



FOR LEASE

FLEX WAREHOUSE CONDOS

BARON INDUSTRIAL BUSINESS PARK
2601 SE WILLOUGHBY BLVD. STUART, FL 34994

NOW PRE-LEASING

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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In Partnership with:



PROPERTY OVERVIEW

2601

WILLOUGHBY

SITE NAME	Baron Industrial Park
LEASE RATE	\$18.00/SF NNN
LOCATION	2601 SE Willoughby Blvd. Stuart FL34994
COMBINED BUILDING SIZE	235,205 SF
CLEAR HEIGHT	18'
UNIT SIZES	Starting at +/- 1,653 SF
NO OF BUILDINGS	7
FRONTAGE	+/- 860 ft SE Willoughby Blvd.
TRAFFIC COUNTS	16,600 ADT (SE Willoughby Blvd)
ESTIMATED COMPLETION	Q3 2026
ZONING	B-4 (Limited Business/Manufacturing)
LAND USE	Commercial
PARCEL ID	16-38-41-000-000-00070-5



Introducing Baron Industrial Park, the premier industrial business park in Stuart, Florida, where your ideal flex space awaits. Designed to meet a variety of storage, warehousing, and business needs, our state-of-the-art warehouse condos offer unparalleled convenience and versatility.

Each meticulously crafted space features:

- **Office Area:** A dedicated, comfortable office space to manage your projects and collections.
- **Restroom:** Private, fully equipped restrooms for your convenience.
- **Ample Storage:** Generous storage space designed to accommodate your valuable inventory, equipment, and more.
- **Fully Air-Conditioned:** Enjoy year-round comfort with our fully air-conditioned units, ensuring your assets are well-protected.

What Sets Us Apart?

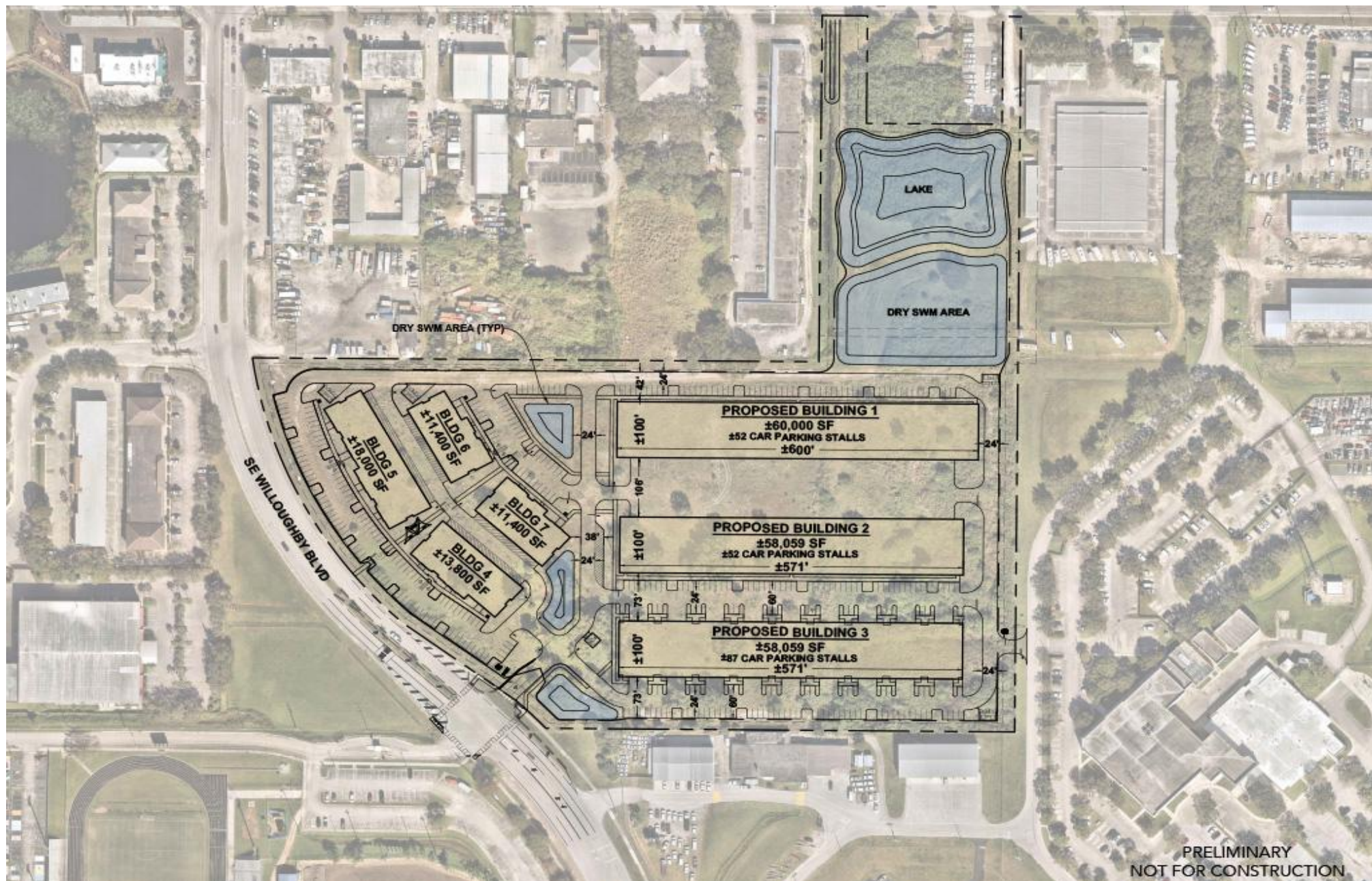
- **High-Quality Construction:** Built to the highest standards, our warehouse condos offer durability, security, and style.
- **Versatile Usage:** Tailor the space to meet your specific needs, whether for storage, warehousing, business, or personal use.

