

INDUSTRIAL/OFFICE SPACE FOR LEASE IN STUART, FL

5,000 SF // 3 SPACES // \$17/SF (GROSS)
3130-3160 SE GRAN PARK WAY, STUART, FL 34997



Christenson
Commercial
REAL ESTATE

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

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📱 +1.772.201.3154

Beautifully maintained CBS Office/Warehouse for lease. The building and individual units have been completely remodeled and ready for your business to move in.

Call today for more information.

THE OFFERING

Beautifully maintained CBS Office/Warehouse for lease. The building and individual units have been completely remodeled and ready for your business to move in.

| | |
|-------------------------|---------|
| DRIVE-IN BAYS | 7 |
| STANDARD PARKING SPACES | 22 |
| YEAR BUILT | 1999 |
| CONSTRUCTION | MASONRY |

3 SPACES AVAILABLE

| SPACE #1 | SIZE | TERM | RATE | SPACE USE | CONDITION |
|------------------|----------|------------|----------------|------------|----------------|
| 1st Fl, Ste 3130 | 2,500 SF | Negotiable | \$17.00 /SF/YR | Industrial | Full Build-Out |

Fully built out office unit. 2,500/SF office with the ability to add 1,250/SF of Warehouse.
Excellent space for tenants seeking more office. Features include: Reception area, Conference rooms, Multiple private offices, 3 bathrooms, large bullpen area, kitchenette and so much more.

1 Drive-In Bay | Includes 2,500 SF of dedicated office space | Excellent Condition

| SPACE #2 | SIZE | TERM | RATE | SPACE USE | CONDITION |
|------------------|----------|------------|----------------|------------|----------------|
| 1st Fl, Ste 3136 | 1,250 SF | Negotiable | \$17.00 /SF/YR | Industrial | Full Build-Out |

1 Drive-In Bay | Excellent Condition

| SPACE #3 | SIZE | TERM | RATE | SPACE USE | CONDITION |
|------------------|----------|------------|----------------|------------|----------------|
| 1st Fl, Ste 3142 | 1,250 SF | Negotiable | \$17.00 /SF/YR | Industrial | Full Build-Out |

Space has 1 office, 1 bathroom & shower. There is mezzanine storage as well.

1 Drive-In Bay | Includes 400 SF of dedicated office space

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.



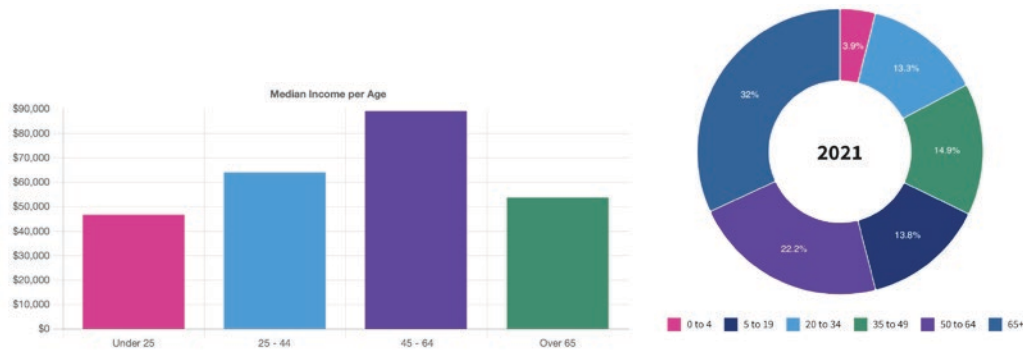
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DEMOGRAPHICS

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



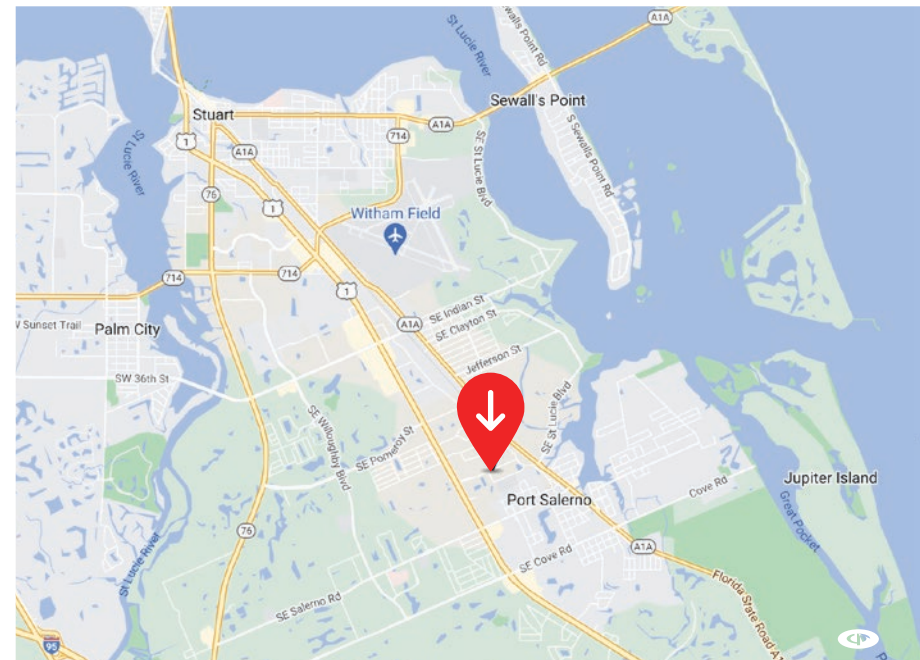
+1766
Jobs YOY Change



4%
Unemployment
Rate

Sales Tax Revenue \$1.77 Mil./Year

Wealth Migration \$197 Mil./Year



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