

INDUSTRIAL/OFFICE SPACE FOR LEASE IN STUART, FL

25,270 SF // \$15.00/SF

2979 SE GRAN PARK 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 beautiful turn-key building features.

Call today for more information.

THE OFFERING

This property consists of 11,170 SF of office space that includes individual offices, large reception area, two large bullpen area, a spacious kitchen / lunch room, and a beautiful executive office. There is an additional 14,100 SF of warehouse space that is fully climate controlled with eight 12' x 16' roll-up doors.

OFFICE SPACE	11,170 SF
WAREHOUSE SPACE	14,100 SF
LEASE PRICE	\$15.00/SF
GROSS LEASABLE AREA	24,992 SF
YEAR BUILT	2006
PROPERTY TYPE	INDUSTRIAL / WAREHOUSE
CLEAR CEILING HEIGHT	26 FT
ROLL UP DOORS	8 - 12 X 16 FT
LOT SIZE	1.72AC
ZONING DESCRIPTION	LIGHT INDUSTRIAL
POWER SUPPLY	PHASE: 3
CONSTRUCTION	REINFORCED CONCRETE

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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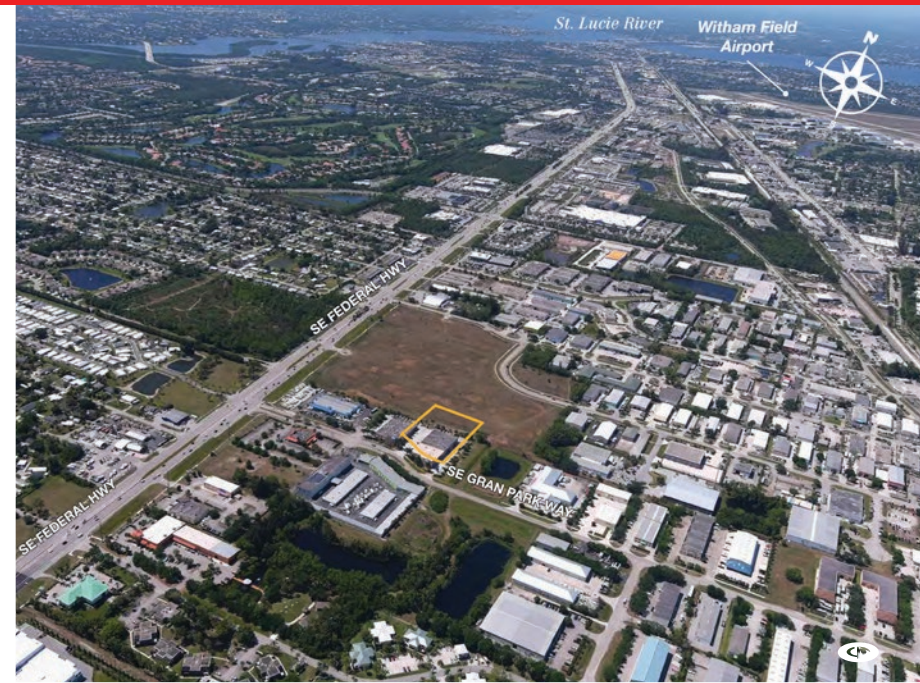
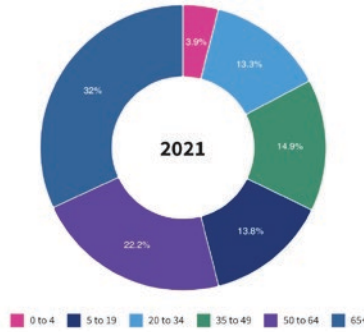
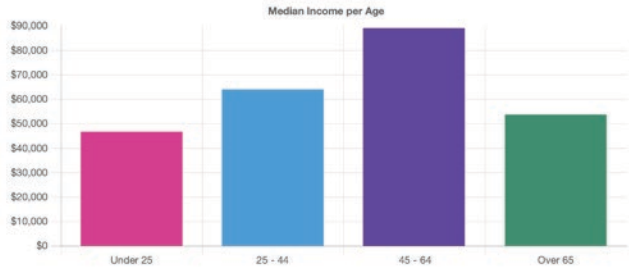
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DEMOGRAPHICS

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.