Prime Location

Located on SE Willoughby Blvd in Stuart, FL, this industrial park enjoys close proximity to US-1 & Kanner Highway as well as urban hubs, ensuring easy access for both businesses and customers.

OVERALL SITE PLAN

2601
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BUILDING 1 | PREMIER DOCK-HIGH LOGISTICS CENTER

±60,000 SF | Dock-High | Multiple Suite Options

Building 1 is the flagship logistics facility at Baron Business Park, Stuart's newest master-planned industrial destination. Designed for high-volume distribution and regional operations, this modern dock-high facility delivers efficiency, scale, and visibility.

Available Space

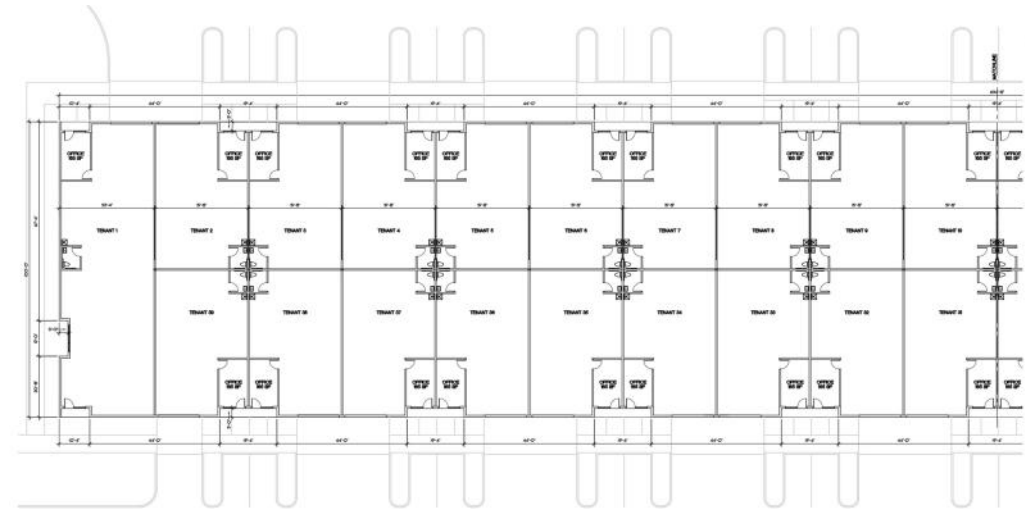
- Suites from **10,000 SF up to 60,000 SF**
- Ideal for single-tenant or multi-tenant configurations

Key Features

- Dock-high loading
- Modern industrial construction
- Clear-span warehouse design
- Ample on-site parking and truck circulation

