

INDUSTRIAL WAREHOUSE WITH YARD SPACE

1201 SE Railroad Ave. Stuart, FL 34994



FOR SALE | \$1,750,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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Stuart FL, 34996
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PROPERTY OVERVIEW

This well-located industrial property offers a total of 7,503 SF of functional space, including 5,576 SF on the ground floor and an additional 1,927 SF mezzanine level. The building is situated on 0.68 acres and features a fenced yard, providing ample outdoor storage or parking capabilities.

The facility includes two bay doors, a dedicated front office/sales area, and expansive warehouse space with 20-foot ceiling clearance, ideal for a range of industrial or automotive uses. The current tenant is an automotive-related business, highlighting the property's suitability for similar operations.

Strategically located in a well-established industrial zone of Stuart, the property benefits from quick access to SR-A1A and US Highway 1, facilitating efficient logistics and transportation.



PRICE	\$1,750,000
TOTAL AREA	7,503 SF
BUILDING TYPE	Storage Warehouse
ACREAGE	0.68 AC
FRONTAGE	123.83'
TRAFFIC COUNT	6,400 AADT
YEAR BUILT	1966
CONSTRUCTION TYPE	Concrete Block
ZONING	IND-Industrial (Stuart)
LAND USE	Industrial
PARCEL ID	09-38-41-000-000-00040-7

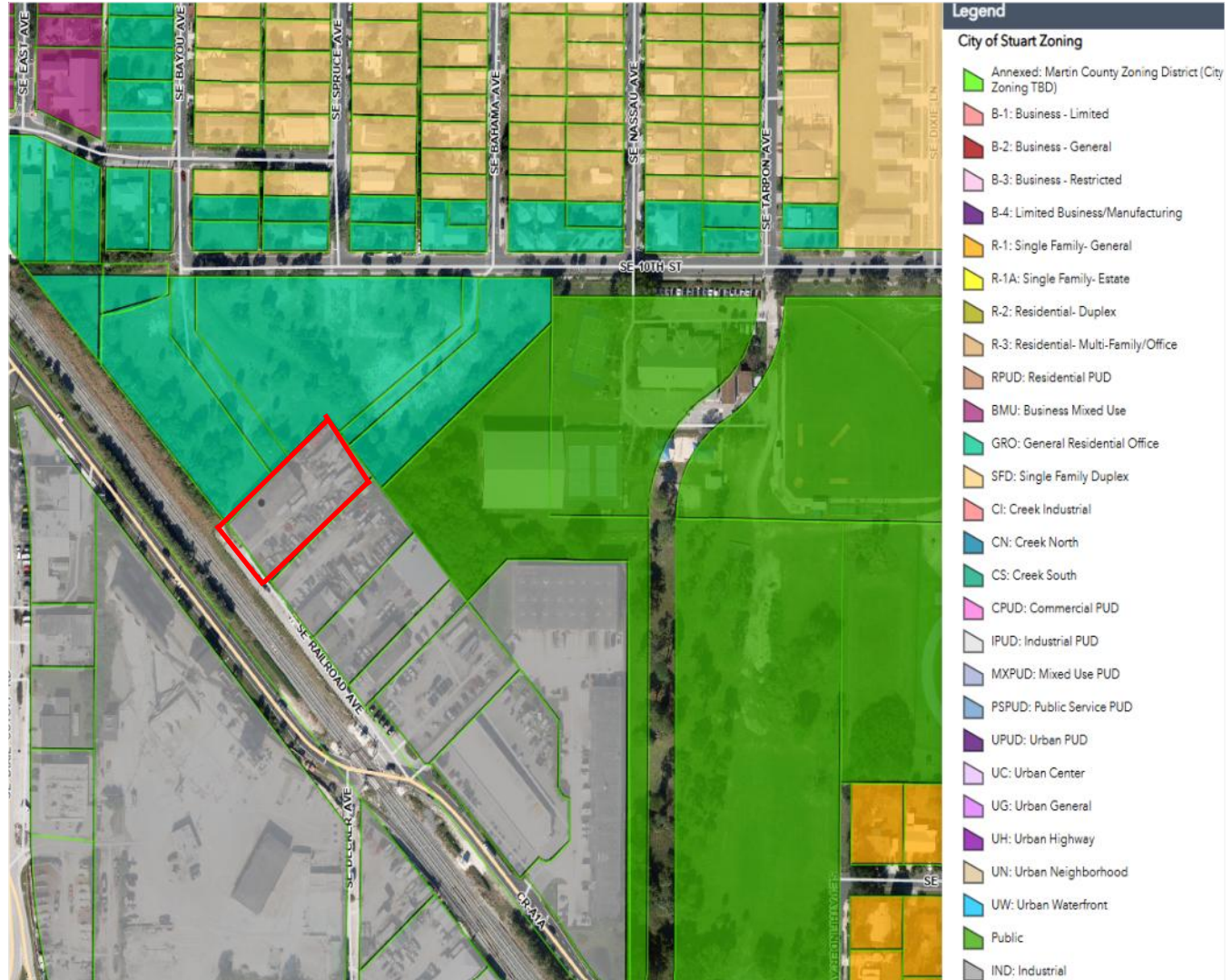
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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	8,873	1 Mile	\$	1 Mile	46.4
3 Mile	52,460	3 Mile	\$	3 Mile	48.1
5 Mile	106,390	5 Mile	\$	5 Mile	48.4
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	9,456	1 Mile	\$	1 Mile	49.1
3 Mile	55,579	3 Mile	\$	3 Mile	51.9
5 Mile	113,058	5 Mile	\$	5 Mile	53

