

For Lease

InSpace at Treasure Coast

7675 SW Ellipse Way & 7879-7917 SW Jack James Dr.

Stuart, FL



Premier Industrial Flex Spaces

1,940 - 9,228 SF Available

CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE



Property Summary

- Industrial flex park in Stuart's premier industrial zone
- Built for light distribution, warehouse, and service users
- Flexible suite sizes and configurations
- Direct access to I-95 and Florida's Turnpike



NEARBY MARKETS

- Stuart
- Port St. Lucie
- Jupiter
- West Palm Beach
- Fort Pierce

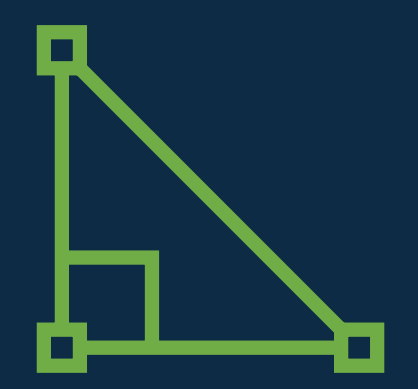


Property Highlights



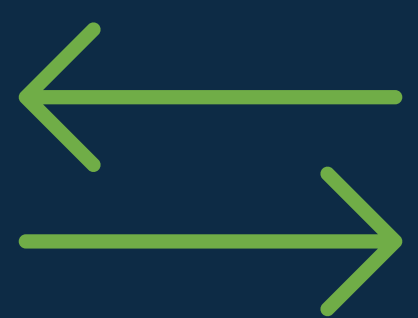
Construction

