

TWO WAREHOUSES IN STUART INDUSTRIAL PARK

2940 & 2929 SE MONROE ST
STUART, FL 34997

FOR SALE
\$5,130,000 (\$225/SF)

FOR LEASE
\$12.00/SF NNN



SUBJECT

SE MONROE ST

PROPERTY DETAILS

PARCEL ID(S)

52-38-41-004-002-00020-3
52-38-41-004-002-00010-5

ZONING

M-2

TOTAL FINISHED AREA

2940 SE MONROE ST: ±11,900 SF
2929 SE MONROE ST: ±10,872 SF

COMBINED LOT SIZE

±1.779 ACRES

YEARS BUILT

1987; 1997

CONSTRUCTION

METAL ON STEEL FRAME

BUILDING HEIGHT

16' - 20'

POWER

3 PHASE AT TELEPHONE POLE

OVERHEAD DOORS

2940 SE MONROE ST: (4) 12'X14' (3 DOCK HIGH)
2929 SE MONROE ST: (4) 12'X14' & (8) 14'X14'

UTILITIES

CITY WATER AND
SEPTIC

TWO WAREHOUSES IN STUART INDUSTRIAL PARK
2940 & 2929 SE MONROE ST
STUART, FL 34997

OVERVIEW

Located side by side in Stuart's established industrial corridor, 2940 & 2929 SE Monroe Street offer a combined ±22,772 SF of warehouse space across two parcels, with office/retail space at 2929 SE Monroe Street. Available together or separately, these M-2 zoned properties are ideal for owner-users, tenants, or investors seeking efficient space for warehousing, light manufacturing, or service operations.

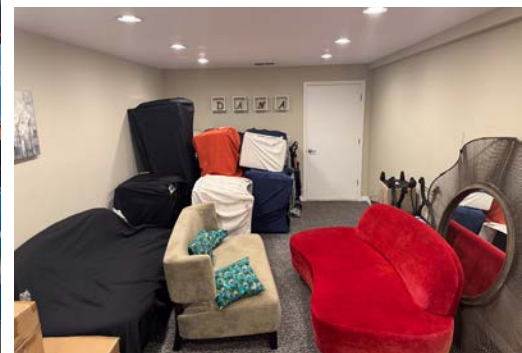
Both buildings feature durable metal-on-steel construction, 3-phase power, and oversized overhead doors, with (3) dock-high doors at 2940 SE Monroe Street. With flexible layouts, high clearances, and a strong location in Martin County's industrial hub, these buildings offer a rare opportunity for scalable industrial use in a high-demand market.



PROPERTY PHOTOS

2929 SE MONROE ST

TWO WAREHOUSES IN STUART INDUSTRIAL PARK
2940 & 2929 SE MONROE ST
STUART, FL 34997



PARCEL ID
52-38-41-004-002-00010-5

ZONING
M-2

TOTAL FINISHED AREA
±10,872 SF

OFFICE
±2,850 SF

LOT SIZE
±0.928 ACRES

YEAR BUILT
1987

CONSTRUCTION
METAL ON STEEL FRAME

BUILDING HEIGHT
16'

OVERHEAD DOORS
(4) 12'X14' & (8) 14'X14'