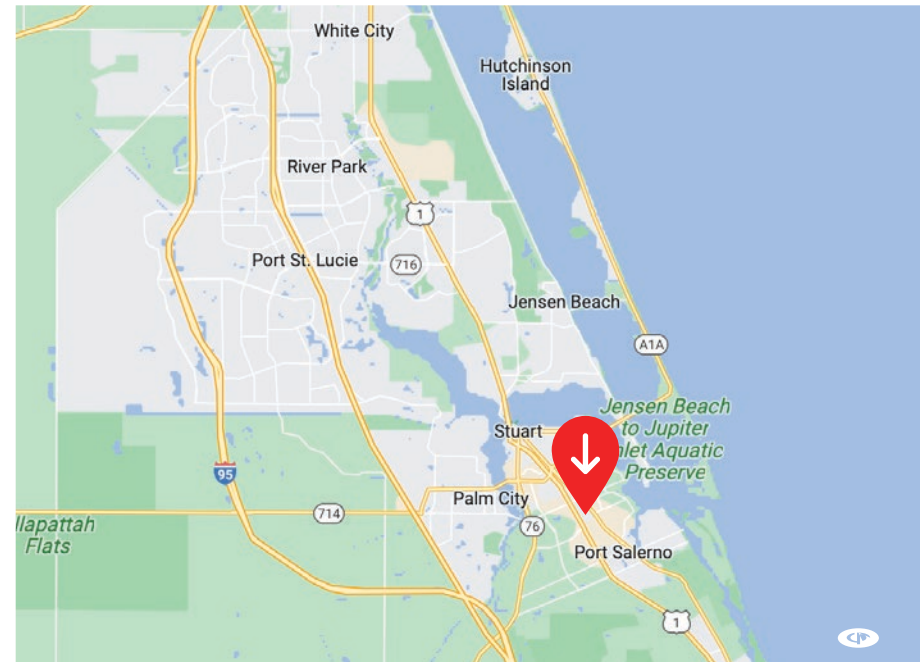
158700
Population

+1766
Jobs YOY Change

4%
Unemployment Rate

Sales Tax Revenue \$1.77 Mil./Year

Wealth Migration \$197 Mil./Year



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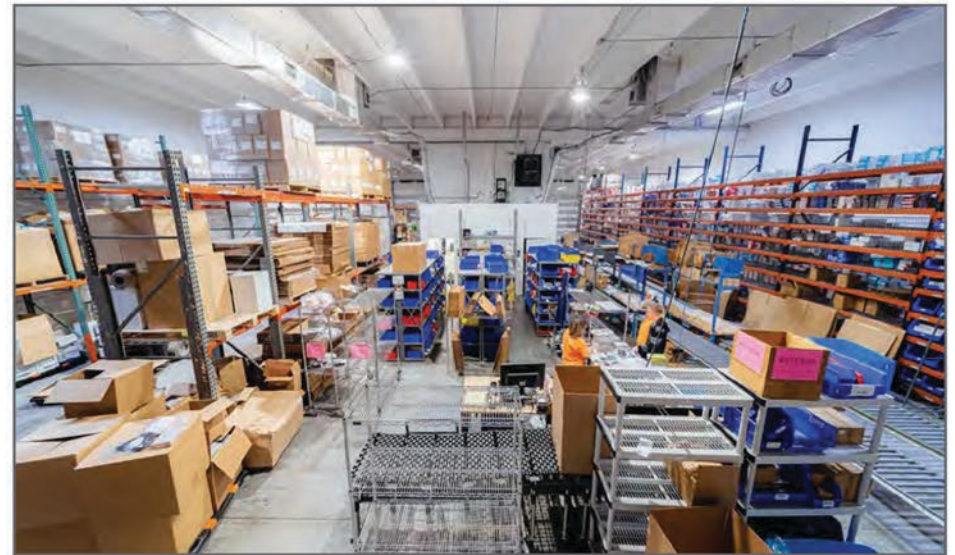