Hurricane-resistant concrete construction



Ceiling Heights

18'-19' clear ceiling heights



Space Flexibility

Flexible suite configurations



Ideal usage

Designed for light distribution and service-oriented occupants



Accessibility

Excellent truck accessibility

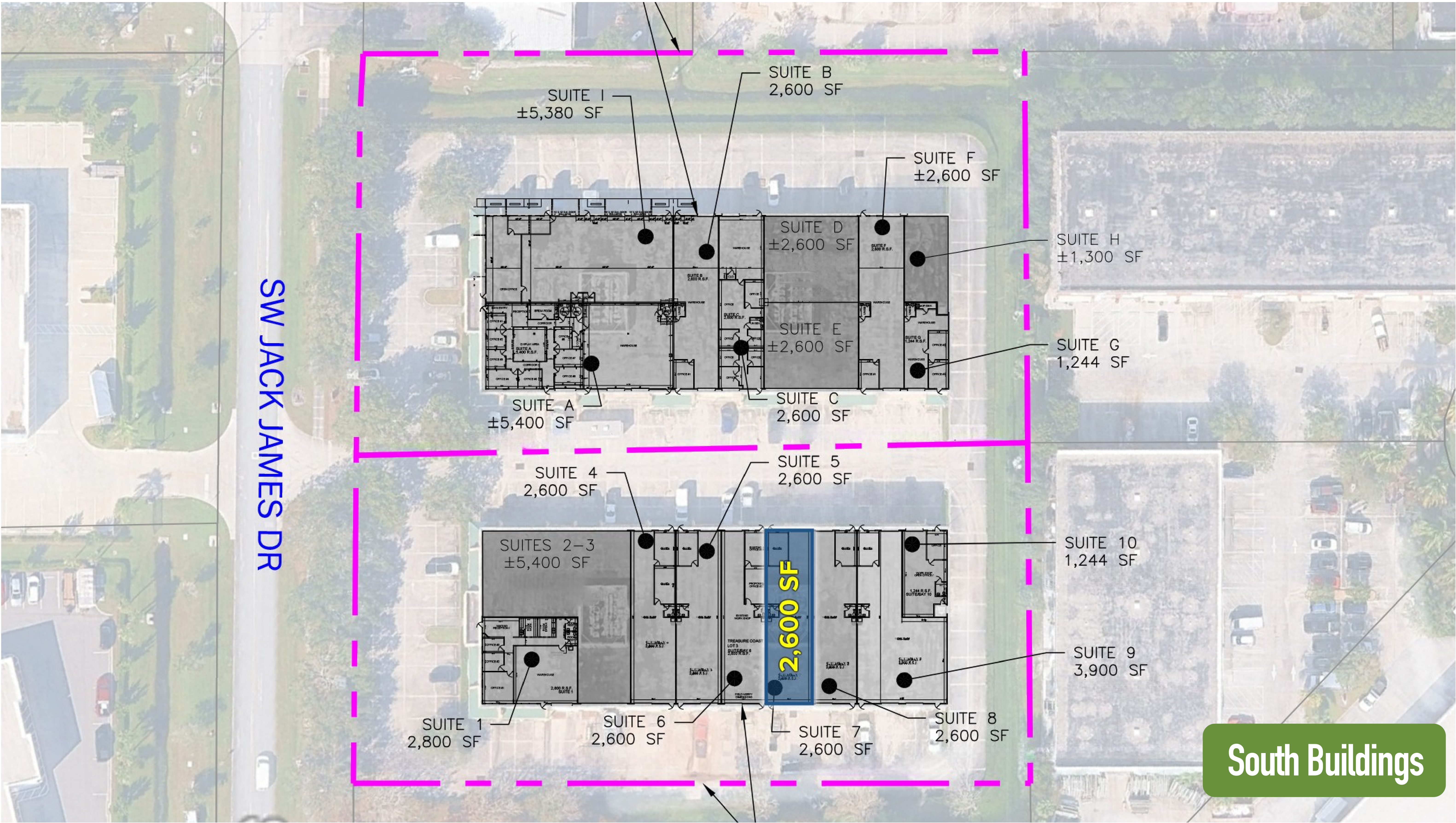
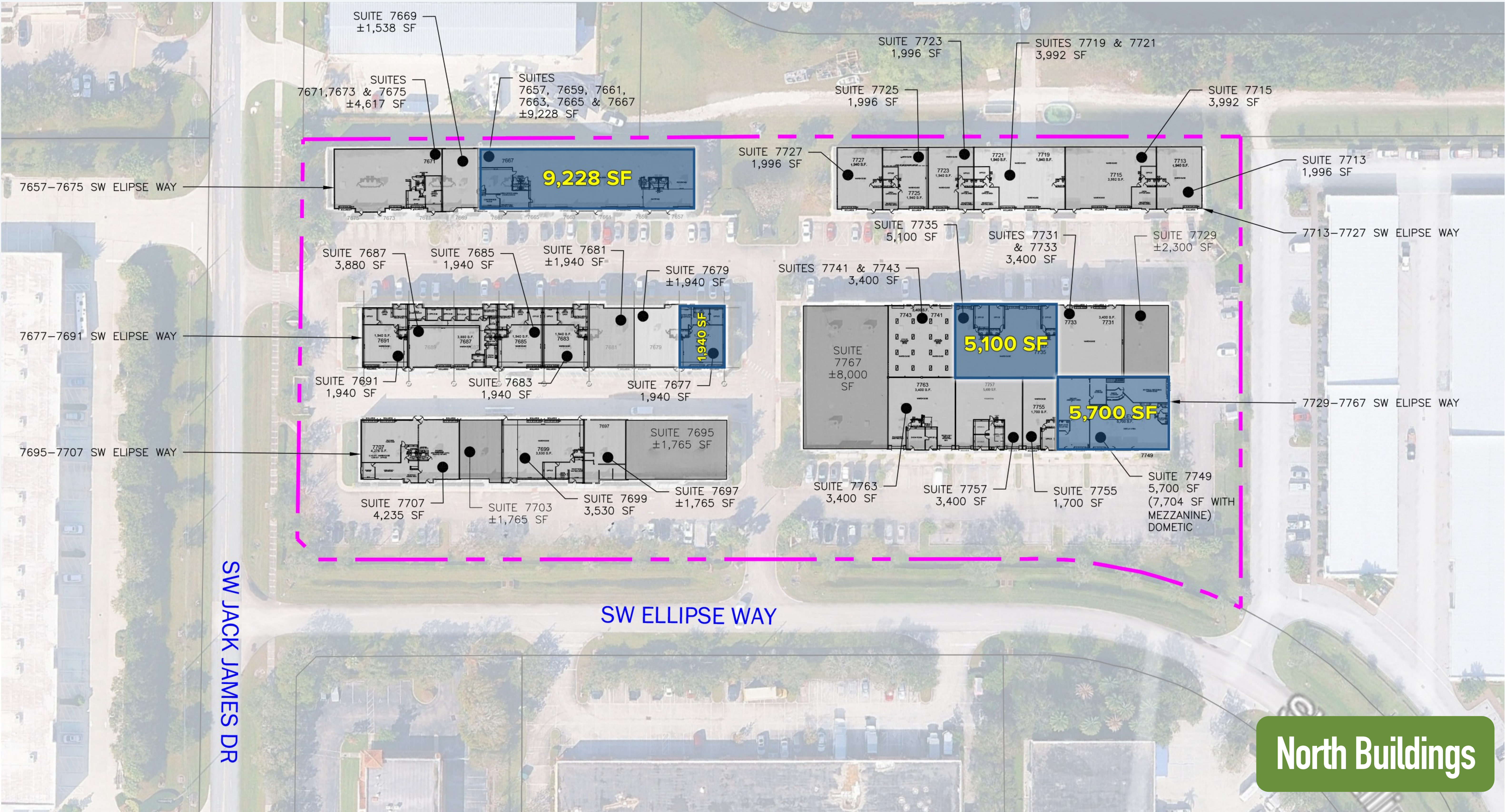


