

Treasure Coast Commerce Center

22,225 - 44,650 SF
of Industrial Space Available

Strategically located in the highly desirable
Treasure Coast Commerce Center between
I-95 and the Florida Turnpike.

Call today for more information.



Subject Property



**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.

NEWLY BUILT in 2025 Office/Warehouse 22,225-44,650/SF with rare General Industrial Zoning. This building features 40' ceilings, A Loading Ramp, 3-phase power, (2) Massive 25'x30' overhead doors as well as (2) 22'x25', (3) 20'x25', (2) 14'x14' and (5) 10x10 overhead doors.

Located in the Treasure Coast Commerce Center of Stuart FL. Strategically between I-95 and The Florida Turnpike for easy access North and South.

Call Derrick Christenson for Lease Rates at 772.419.5076

Highlights

- ✓ **Flexible General Industrial Zoning**
- ✓ **Near I-95 and the Florida Turnpike.**
- ✓ **Nearby Highway, Rail and Seaport Connections.**
- ✓ **1,600 Amps - Phase 3 Power**
- ✓ **14 Overhead Doors**

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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the specs.

Available SF **22,225 - 44,650 SF**

Year Available 2025

Clear Height 40'

Drive In Bays 14

25'x30' Overhead Doors 2

22'x25' Overhead Doors 2

20'x25' Overhead Doors 3

14'x14' Overhead Doors 2

10'x10' Overhead Doors 5

Construction Metal

Lot Size 5.52 AC

Zoning Description General Industrial

Lease Terms Negotiable



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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)

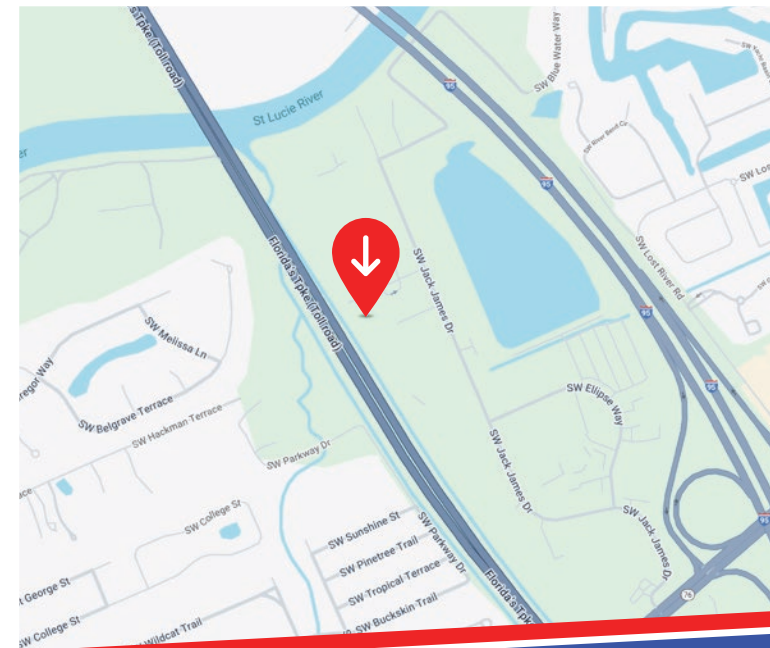
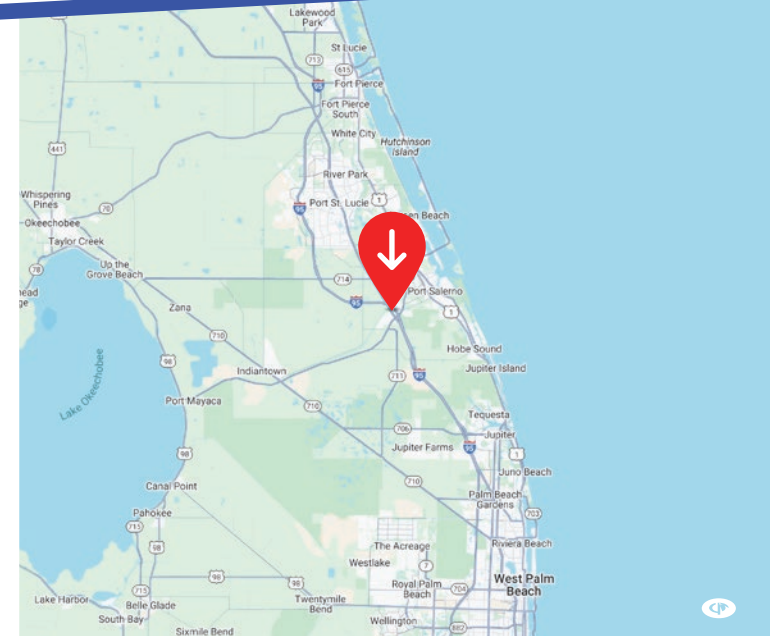
Jobs

76,069

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

Source: datausa.io

[MORE DEMOGRAPHIC INFO](#)



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