



# FOR LEASE

## ■ 3059 Southeast Monroe Street

3059 Southeast Monroe Street

Stuart, FL 34997

### PROPERTY OVERVIEW

3059 SE Monroe St offers an exceptional opportunity to lease 2,700 SF of clean, open-plan industrial space within a well-maintained ±4,500 SF building. Located in Stuart's fully established M-1 Industrial zone, this unit features drive-in roll-up access, 16 ft ceilings, air conditioned and heavy power infrastructure. The building is ideal for trade services, marine support businesses, fabrication, warehouse users, and other light industrial tenants. (No auto service or stone fabrication)

### OFFERING SUMMARY

Unit Size:	2,700 SF
Land Use:	Industrial
Zoning:	M-1 (Industrial)
Utilities:	Martin County Utilities

[Click for Permitted Uses](#)

LEASE RATE

\$18 sf/yr

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# Lease Summary

2,700 SF OF CLEAN INDUSTRIAL IN STUART!

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## CUSTOM TABLE HEADLINE

<b>Available Unit:</b>	2,700 SF
<b>Construction:</b>	Concrete Block
<b>Ceiling Height:</b>	16 ft
<b>Power:</b>	400 amp 3-phase Power
<b>Doors:</b>	1 roll-up drive-in door
<b>Lighting:</b>	Fluorescent strip
<b>Restrooms:</b>	1 private
<b>HVAC:</b>	Fully Air Conditioned
<b>Parking:</b>	On-site surface lot (8-10 spaces)
<b>Permitted Uses Include:</b>	Warehousing and Distribution
	Contractor Shops and Trades
	Marine-related services
	Fabrication, assembly, repair
	showroom and office-flex
	Kitchenette

## DEMOGRAPHICS & WORKFORCE

- High proportion of service trades, marine, and industrial workforce
- Median HH Income (5-mile): \$60K+
- Unemployment: 2.3%
- High concentration of trade service businesses within a 3-mile radius

## DEVELOPMENT CONTEXT & AREA HIGHLIGHTS

- Located in Stuart's light industrial cluster off SE Dixie Hwy
- Close to SE Commerce Ave: a hub for manufacturing, marine, and tech businesses
- Nearby users include Fastenal, Hog Technologies, Shearwater Marine, Black Pearl Metal, and Paradigm Precision
- Access to I-95 and Turnpike within 10-15 minutes

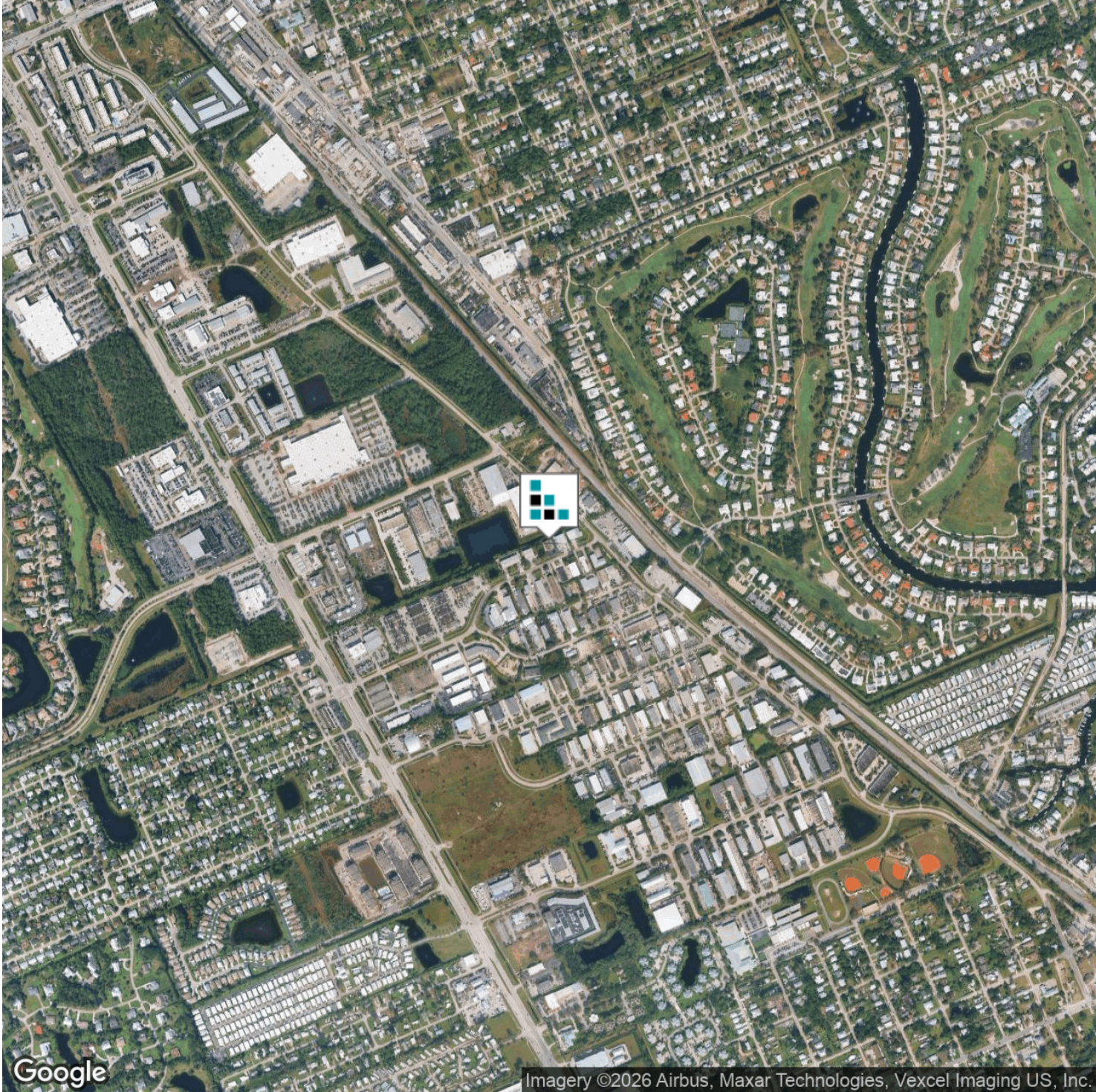
## NEARBY RESIDENTIAL, RETAIL, AND COMMERCIAL DEVELOPMENT