Location

Quick access to I-95 & Florida's Turnpike



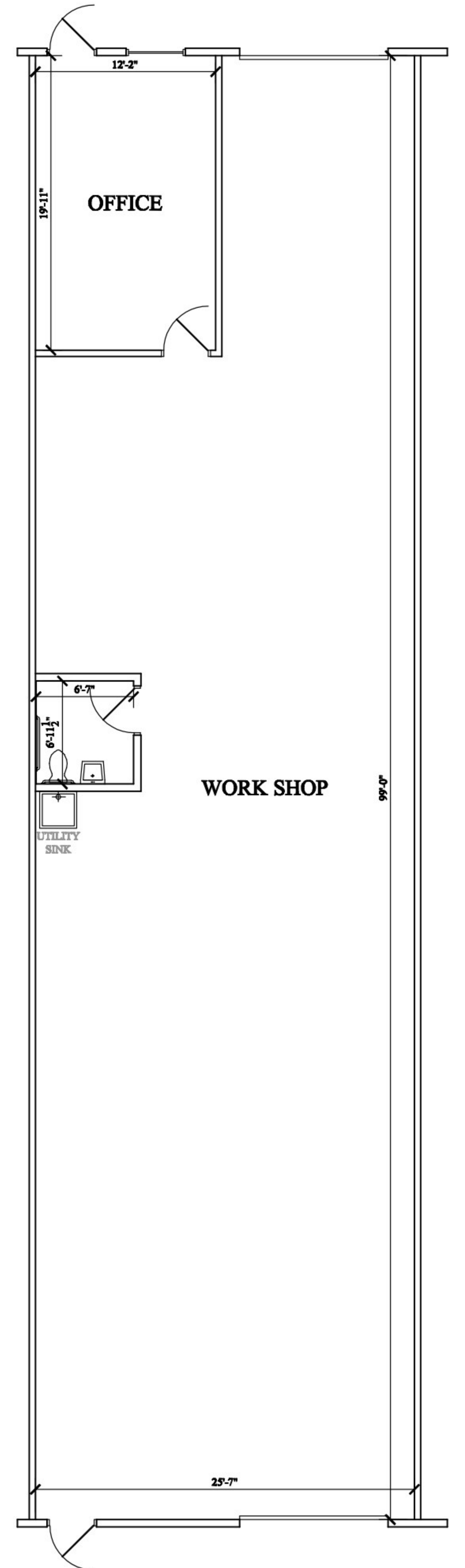
Site Plans



Available Units

±2,600 SF Industrial Flex Unit | Suite 7 | \$18.00/SF

- Functional office area
- Private restroom
- Two roll-up doors
- Ideal for service contractors, distribution, storage, and light industrial users



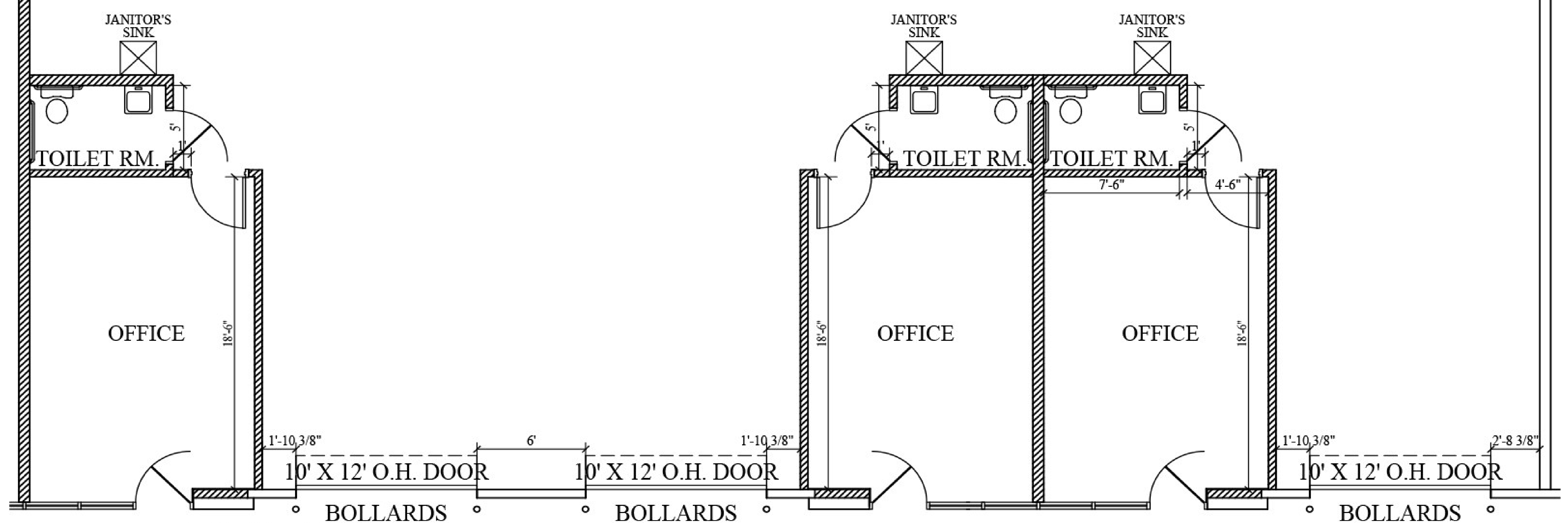
SUITE/BAY 7
2,600 R.S.F.

