

**Industrial / Flex | Available Winter 2025**



FOR LEASE | \$18.50 sf/NNN

**FLEX WAREHOUSE CONDOS**

BARON INDUSTRIAL PARK  
2601 SE WILLOUGHBY BLVD. STUART FL 34994

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

# FLEX WAREHOUSE SPACE

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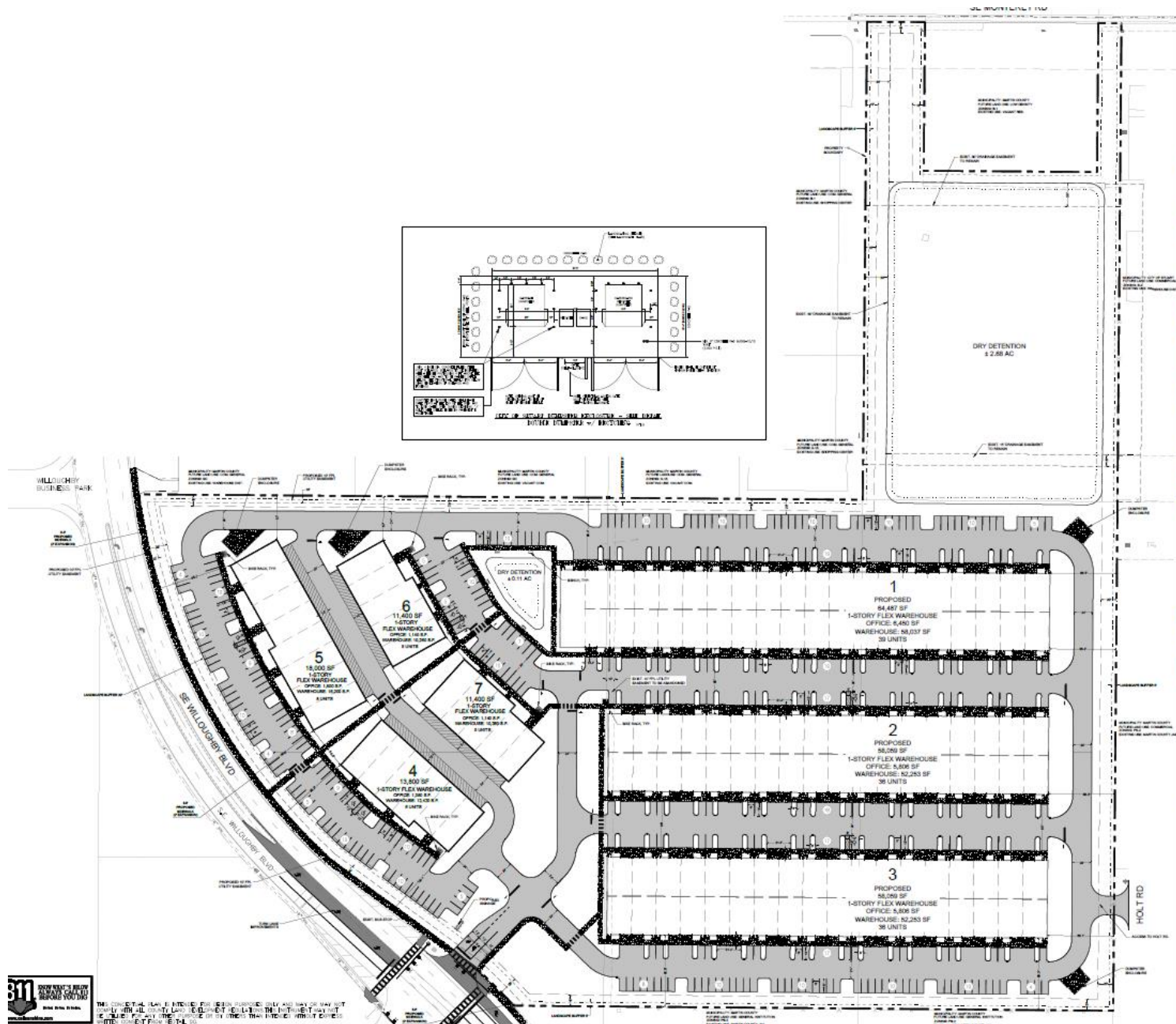
# PROPERTY OVERVIEW

<b>NAME</b>	BARON INDUSTRIAL PARK
<b>LOCATION</b>	2601 SE WILLOUGHBY BLVD. STUART FL 34997
<b>BUILDING SIZE</b>	235,205 SF
<b>UNIT SIZES</b>	1,140 sf–64,487 sf
<b>NO OF BUILDINGS</b>	7
<b>FRONTAGE</b>	+/- 860 ft SE Willoughby Blvd. +/- 130 ft SE Monterey Rd.
<b>TRAFFIC COUNTS</b>	14,500 ADT (SE Willoughby Blvd) 27,500 ADT (SE Monterey Rd.)
<b>COMPLETION YEAR</b>	Winter 2025
<b>ZONING</b>	B-4 (Limited Business/Manufacturing)
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	16-38-41-000-000-00070-5

- Located on SE Willoughby Blvd in Stuart, FL, this industrial park enjoys close proximity to US-1 & Kanner Highway as well as urban hubs, ensuring easy access for both businesses and customers.
- Offering versatile space configurations, the multitenant buildings cater to various needs, with sizes ranging from 1,140 to 64,487 square feet.
- Each unit features pedestrian access, space for exterior signage, roll-up doors, 3-phase power, and a private restroom.
- Moreover, the warehouse park boasts impressive frontage, ample parking, and exterior lighting