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ZONING INFORMATION

Sec. 2.06.07. Industrial uses.

The following standards shall apply when a proposed industrial development requires major development plan approval (over 50,000 square feet in gross floor area), or if an industrial planned unit development is proposed.

- C. Sign painting and/or manufacturing shops must contain such activities within an enclosed building.

- A. Industry shall be of a nature as not to be injurious or offensive or detrimental to the present or intended character of the "B-4," "I" or "IPUD" zoning districts or vicinity by reason of emission of noise, dust, glare, smoke, gas, fire, odors, vibration, fumes, toxic waste materials.
- B. Planned industrial parks and new industrial developments must provide that abutting residential properties will be protected from drainage of surface water, noise, odor, glare, dust, and fumes or other objectionable conditions; that provision is made for adequate vehicular and pedestrian access and circulation so as not to present problems of safety on the site or unduly impeded normal traffic movement on adjacent streets; that requirements for parking as provided in chapter VI are met. Further, no building structure, or land within 100 feet of any lot line or a lot located in a residential district shall be used in connection with the operations of any establishment. Off-street parking and off-street loading space may be located within this setback area in accordance with regulations on parking in chapter VI. Within 300 feet of a residential district boundary line, all activities and operations shall be completely screened by a solid wall at least eight feet in height, and open storage shall not be of greater height than that of the enclosed fence, except that off-street loading and unloading spaces may be located in accordance with parking provisions of chapter VI.

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ZONING INFORMATION

Land Use	Zoning Districts															
	Residential				Nonresidential							PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPU D	CPU D	MXPU D	PSPU D	IPU D
Industrial Uses																
Cold storage	-	-	-	-	-	-	-	-	-	P	-	-	A	A	-	A
Fuel production facilities	-	-	-	-	-	-	-	-	-	C U	-	-	-	-	-	CU
Industrial, high-impact	-	-	-	-	-	-	-	-	-	P	-	-	-	CU	A	A
Industrial, low-impact *within enclosed facility	-	-	-	-	-	-	-	P*	-	P	-	-	-	A	-	A
Industrial parks, planned (refer to supplemental standards in section 2.06.07)	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Newspaper or publishing plant	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	-	-	-	-	-	P	-	P	-	P	-	-	A	A	-	A

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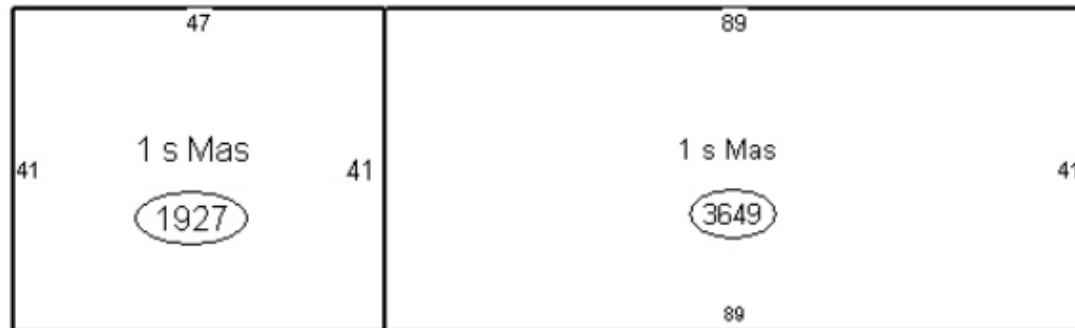
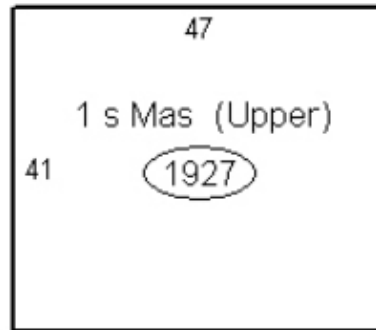
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SITE PLAN