Available Units

±5,100 SF Industrial Flex Suite | 7735-7737 | \$17.50/SF

- Three private offices
- Three restrooms
- (3) 10' x 12' overhead doors
- Flexible warehouse layout
- Suitable for distribution, fabrication, showroom warehouse, and operational users

WAREHOUSE

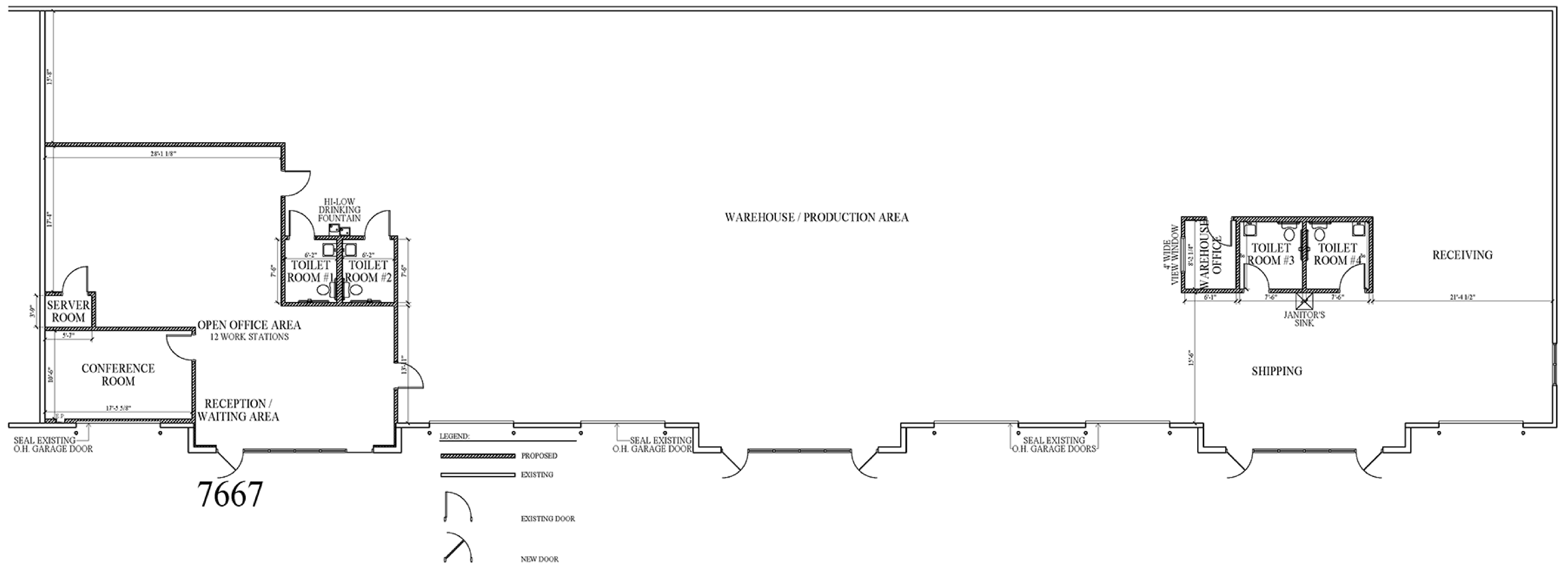


7735
5,100 S.F.