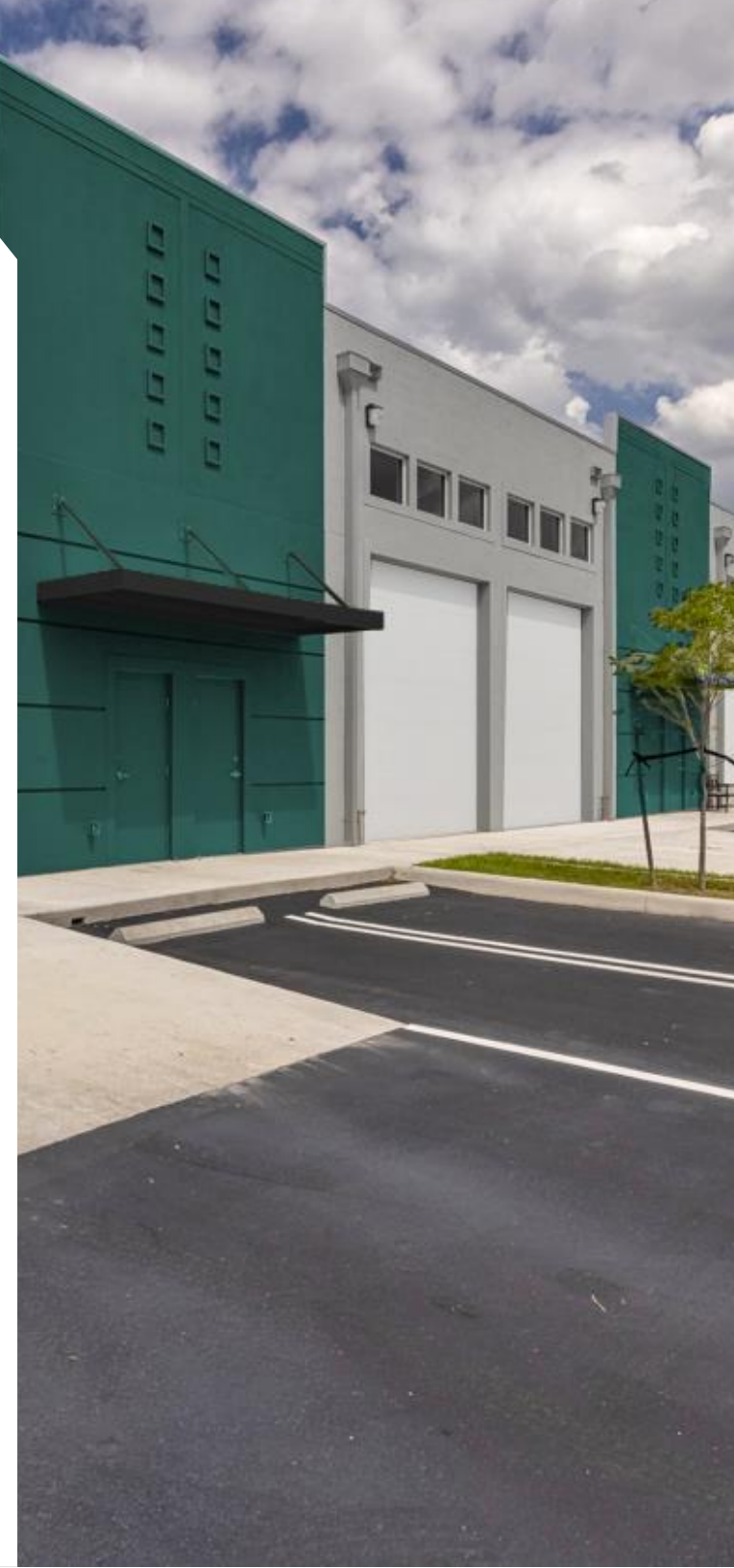
# SITE PLAN



THIS CONCEPTUAL PLAN IS INTENDED FOR INFORMATION ONLY AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

# DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Estimated Population</b>	8,835	102,558	242,357
<b>2028 Projected Population</b>	8,829	102,325	249,319
<b>2010 Census Population</b>	7,999	94,019	206,575
<b>2023 Estimated Households</b>	4,160	45,736	104,046
<b>2028 Projected Households</b>	4,164	45,597	106,820
<b>2010 Census Households</b>	3,724	41,974	88,775
<b>2023 Estimated Average Household Income</b>	\$65,922	\$95,273	\$91,167
<b>2023 Estimated Median Household Income</b>	\$57,870	\$73,881	\$70,810
<b>Median Age</b>	45.4	51.6	50.7
<b>Average Age</b>	45.1	47.5	47.1





# TRADE AREA MAP



**SUBJECT PROPERTY**

The site will have access to SE Monterey Road which offers easy access to both US Highway 1 and South Kanner Highway. The immediate area is booming with new development including single and multifamily communities, and the area's first Costco.

The City of Stuart sits along Florida's Treasure Coast as part of the Port St. Lucie MSA. The area features an economy driven by the retail service, hospitality, construction and government sectors. Stuart provides quick access to nearby metropolitan centers Fort Pierce and West Palm Beach via Highway 1. The city of Stuart is served by the West Palm Beach Airport, 40 miles away, Fort Lauderdale Airport 86 miles away, and the public use Latham Field Airport located across US-1 minutes from the site.

**COSTCO**  
**WHOLESALE**  
**COMING SOON**