

# WEST STUART BUSINESS CENTER

7803 SOUTHWEST ELLIPSE WAY, STUART, FL 34997

## Flex Property For Lease



### LOCATION OVERVIEW

Located off of Kanner Hwy, just west of I-95 in Stuart, Florida. The complex was built in 2019. Each unit includes a finished air-conditioned office, private restroom, impact glass windows, and a grade-level overhead door in the rear. The units come in a variety of size ranges.

### PROPERTY HIGHLIGHTS

- New ownership
- Direct entrance into suite
- Impact glass entry way
- Grade level overhead door
- Private restroom
- Flex space with office and warehouse
- 24/7 Access

### OFFERING SUMMARY

|                |   |
|----------------|---|
| Available SF:  | 630 - 1,072 SF                            |
| Lease Rate:    | \$1,300-\$1,958 per month (MG)            |
| Lot Size:      | 8.5 Acres                                 |
| Year Built:    | 2019                                      |
| Building Size: | 91,720 SF                                 |
| Zoning:        | 4800 - Warehouse Distribution<br>Terminal |



**KD COMMERCIAL**  
REAL ESTATE

Kevin Buckley    Ryan R. Dinsdale, CCIM  
919.830.7598    561.504.6169  
kbuckley@kdcre.com    rdinsdale@kdcre.com

## WEST STUART BUSINESS CENTER

7803 SOUTHWEST ELLIPSE WAY, STUART, FL 34997



# Flex Property For Lease



### LEASE INFORMATION

|              |                |             |                            |
|--------------|----------------|-------------|----------------------------|
| Lease Type:  | MG             | Lease Term: | Negotiable                 |
| Total Space: | 630 - 1,072 SF | Lease Rate: | \$1,300- \$2,200 per month |

### AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE        | DESCRIPTION   |
|-------|-----------|-----------|----------------|-------------------|---|
| D-10  | Available | 630 SF    | Modified Gross | \$1,300 per month | 630 SF Industrial flex space. Impact glass entrance into the office, 1 private restroom, and a warehouse with 1 grade level overhead door in the rear. Approximately 20% office 80% warehouse.          |
| B15   | Available | 812 SF    | Modified Gross | \$1,633 per month | 812 SF Industrial flex space. Impact glass entrance into the office, 1 private restroom, and a warehouse with 1 grade level overhead door in the rear. Approximately 20% office 80% warehouse.          |
| E-10  | Available | 1,072 SF  | Modified Gross | \$2,200 per month | 1,072 SF Industrial flex space. Impact glass entrance into the open front office. Fully A/c'd warehouse with grade level overhead door. Upgraded 220 power. Approximately 20% office and 80% warehouse. |



**KD COMMERCIAL**  
REAL ESTATE

Kevin Buckley    Ryan R. Dinsdale, CCIM  
919.830.7598    561.504.6169  
kbuckley@kdcre.com    rdinsdale@kdcre.com



# WEST STUART BUSINESS CENTER

7803 SOUTHWEST ELLIPSE WAY, STUART, FL 34997



## Flex Property For Lease

|            |  |
|------------|--|
| Lease Rate | <b>\$1,300.00 - 2,200.00 PER MONTH</b> |
|------------|--|

### LOCATION INFORMATION

|                  |                             |
|------------------|-----------------------------|
| Building Name    | West Stuart Business Center |
| Street Address   | 7803 Southwest Ellipse Way  |
| City, State, Zip | Stuart, FL 34997            |
| County           | Martin                      |
| Nearest Highway  | I-95                        |

### BUILDING INFORMATION

|                     |           |
|---------------------|-----------|
| Building Size       | 91,720 SF |
| Year Built          | 2019      |
| Construction Status | Existing  |
| Condition           | Excellent |

### PROPERTY INFORMATION

|                  |  |
|------------------|--|
| Property Type    | Industrial                             |
| Property Subtype | Flex Space                             |
| Zoning           | 4800 - Warehouse Distribution Terminal |
| Lot Size         | 8.5 Acres                              |
| APN #            | 05-39-41-002-000-00180-1               |

### PARKING & TRANSPORTATION

|              |         |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

### UTILITIES & AMENITIES

|                  |         |
|------------------|---------|
| Handicap Access  | Yes     |
| Freight Elevator | No      |
| Restrooms        | Private |



**KD COMMERCIAL**  
REAL ESTATE

Kevin Buckley    Ryan R. Dinsdale, CCIM  
919.830.7598    561.504.6169  
kbuckley@kdcre.com    rdinsdale@kdcre.com





## Flex Property For Lease



**KD COMMERCIAL**  
REAL ESTATE

Kevin Buckley  
919.830.7598  
kbuckley@kdcre.com

Ryan R. Dinsdale, CCIM  
561.504.6169  
rdinsdale@kdcre.com





## Industrial Property For Lease



**KD COMMERCIAL**  
REAL ESTATE

Kevin Buckley    Ryan R. Dinsdale, CCIM  
919.830.7598    561.504.6169  
kbuckley@kdcre.com    rdinsdale@kdcre.com