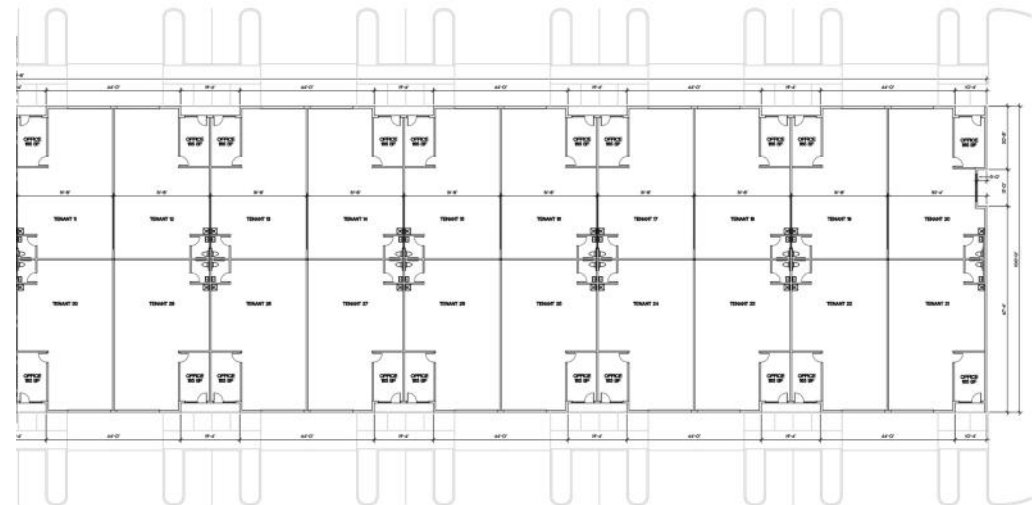
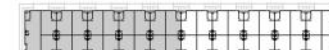
Ideal Uses

Regional distribution, logistics headquarters, warehouse operations, supply chain users



1 PARTIAL FLOOR PLAN
SCALE 1/8" = 1'-0"

Building Square Footage: 64,487 SF
Office: 6,450 SF
Warehouse: 58,037 SF



1 PARTIAL FLOOR PLAN
SCALE 1/8" = 1'-0"

BUILDING 2 | VERSATILE MID-BAY INDUSTRIAL

±58,059 SF | At-Grade Drive-In | Flexible Bay Sizes

Building 2 offers highly adaptable industrial space bridging light manufacturing and service-oriented operations. Designed for functionality and scalability, this building supports a wide range of mid-market users.

Available Space

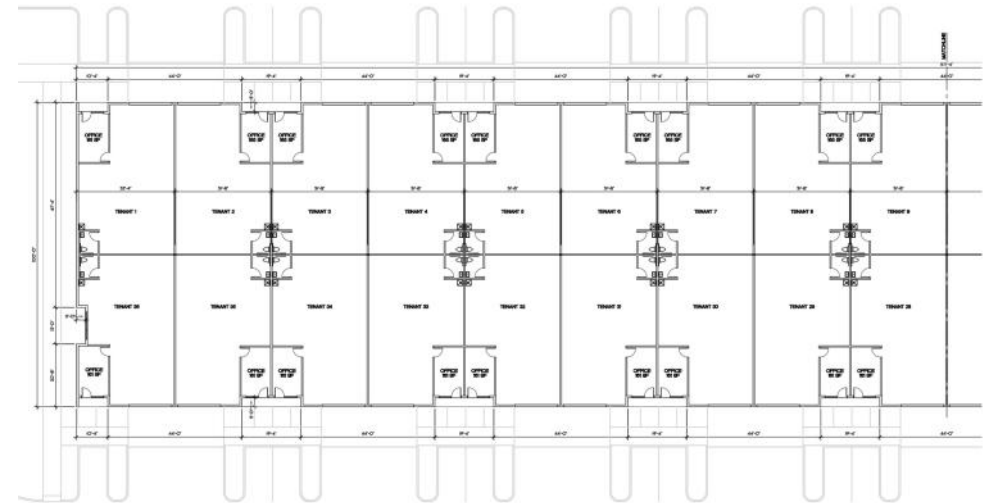
- Suites from 3,000 SF to 10,000 SF

Key Features

- At-grade drive-in doors
- Efficient bay layouts
- Easy vehicle and equipment access
- Modern construction with flexible configurations

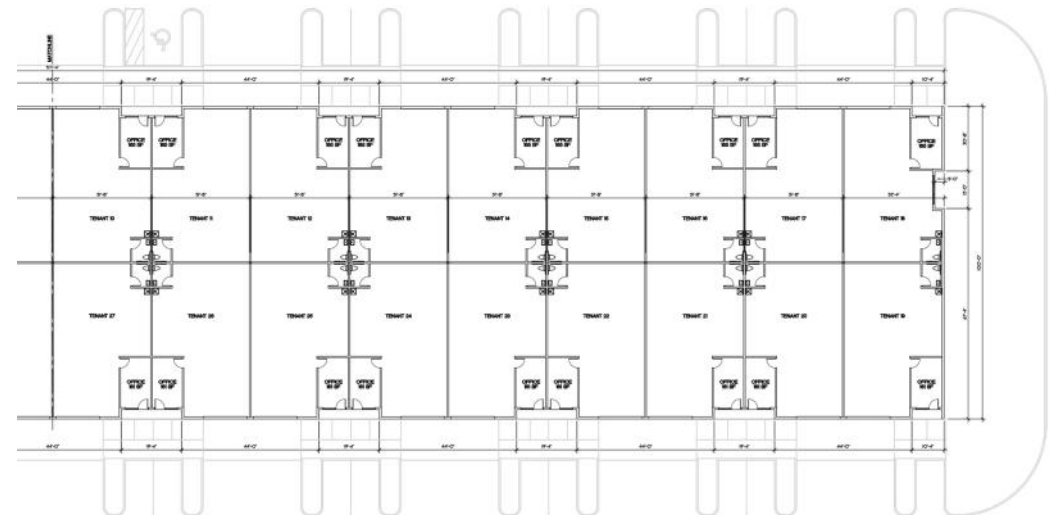
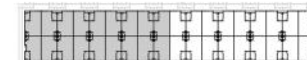
Ideal Uses