Available Units

9,228 SF Industrial Flex Suite | 7657-7667 | \$16.00/SF

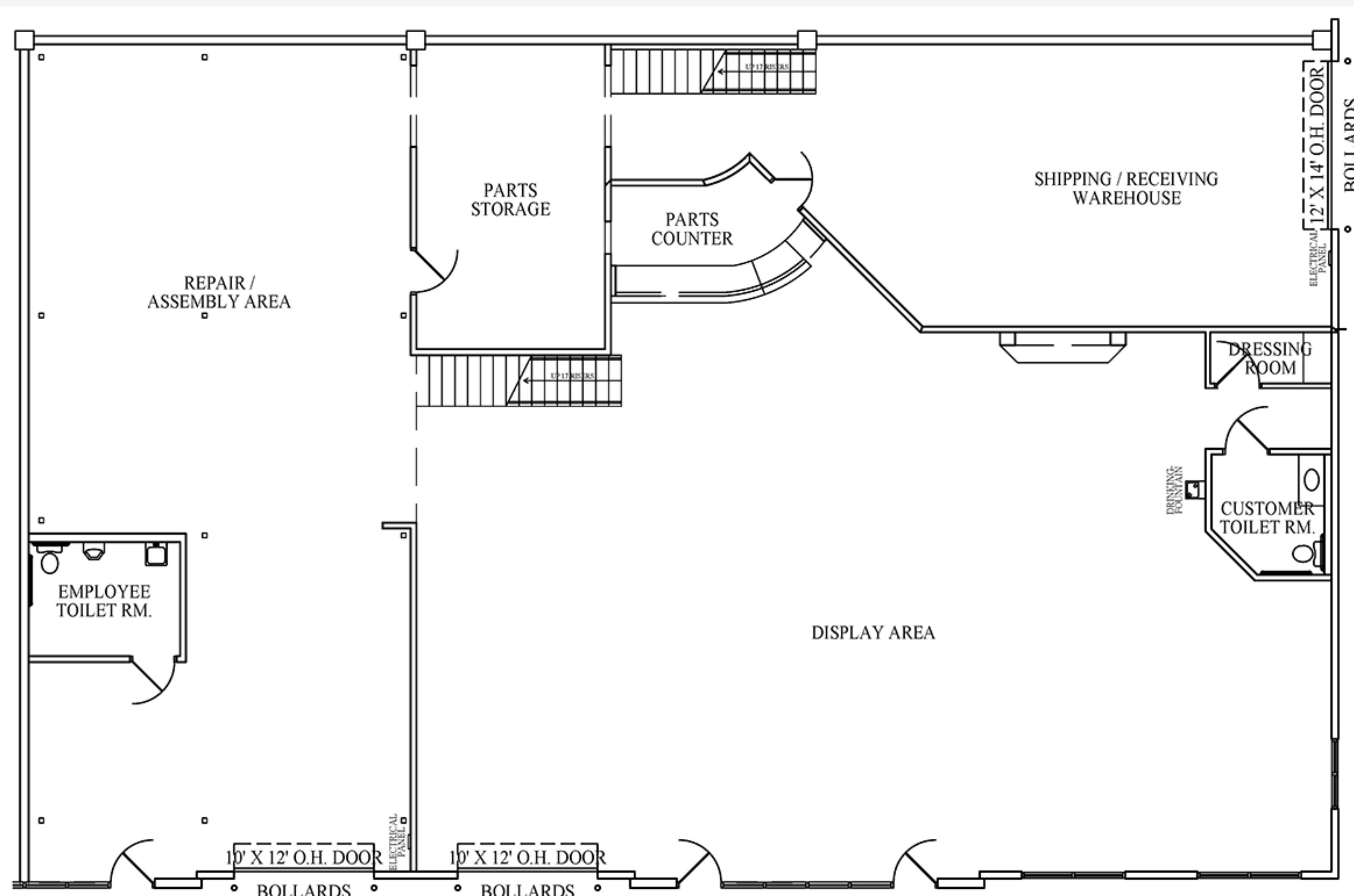
- Expansive open concept warehouse/production area
- Open office area, conference room, four restrooms, and a shipping/receiving area
- (5) 10' x 12' overhead doors
- Flexible warehouse layout
- Suitable for distribution, fabrication, showroom warehouse, and operational users