## Industrial Property For Lease



**KD COMMERCIAL**  
REAL ESTATE

Kevin Buckley    Ryan R. Dinsdale, CCIM  
919.830.7598    561.504.6169  
kbuckley@kdcre.com    rdinsdale@kdcre.com

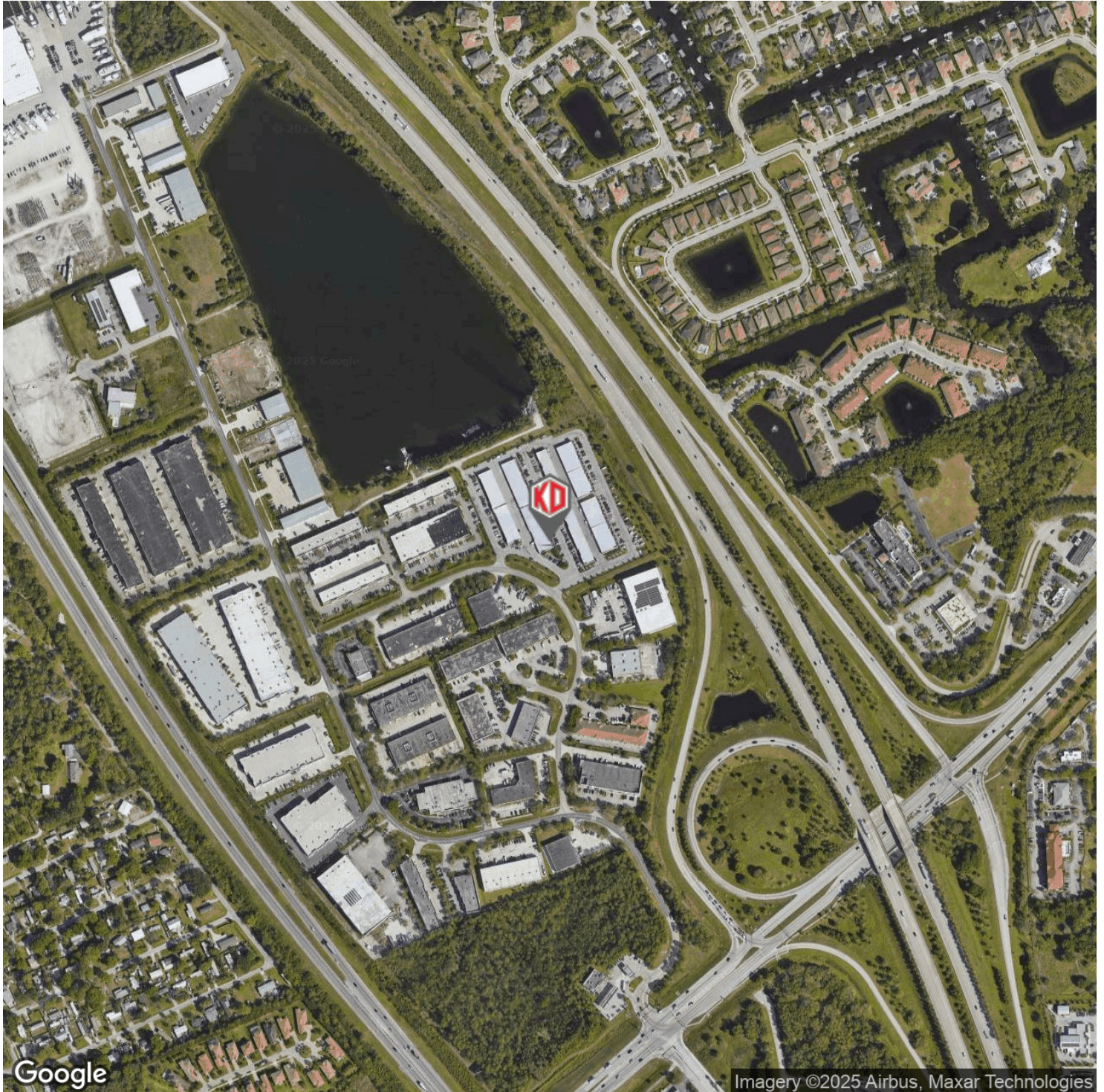


## WEST STUART BUSINESS CENTER

7803 SOUTHWEST ELLIPSE WAY, STUART, FL 34997



# Flex Property For Lease



**KD COMMERCIAL**  
REAL ESTATE

Kevin Buckley  
919.830.7598  
kbuckley@kdcre.com

Ryan R. Dinsdale, CCIM  
561.504.6169  
rdinsdale@kdcre.com