Fabrication, light manufacturing, assembly, service fleets, contractor operations



1 PARTIAL FLOOR PLAN
SCALE 3/8"=1'-0"

Building Square Footage: 58,059 SF
Office: 5,806 SF
Warehouse: 52,253 SF



1 PARTIAL FLOOR PLAN
SCALE 3/8"=1'-0"

BUILDING 3 | THE ENTREPRENEUR'S HUB

2601
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±58,059 SF | 38 Plug-and-Play Flex Suites

Building 3 is a purpose-built small business and startup hub offering turnkey flex-industrial suites designed for immediate occupancy. This building caters to trades, entrepreneurs, and growing companies seeking efficient, functional space.

Available Space

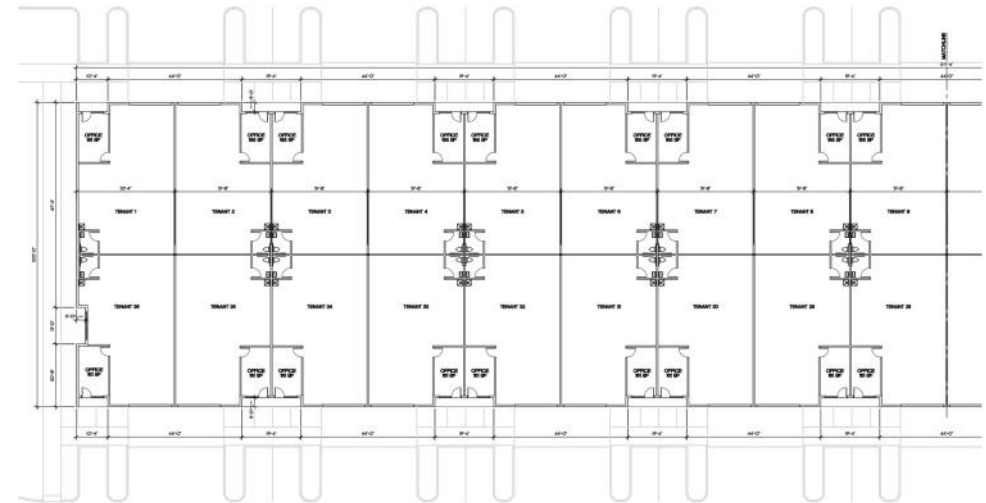
- ~1,600 SF suites
- 38 total units

Suite Specifications

- 400 SF conditioned office
- Private restroom
- At-grade drive-in door
- Efficient, flexible layouts

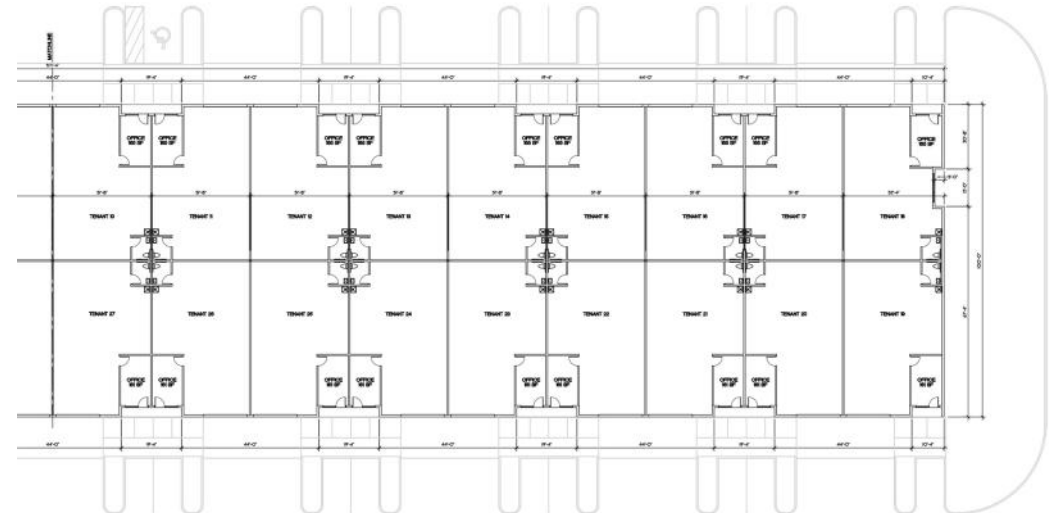
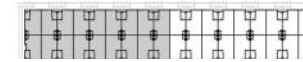
Ideal Uses

