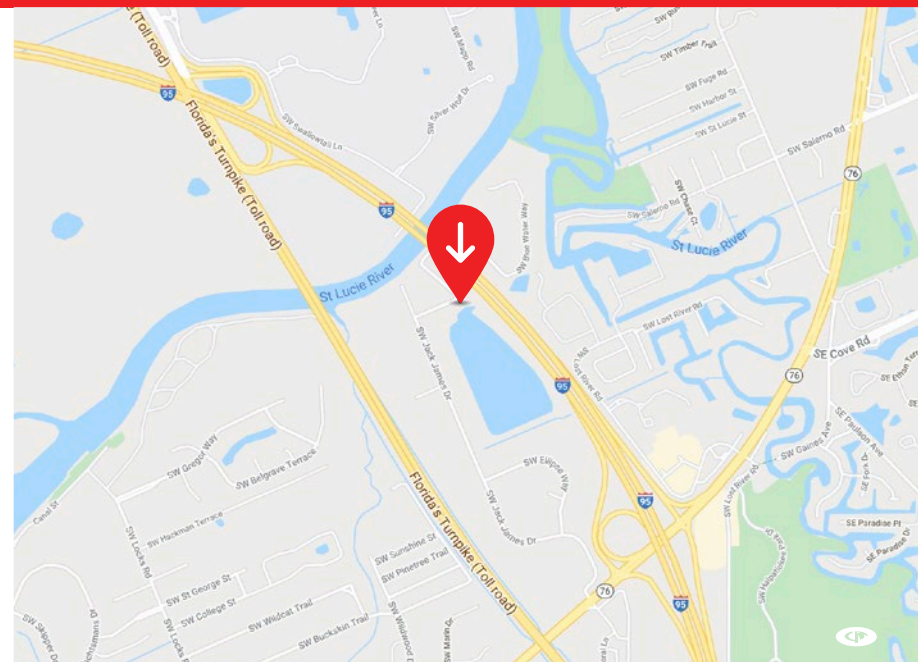
HOUSEHOLD INCOME



AGE DISTRIBUTION



	1 MILE	3 MILE	5 MILE
Total Population	6,319	48,629	88,418
2010 Population	6,560	46,521	80,932
2024 Population	6,560	51,191	93,724
Employees	7,245	27,573	56,836
Total Businesses	721	3,057	6,274
Average Household Income	\$69,106	\$66,552	\$77,218
Median Household Income	\$46,226	\$49,263	\$56,040
Total Consumer Spending	\$53M	\$472.01M	\$972.6M
Median Age	39.5	48.0	52.8
Households	2,302	21,229	39,851
Percent College Degree or Above	13%	16%	18%
Average Housing Unit Value	\$305,825	\$296,573	\$332,750



**14,000 SF - NEW INDUSTRIAL SPACE**  
AVAILABLE JULY 2021

**Christenson**  
**Commercial**  
REAL ESTATE

**Derrick Christenson**  
Licensed. RE Broker Associate  
Derricksoldit@aol.com  
+1.772.419.5076  
+1.772.201.3154