POWER
3 PHASE AT TELEPHONE POLE

UTILITIES
CITY WATER AND SEPTIC

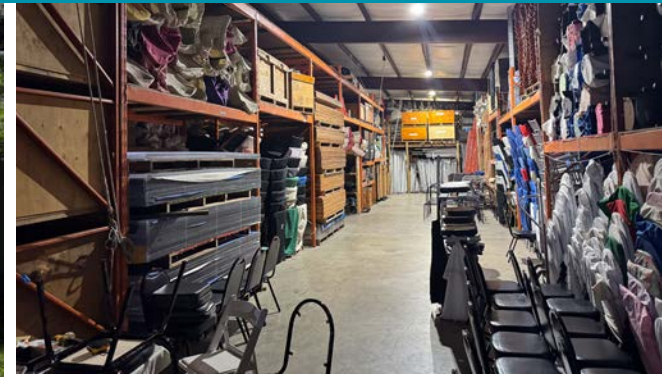
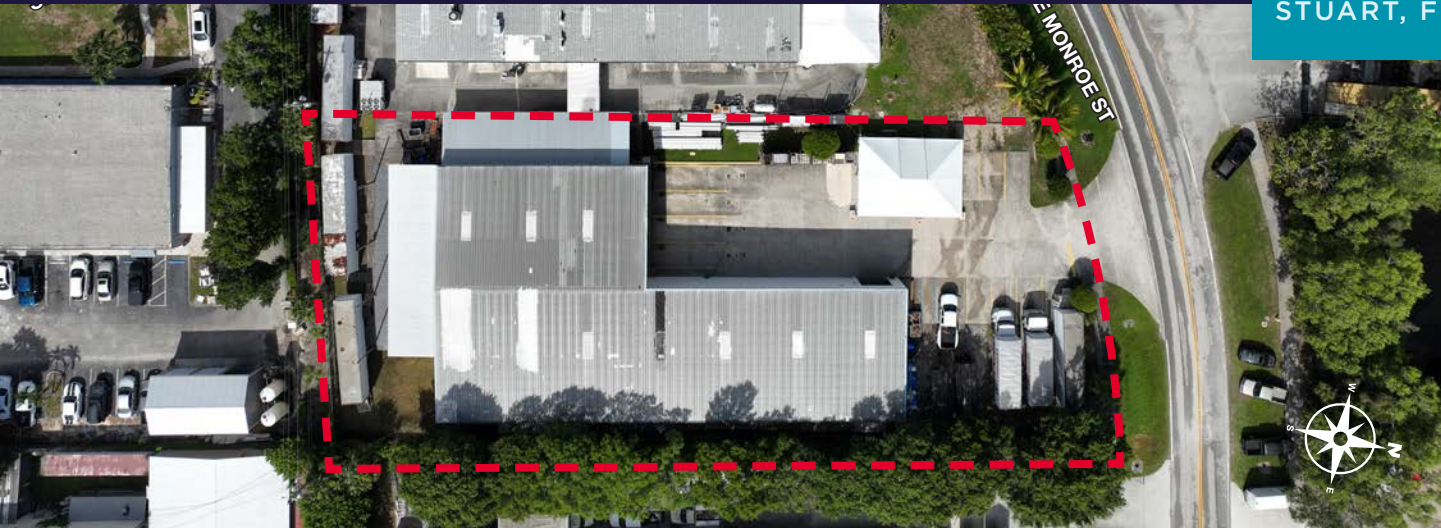
SALE PRICE: \$2,450,000
LEASE RATE: \$12.00/SF NNN



PROPERTY PHOTOS

2940 SE MONROE ST

TWO WAREHOUSES IN STUART INDUSTRIAL PARK
2940 & 2929 SE MONROE ST
STUART, FL 34997



PARCEL ID
52-38-41-004-002-00020-3

ZONING
M-2

TOTAL FINISHED AREA
±11,900 SF

LOT SIZE
±0.851 ACRES

YEAR BUILT
1997

CONSTRUCTION
METAL ON STEEL FRAME

BUILDING HEIGHT
20'

OVERHEAD DOORS
(3) 12'X14' & (1) 12'X14'

SALE PRICE: \$2,680,000
LEASE RATE: \$12.00/SF NNN

UTILITIES
CITY WATER AND SEPTIC

POWER
3 PHASE AT TELEPHONE POLE



NEARBY BUSINESSES

TWO WAREHOUSES IN STUART INDUSTRIAL PARK
2940 & 2929 SE MONROE ST
STUART, FL 34997

WITHAM AIR FIELD



SUBJECT



SE MONROE ST

SE DIXIE HWY

SE COMMERCE AVE

SE WAALER ST



2025 DEMOGRAPHICS

TWO WAREHOUSES IN STUART INDUSTRIAL PARK
 2940 & 2929 SE MONROE ST
 STUART, FL 34997

KEY FACTS (5 MILES)