Small businesses, trades, startups, e-commerce operators, service providers



1 PARTIAL FLOOR PLAN
SCALE 1/8"=1'-0"

Building Square Footage: 58,059 SF
Office: 5,806 SF
Warehouse: 52,253 SF



1 PARTIAL FLOOR PLAN
SCALE 1/8"=1'-0"

BUILDING 4 | BOUTIQUE RETAIL / SERVICE SPACE

±13,800 SF | Prime Street Exposure

Building 4 offers boutique-scale retail and service space designed for customer-facing businesses seeking visibility and accessibility.

Available Space

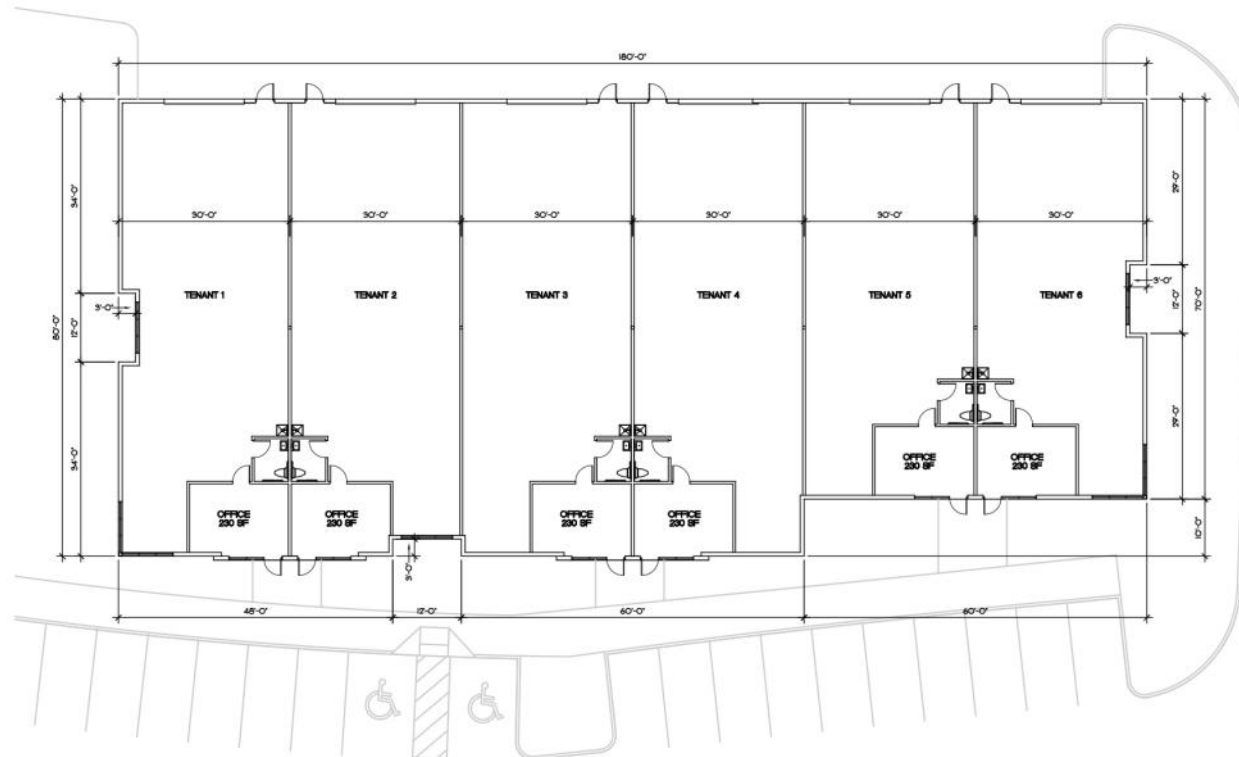
- ±13,800 SF

Key Features

- Direct frontage on SE Willoughby Blvd
- Strong daily traffic counts
- Flexible interior layouts
- Modern architectural design

Ideal Uses

Retail services, fast-casual dining, professional services, medical or showroom users



BUILDING 5 | HIGH-VISIBILITY RETAIL / SHOWROOM

±18,000 SF | SE Willoughby Blvd Frontage

Building 5 is a commanding retail and showroom opportunity with direct frontage on SE Willoughby Blvd. Designed for maximum exposure, this building is ideal for an anchor tenant or large-format user.