- Multi-family and workforce housing within 1-2 miles
- Home Depot, Publix, and other major retailers nearby
- Short drive to Downtown Stuart

# Location Map

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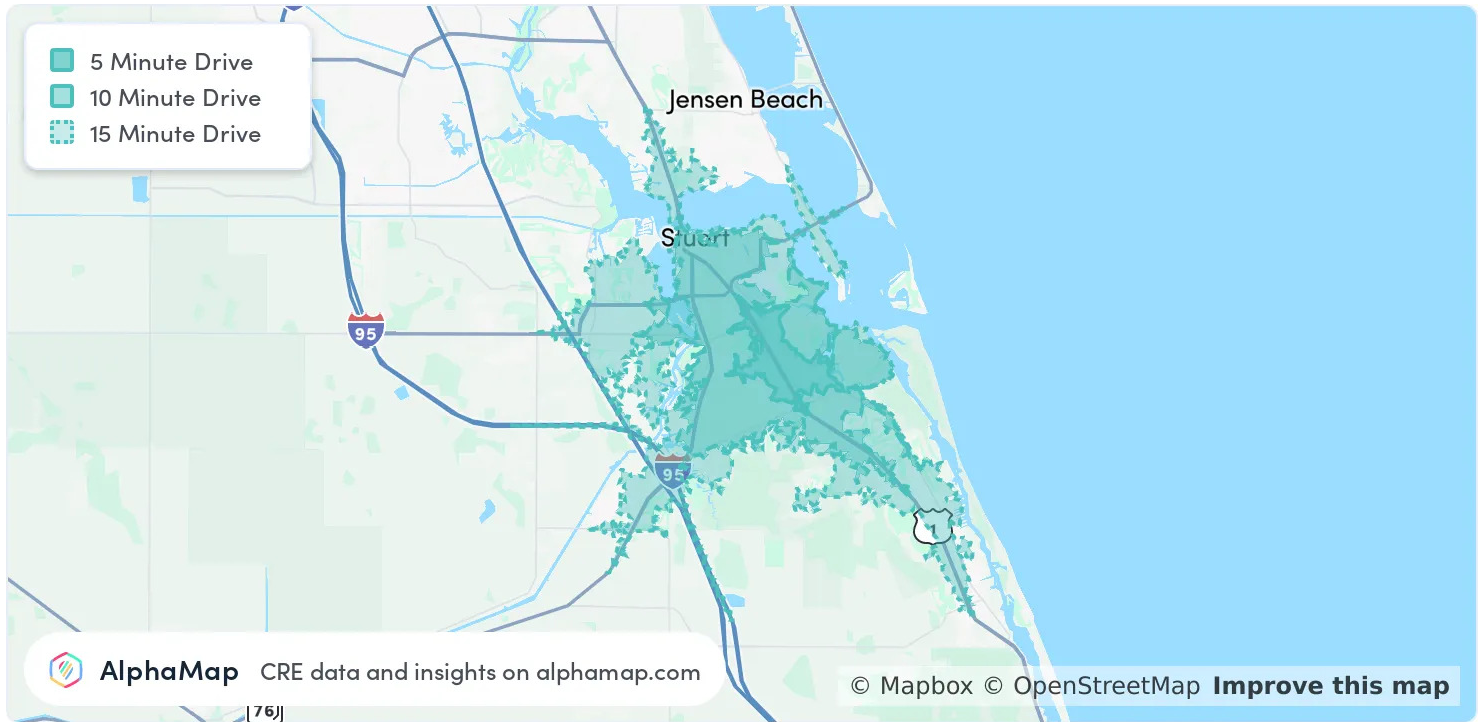


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# Area Analytics

2,700 SF OF CLEAN INDUSTRIAL IN STUART!

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,814	48,850	81,901
Average Age	42	48	50
Average Age (Male)	42	47	49
Average Age (Female)	42	49	51
HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,009	20,829	36,168
Persons per HH	2.6	2.3	2.3
Average HH Income	\$78,413	\$84,117	\$98,780
Average House Value	\$339,613	\$369,349	\$418,715
Per Capita Income	\$30,158	\$36,572	\$42,947

Map and demographics data derived from AlphaMap

# Disclaimer

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