

Treasure Coast Commerce Center

27,500 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



***Christenson
Commercial***
REAL ESTATE

8800 SW FISHERMAN'S WHARF DRIVE • STUART FL 34997

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the offering.

Newly constructed in 2025, this premier office/warehouse facility in the Treasure Coast Commerce Center of Stuart, FL, offers 27,500 SF of versatile space with rare General Industrial Zoning. The featured North building boasts 40' ceilings, 800 amp 208V 3-phase power, and multiple oversized overhead doors, including two 25'x30', one 20'x25', two 14'x14', and three 10'x10', ideal for logistics or manufacturing. The modern office includes a reception area, five private offices, a conference room, a kitchen, four bathrooms, and a spacious bullpen area. A 3,300 SF mezzanine with a 275 lbs/SF capacity adds flexible storage or workspace.

There is additional square footage in the adjacent south building if more square footage is needed.

Strategically located between I-95 and Florida's Turnpike, this property ensures easy North-South access. Contact Derrick Christenson at Christenson Commercial Real Estate, (772) 419-5076, for lease rates and to secure this prime industrial space.

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.

Available SF **27,500 SF**

Year Built 2025

Clear Height 40'

25'x30' Overhead Doors 2

20'x25' Overhead Doors 1

14'x14' Overhead Doors 2

10'x10' Overhead Doors 3

Construction Steel

Power Supply Amps: 800 Volts: 208 Phase: 3

Lot Size 5.56 AC

Zoning Description General Industrial

Lease Terms Negotiable



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)

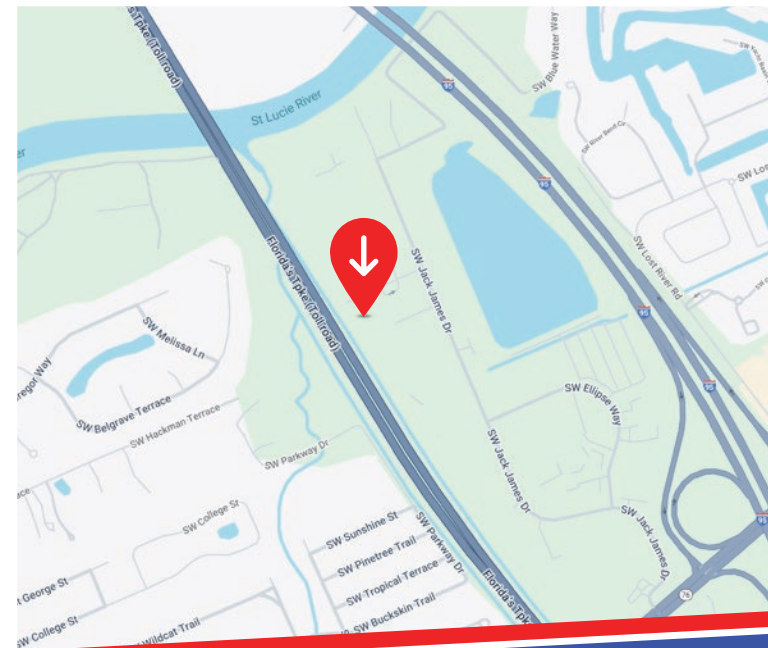
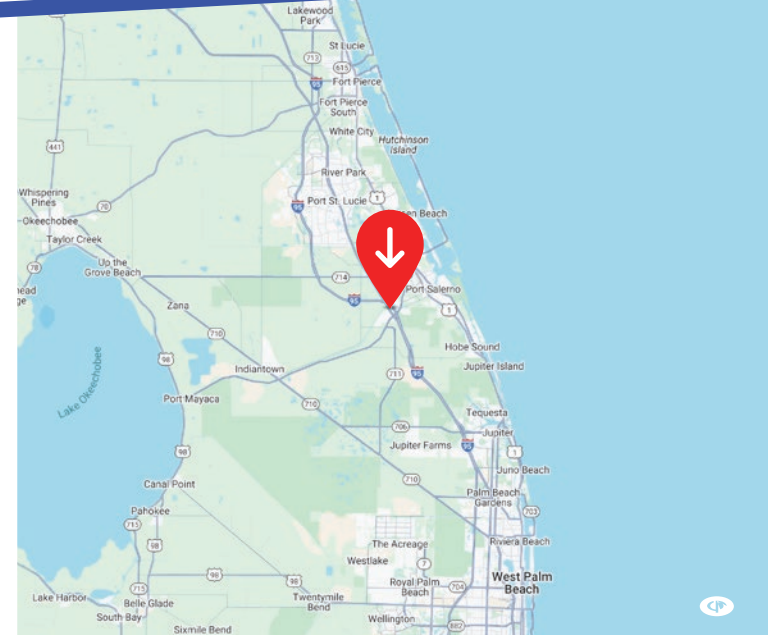
Jobs

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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