Available Space

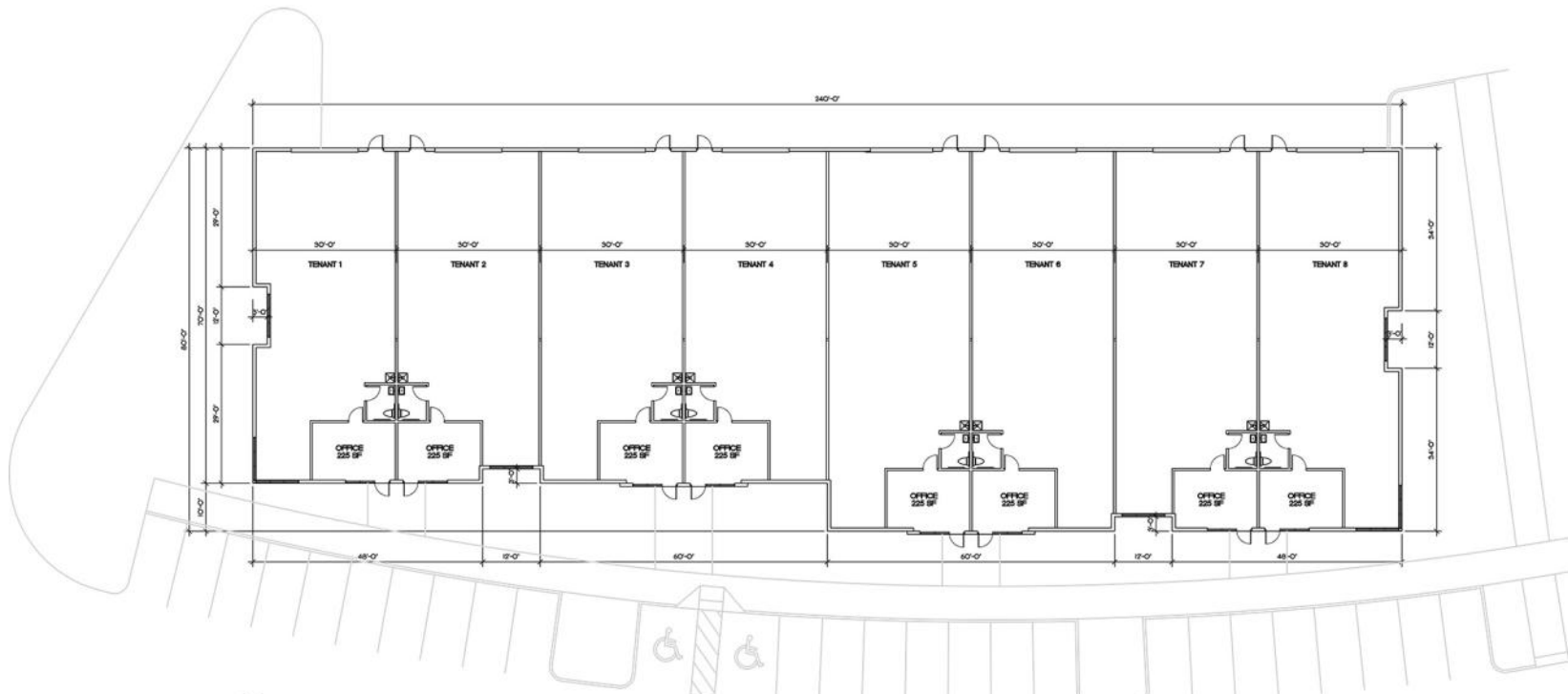
- ±18,000 SF (single-tenant or divisible potential)

Key Features

- Exceptional street visibility
- Prominent signage opportunities
- Modern construction
- Ample parking

Ideal Uses

Retail anchor, showroom, automotive dealership, specialty retail, brand-forward users



BUILDING 6 | BOUTIQUE FLEX RETAIL

±11,400 SF Each | Low-Density Flex Space

Buildings 6 and 7 offer boutique flex-industrial space in a low-density, professional setting. These twin buildings combine strong curb appeal with industrial utility, ideal for image-conscious users.