91,382

2025 Total Population



\$116,660

2025 Average Household Income



42,085

2025 Total Households



55.5

2025 Median Age



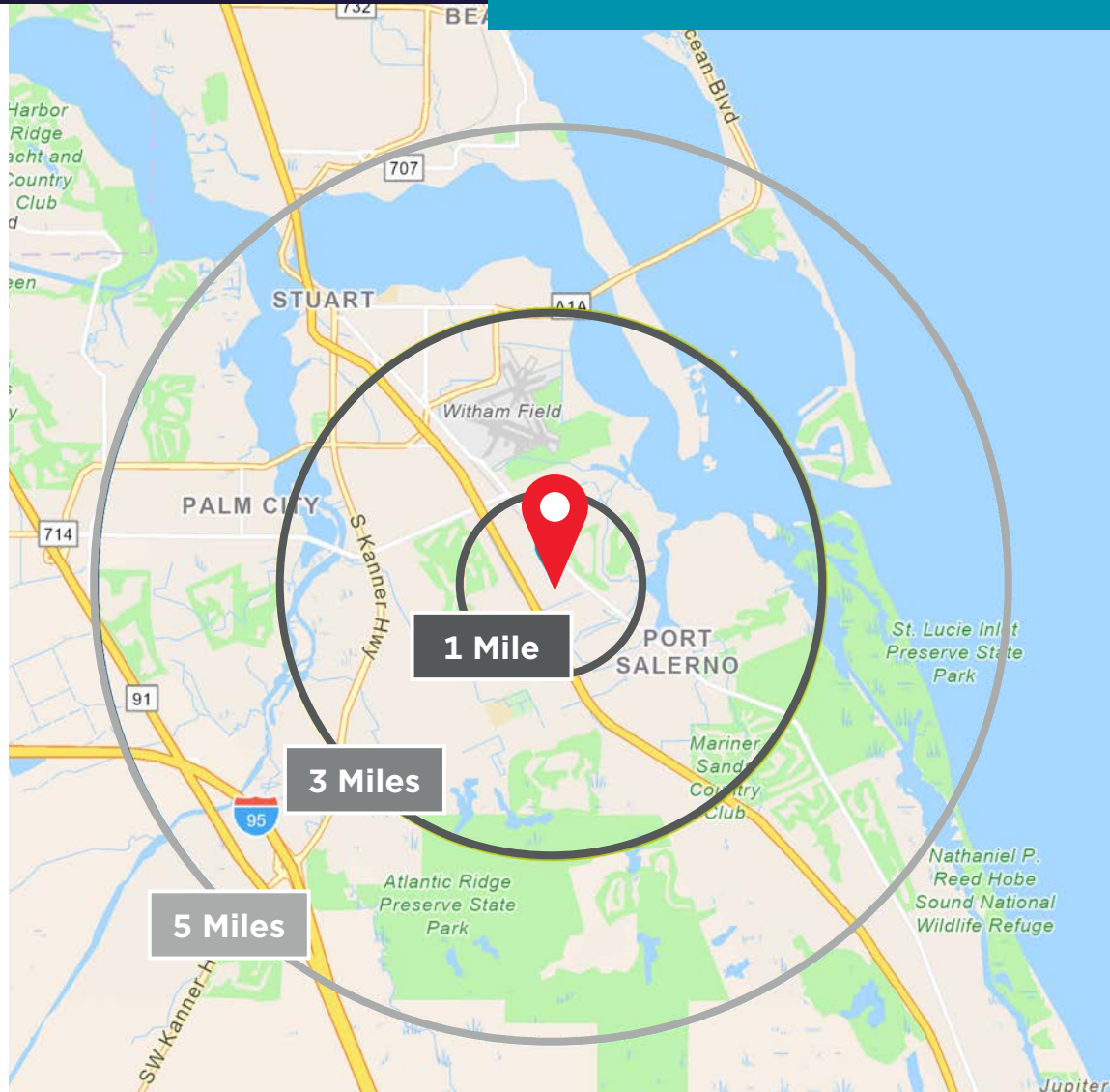
2.12

2025 Average Household Size



\$576,465

2025 Average Home Value



Population

- 1 Mile: 8,716
- 3 Mile: 49,219
- 5 Mile: 91,382

Average Household Income

- 1 Mile: \$99,354
- 3 Mile: \$99,798
- 5 Mile: \$116,669

Median Age

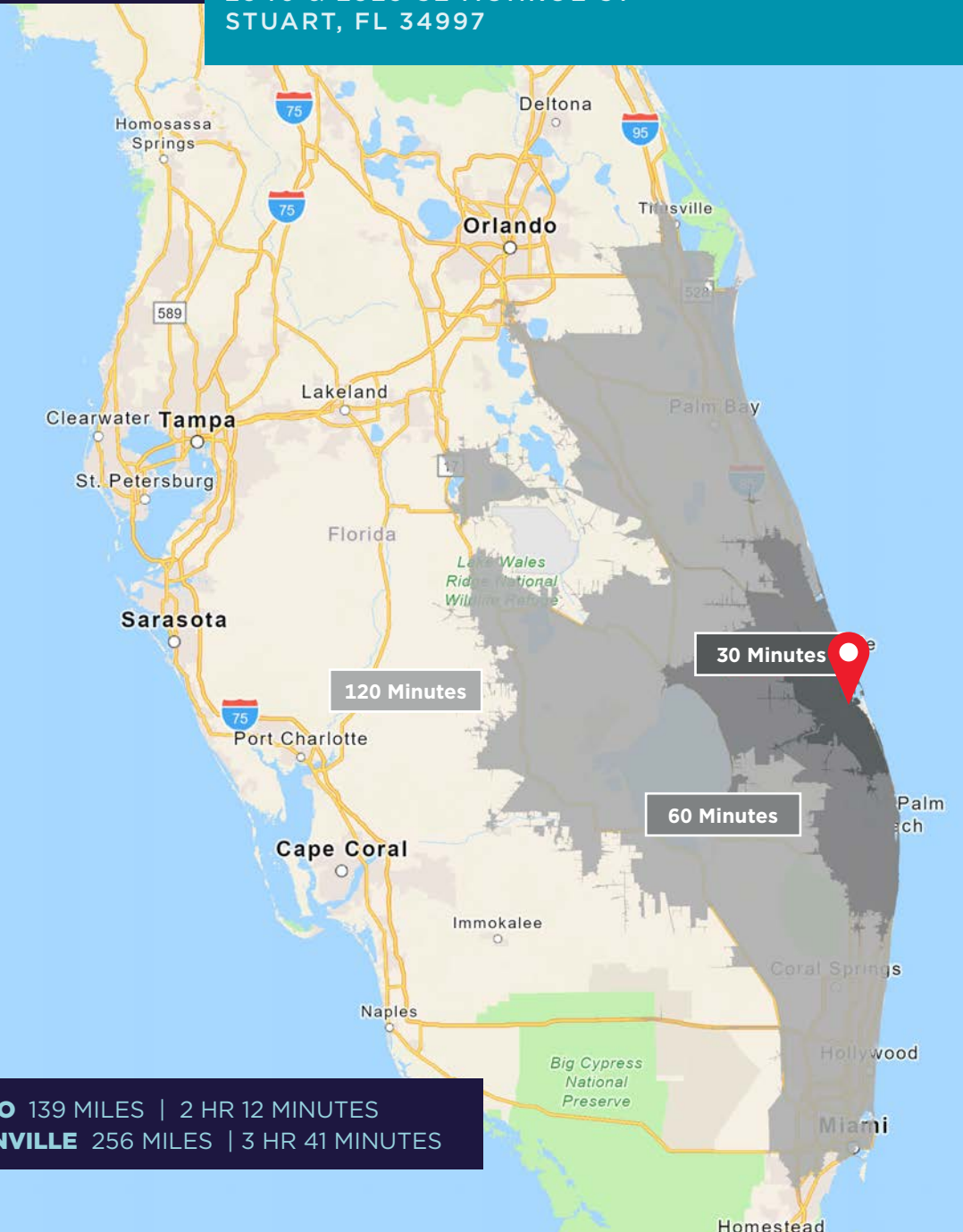
- 1 Mile: 42.6
- 3 Mile: 51.7
- 5 Mile: 55.5


POPULATION GROWTH

TWO WAREHOUSES IN STUART INDUSTRIAL PARK
 2940 & 2929 SE MONROE ST
 STUART, FL 34997

DRIVE TIME

	30 Minutes	60 Minutes	120 Minutes
2010 Population	276,149	1,485,268	6,292,762
2025 Population	337,905	1,787,458	7,220,038
2010-2025 Population Growth	22.36%	20.34%	14.73%
2025-2030 (Annual) Est. Population growth	1.14%	0.99%	0.66%
2025 Median Age	49.4	45.5	44.1
Average Household Income	\$133,326	\$136,213	\$129,901
Percentage with Some College Degree or Better	48.02%	47.39%	48.1%
Total Employees	126,519	671,626	3,172,354



