



FOR LEASE

■ 7521 SW Jack James Drive

7521 SW Jack James Drive

Stuart, FL 34997

PROPERTY OVERVIEW

Now available for lease at 7521 SW Jack James Drive in Stuart, Florida, this 4,000 SF industrial/flex spaces offer a strong combination of modern construction, functional loading, and business-ready infrastructure. Built in 2019, the property features Butler Building construction, 14' x 14' grade-level overhead doors, ±20' clear height, 150A 3-phase power, LED lighting, and a fire sprinkler system. Suite 7521 also includes an HVAC'd warehouse.

OFFERING SUMMARY

Land Use:

Industrial

Zoning:

LI



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LEASE RATE

\$16.75 SF/yr (NNN) + \$3.75 OPEX



SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details & Highlights

MODERN INDUSTRIAL SPACE. FUNCTIONAL BY DESIGN.

FOR LEASE

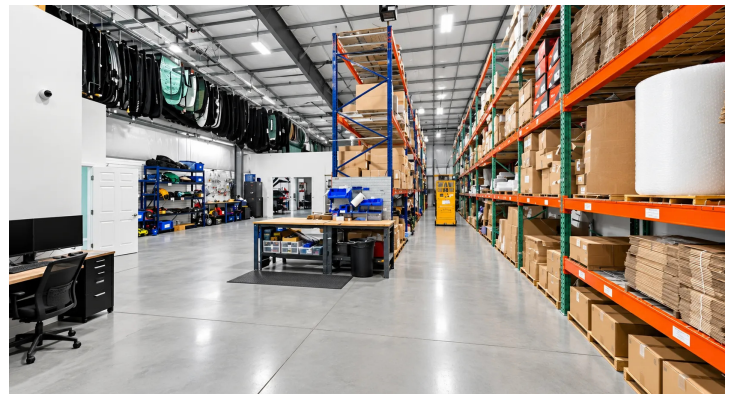
Property:	Modern Industrial Space. Functional by Design.
Property Address:	7521 SW Jack James Drive, Stuart, FL 34997
Property Type:	Industrial
Building Size:	20,000 SF
Zoning:	LI
Year Built:	2019
Number of Units:	5



LOCATION OVERVIEW

Located along SW Jack James Drive in Stuart, the property is positioned within an established industrial setting in unincorporated Martin County. The supplied aerial imagery shows a well-developed commercial/industrial environment with direct frontage along SW Jack James Drive, an expansive paved circulation and parking area, established neighboring industrial properties, and a water feature along the rear of the property.

The property's LI (Limited Industrial) zoning and Industrial Future Land Use designation complement its existing industrial character and support its positioning for warehouse, flex, service, and other permitted business operations. The combination of functional access, established industrial surroundings, modern construction, and two separate 4,000 SF leasing opportunities makes the property well positioned for businesses seeking space within the Stuart/Martin County market.



LEASE HIGHLIGHTS

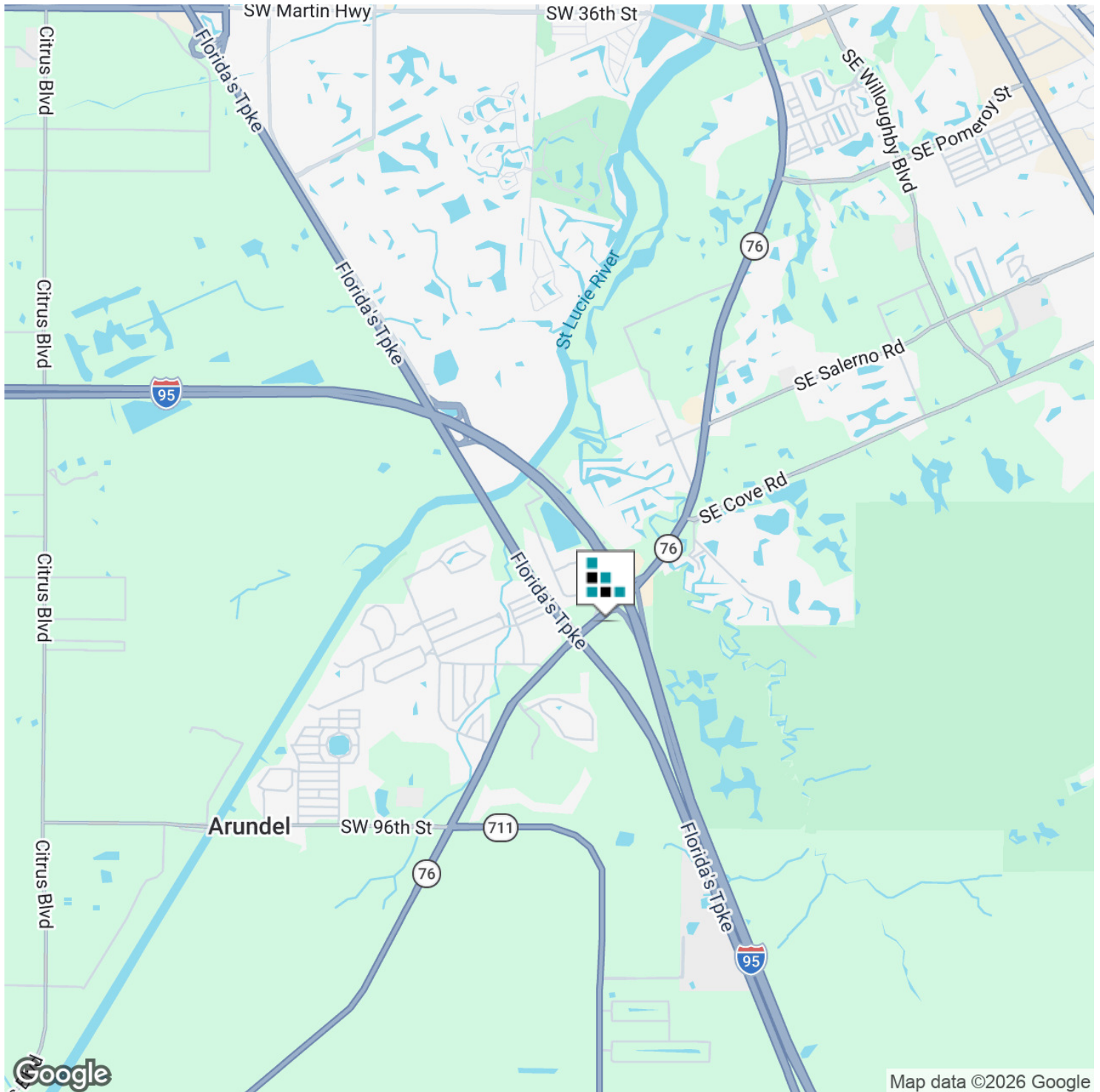
- 4,000 SF Industrial/Flex Spaces Available
- 14' x 14' Grade-Level Overhead Doors
- ±20' Clear Height
- 150A, 3-Phase Power
- LED Lighting
- Fire Sprinkler System
- Butler Building Construction
- Built in 2019
- HVAC'd Warehouse
- LI Zoning | Industrial Future Land Use



Location Map

MODERN INDUSTRIAL SPACE. FUNCTIONAL BY DESIGN.

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Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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