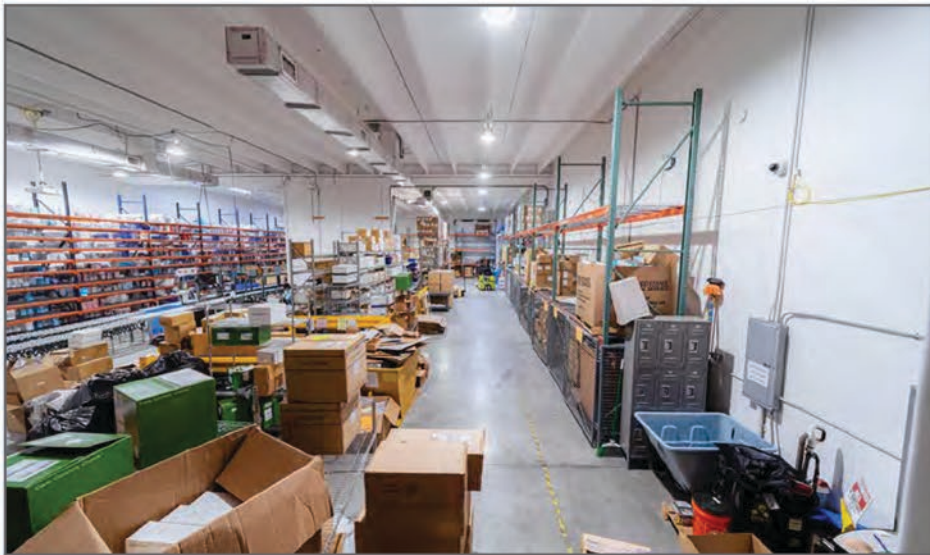
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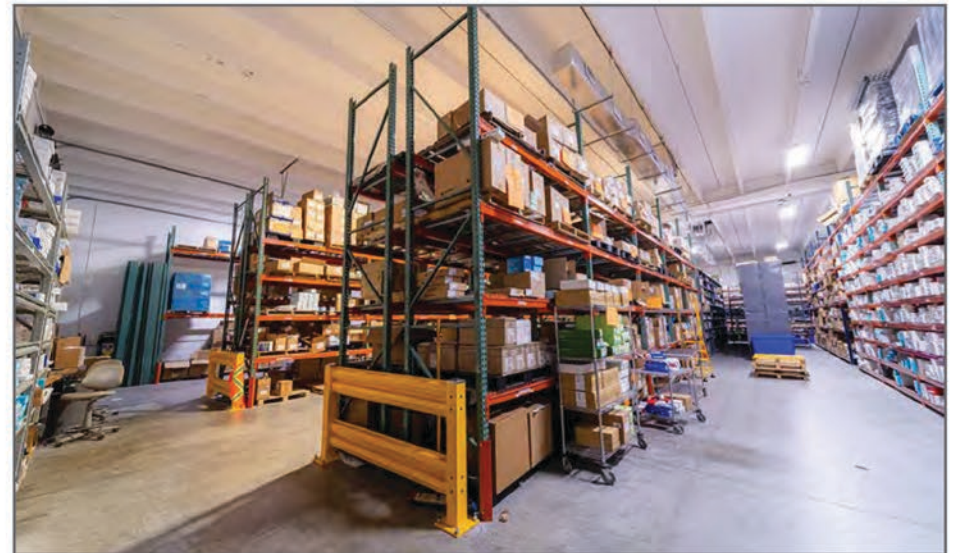
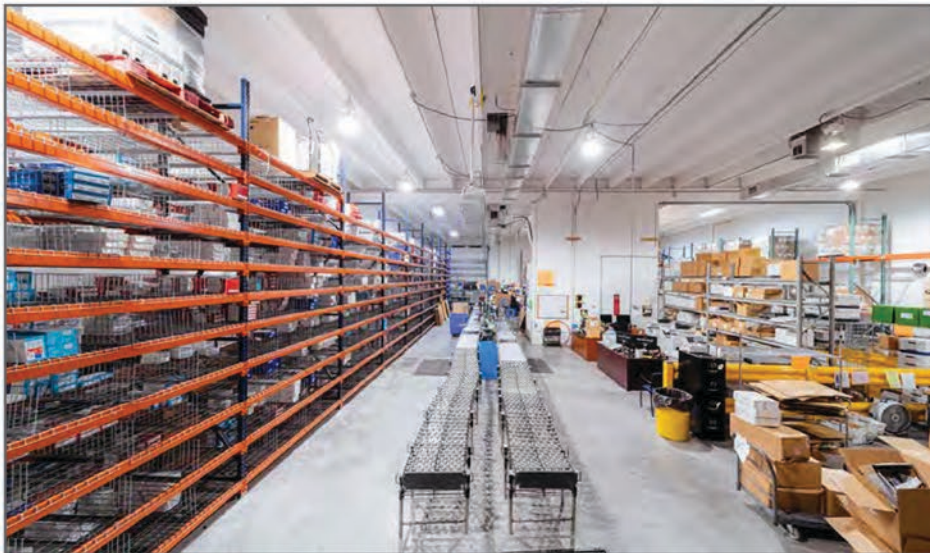
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