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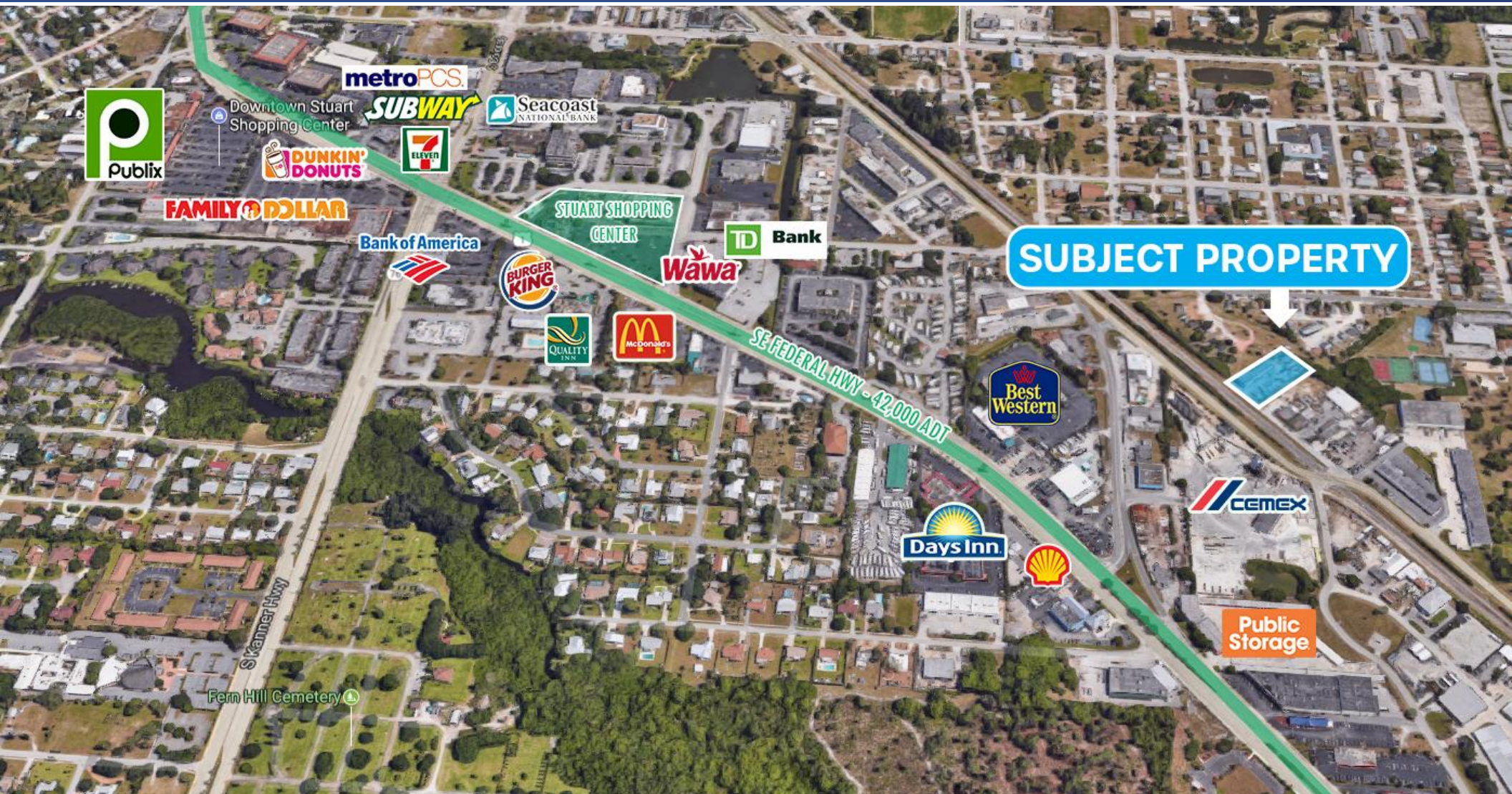
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TRADE AREA MAP



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