Available Space

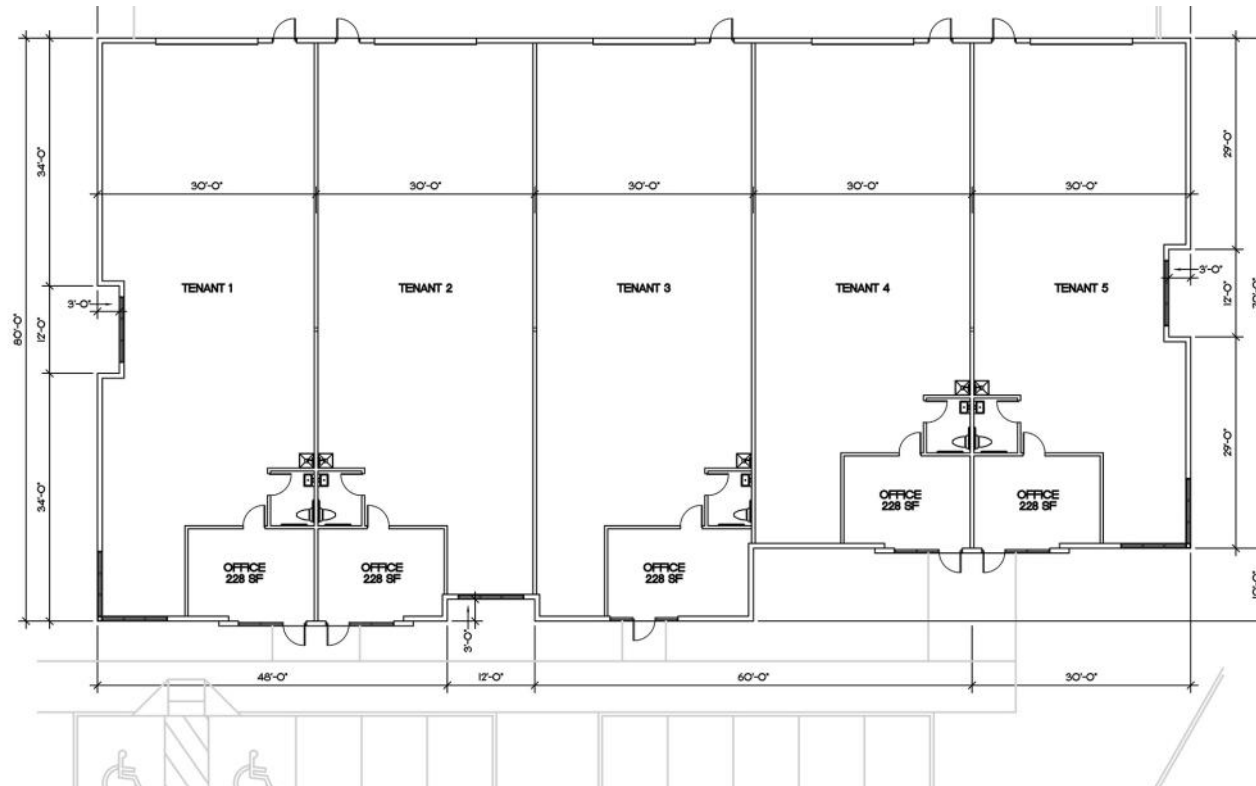
- ~2,100 SF suites

Suite Specifications

- 400 SF premium conditioned office
- Private restroom
- At-grade drive-in door
- Reserved parking

Ideal Uses

Specialty contractors, tech-flex users, creative studios, professional service-industrial hybrids



BUILDING 7 | BOUTIQUE FLEX RETAIL

±11,400 SF Each | Low-Density Flex Space

Buildings 6 and 7 offer boutique flex-industrial space in a low-density, professional setting. These twin buildings combine strong curb appeal with industrial utility, ideal for image-conscious users.

