

FOR LEASE

Warehouse/Office Space
845 SW Enterprise Way, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Janine Landolina | 772-285-2599 | ileaseit@gmail.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

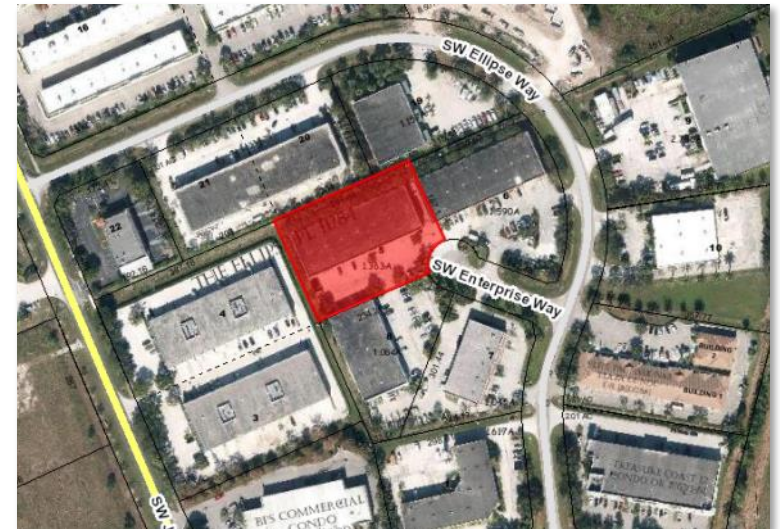
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LEASE RATE	\$2,800/mo.
UNIT SIZE	3,000 sf
BUILDING TYPE	Industrial
ACREAGE	1.36 AC
TRAFFIC COUNT	4,000 ADT
YEAR BUILT	2005
CONSTRUCTION TYPE	Masonry
PARKING SPACE	4
ZONING	LI
LAND USE	Industrial
UTILITIES	Martin County Water/Sewer

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Space available below market rents! Sublet through June 2020
- Located in the Treasure Coast Commerce Park right off Jack James Drive.
- Warehouse space features grade roll-up door, two large offices, private bathroom and kitchenette.
- Four parking spaces are included and space is ready for immediate occupancy.
- Quick accessibility to SW Kanner Highway and the I-95 access ramp.



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Interior Photos

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	2,353	1 Mile	\$86,602	1 Mile	53.40
3 Mile	16,305	3 Mile	\$93,779	3 Mile	51.80
5 Mile	57,198	5 Mile	\$78,671	5 Mile	50.00

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	2,498	1 Mile	\$61,641	1 Mile	47.90
3 Mile	16,993	3 Mile	\$67,931	3 Mile	46.90
5 Mile	60,427	5 Mile	\$58,821	5 Mile	46.30

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Zoning Information

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LI—Commercial and Business Uses	
Adult business	P
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Medical services	P
Pain management clinics	P
Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, general	P
Shooting ranges, indoor	P
Trades and skilled services	P

Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P
Limited impact industries	P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002	P



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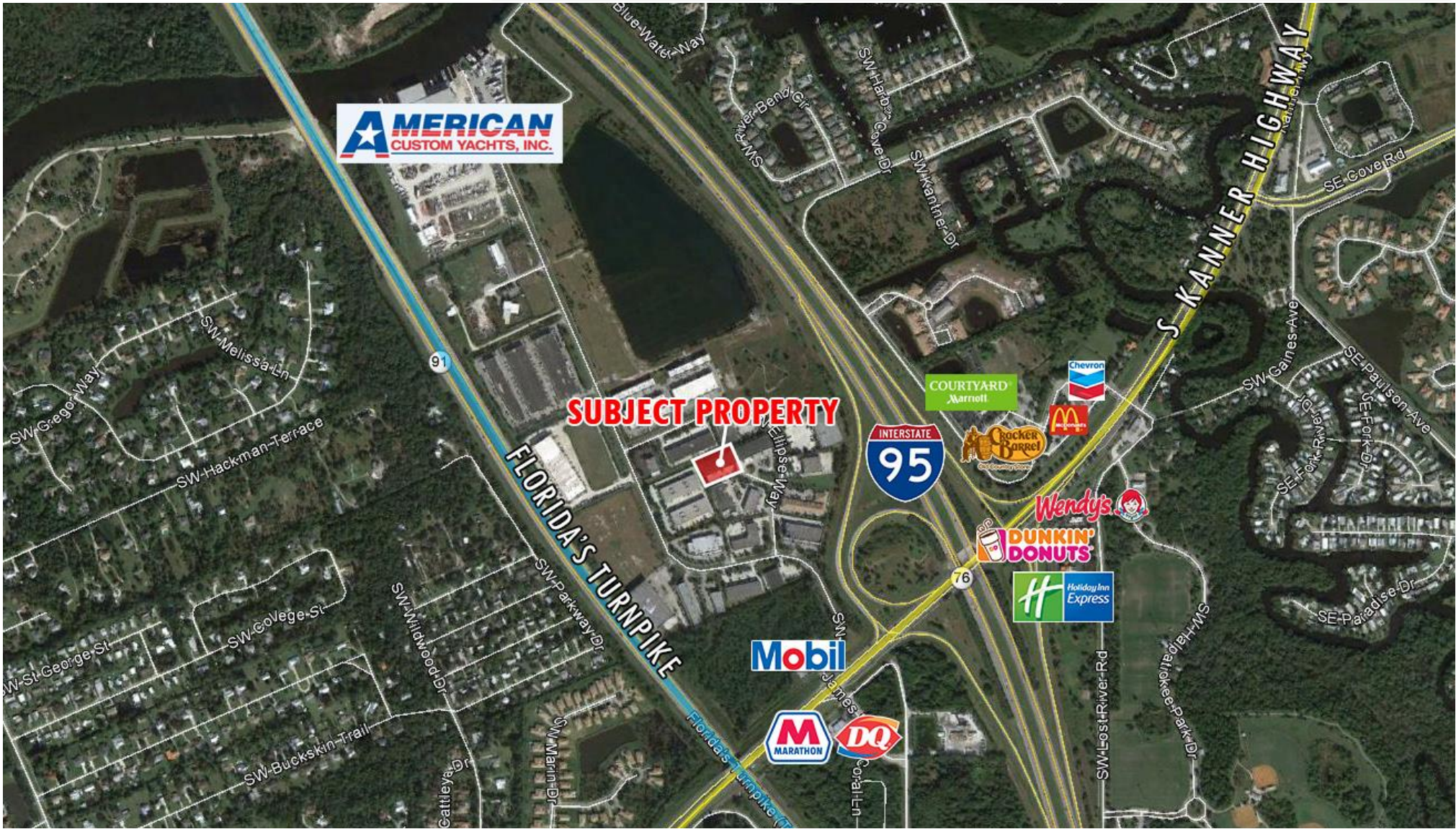
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Trade Area Map

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