 **MIAMI** 106 MILES | 1 HR 59 MINUTES
TAMPA 174 MILES | 3 HR 4 MINUTES

ORLANDO 139 MILES | 2 HR 12 MINUTES
JACKSONVILLE 256 MILES | 3 HR 41 MINUTES

CITY OVERVIEW

Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

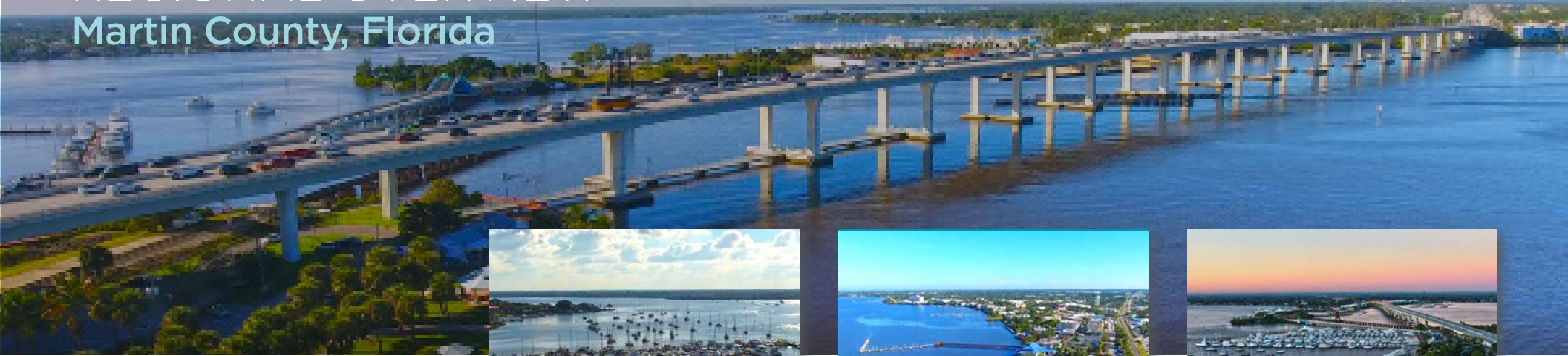
Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city. At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.



REGIONAL OVERVIEW

Martin County, Florida



The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

MARTIN COUNTY IS FOR...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year...

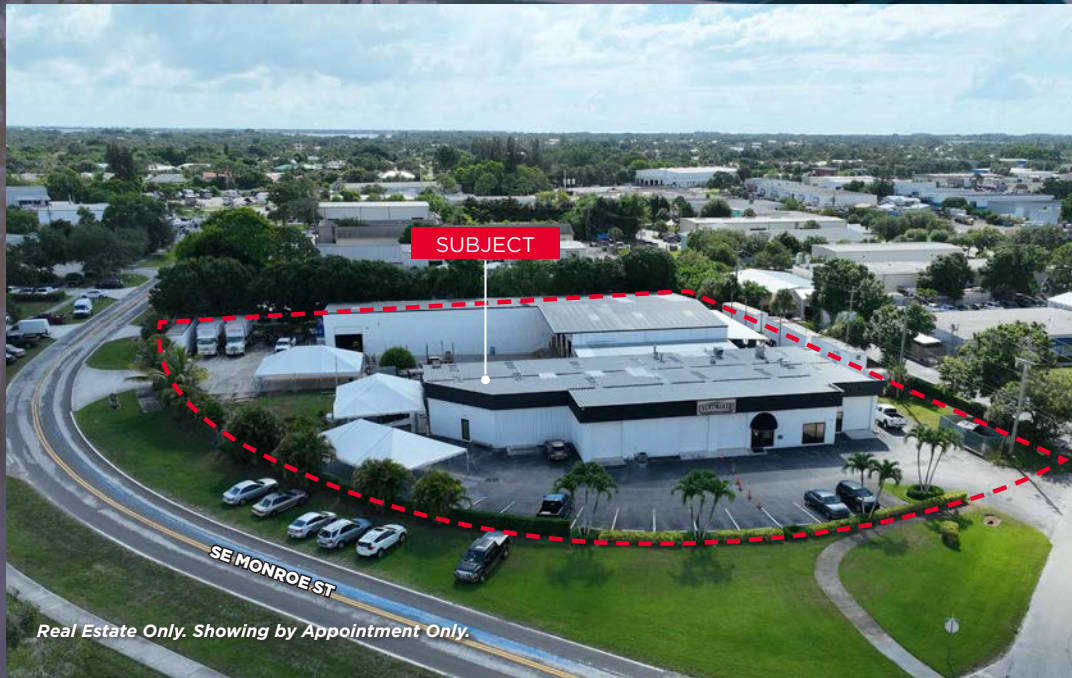
This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.



**Two Warehouses in
Stuart Industrial Park**
2940 & 2929 SE Monroe St
Stuart, FL 34997

Sale Price:
\$5,130,000 (\$225/SF)
Lease Rate:
\$12.00/SF NNN



CONTACTS



NIKOLAUS SCHROTH

Senior Director
Mobile: +1 772 403 3752
Office: +1 772 678 7601
nik.schroth@cushwake.com



JAMES MCKINNEY

Senior Associate
Mobile: +1 772 349 3414
Office: +1 772 678 7602
james.mckinney@cushwake.com