Available Space

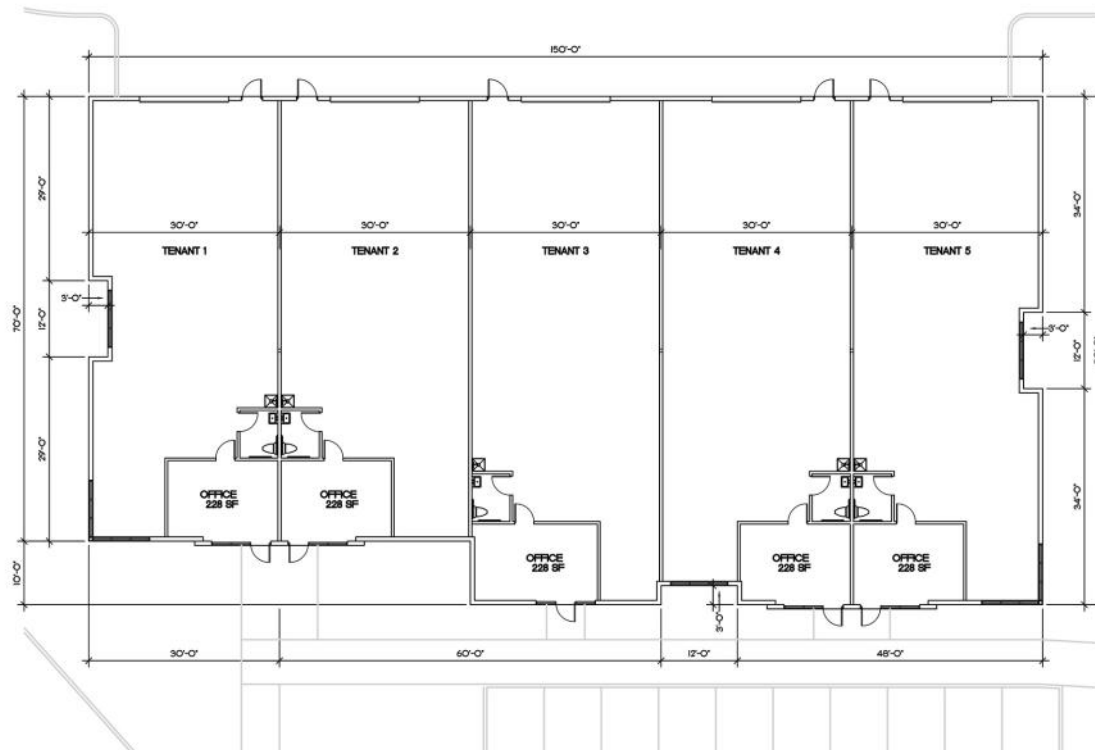
- ~2,100 SF suites

Suite Specifications

- 400 SF premium conditioned office
- Private restroom
- At-grade drive-in door
- Reserved parking

Ideal Uses

Specialty contractors, tech-flex users, creative studios, professional service-industrial hybrids



TRADE AREA MAP

2601
WILLOUGHBY



The site will have access to SE Monterey Road which offers easy access to both US Highway 1 and South Kanner Highway. The immediate area is booming with new development including single and multifamily communities, and the area's first Costco.

The City of Stuart sits along Florida's Treasure Coast as part of the Port St. Lucie MSA. The area features an economy driven by the retail service, hospitality, construction and government sectors. Stuart provides quick access to nearby metropolitan centers Fort Pierce and West Palm Beach via Highway 1. The city of Stuart is served by the West Palm Beach Airport, 40 miles away, Fort Lauderdale Airport 86 miles away, and the public use Latham Field Airport located across US-1 minutes from the site.

ZONING INFORMATION

B4 Limited Business / Manufacturing - Permitted Uses

Bakeries, retail and/or wholesale warehouses	P
Banks/financial institutions	P
Boat storage, dry	P
Craft distillery	P
Dry cleaning establishment	P
Laundry establishments (self-service)	P
Microbrewery	P
Newspaper or publishing plant	P
Office, business or professional	P
Office, low intensity medical	P
Office, veterinary	P
Outdoor storage (refer to standards in section 6.10.00)	P
Repair services	P
Restaurants, limited	P
Retail, bulk merchandise	P
Retail, intensive sales	P
Retail, non-intensive sales and service	P
Retail, strip shopping center	P
Industrial, low-impact *within enclosed facility	P*
Newspaper or publishing plant	P
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	P
Radio and/or television broadcast stations	P

Warehouse, general storage	P
Warehouse, mini-storage	P
Warehouse, wholesale and distribution	P

DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	8,118	49,476	101,421
2024 Population	9,350	52,094	106,197
2029 Population Projection	10,029	55,071	112,251
Annual Growth 2020-2024	3.8%	1.3%	1.2%
Annual Growth 2024-2029	1.5%	1.1%	1.1%
Median Age	47.2	51.2	52.7
Bachelor's Degree or Higher	23%	29%	32%
U.S. Armed Forces	45	54	104

Income	1 mile	3 miles	5 miles
Avg Household Income	\$58,691	\$83,613	\$91,403
Median Household Income	\$44,589	\$59,721	\$64,766
< \$25,000	894	4,434	8,398
\$25,000 - 50,000	1,353	5,544	10,620
\$50,000 - 75,000	639	3,822	7,262
\$75,000 - 100,000	726	2,918	5,557
\$100,000 - 125,000	303	2,085	4,423
\$125,000 - 150,000	110	1,279	2,775
\$150,000 - 200,000	130	1,201	3,341
\$200,000+	42	1,780	4,437

Housing	1 mile	3 miles	5 miles
Median Home Value	\$141,123	\$290,912	\$329,443
Median Year Built	1985	1984	198



CONTACT INFORMATION

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Stuart, FL 34994

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