

Industrial Warehouse in Stuart, FL

24,992 SF

Excellent location in South Stuart just 2 blocks from US1 for easy access North and South. **Call today** for more information.



**Christenson
Commercial**
REAL ESTATE

8800 SW FISHERMAN'S WHARF DRIVE • STUART FL 34997

Derrick Christenson

Manager/Broker

Christenson Commercial Real Estate, LLC

Derricksoldit@aol.com

+1.772.419.5076

+1.772.201.3154



the offering.

Don't miss this rare Martin County light industrial building. Built in 2018, this warehouse features concrete construction, LED Lighting, skylights, 3-Phase electric, office build-out, 4 bathrooms, 6 massive overhead doors and free span roof design.

Call Derrick Christenson for Lease Rates at **772.419.5076**

Highlights

- ✓ **Reinforced Concrete**
- ✓ **Two Blocks from US1**
- ✓ **Phase 3 Power**
- ✓ **Office Build-Out**
- ✓ **Skylights**

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.

the specs.

Price	\$6,500,000
Gross Leasable Area	24,992 SF
Sale Type	Investment or Owner User
No. Stories	1
Year Built	2018
Property Type	Industrial / Warehouse
Clear Ceiling Height	26 FT
No. Drive In / Grade-Level Doors	6
Building Class	B
Zoning Description	4100 Light Equipment Mfg
Lot Size	1.46AC
APN / Parcel ID	52-38-41-301-000-0038.0-1-0000



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the demographics.

In 2022, Martin County, FL had a population of 159k people with a median age of 53.2 and a median household income of \$77,894. Between 2021 and 2022 the population of Martin County, FL grew from 158,323 to 159,399, a 0.68% increase and its median household income grew from \$69,769 to \$77,894, a 11.6% increase.

Population

159,399

2022 Consensus
+0.68% 1-Year Growth

Median Age

53.2

+0.567% 1- Year Increase

Income

\$77,894

2022 Median Household Income
11.6% 1-Year Growth

Unemployment

3.2%

Lowest on the Treasure Coast

Workforce

2,533

Number of Martin Countians ready for work. (February 2024)

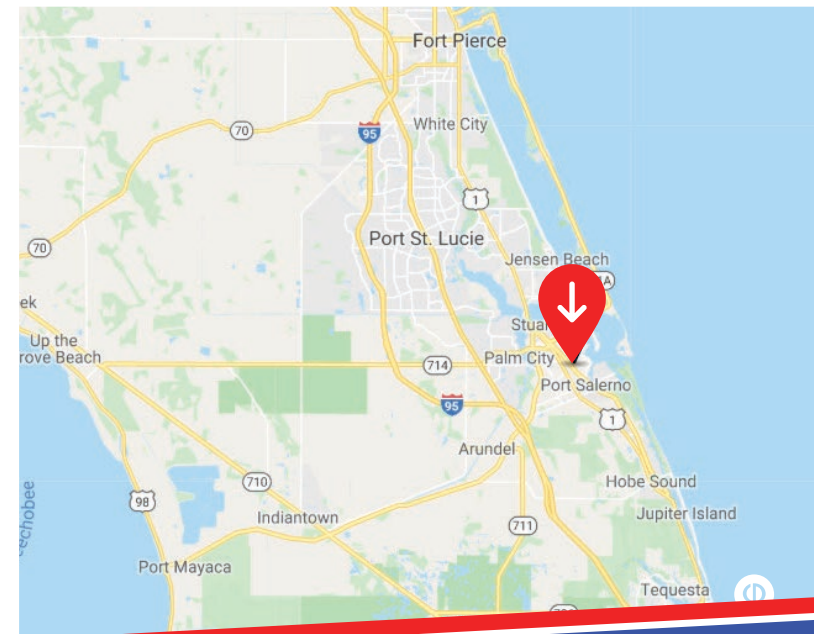
Jobs

76,069

Martin County companies are currently employing more than 76,996 talented team members. (December 2023).

Source: datausa.io

[MORE DEMOGRAPHIC INFO](#)



Light Industrial Warehouse
4551 SE HAMPTON CT, STUART, FL 34997



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