Available Units

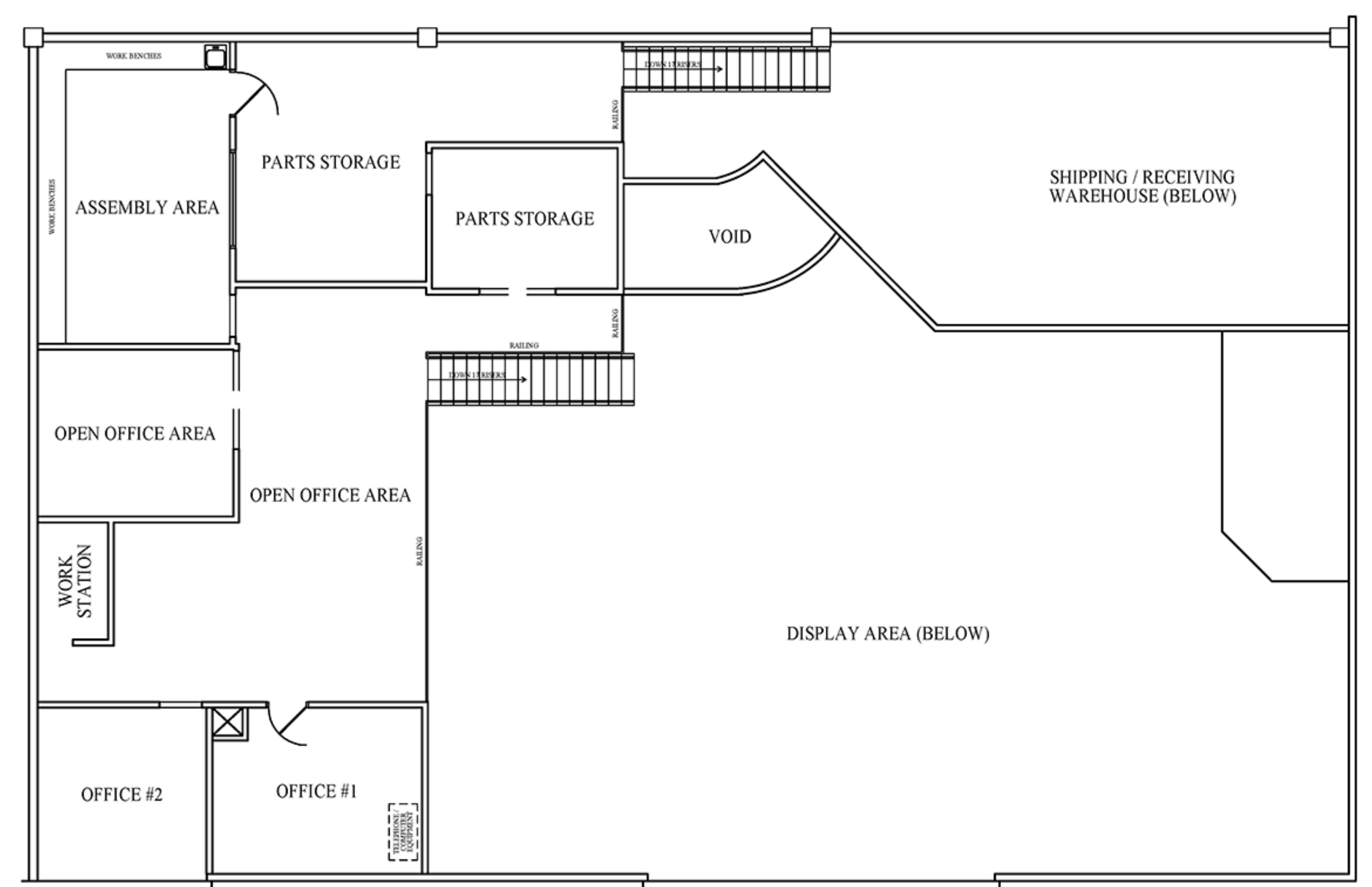
5,700 SF Industrial Flex Suite | 7749 | \$17.00/SF

- Main level features a display area, assembly area, shipping/receiving warehouse, storage, and more
- Fully built out mezzanine spanning about 2,004 SF with multiple offices and workstations
- (2) 10' x 12' overhead doors + (1) 12' x 14' overhead doors
- Suitable for distribution, fabrication, showroom warehouse, and operational users



MAIN LEVEL
5,700 S.F.

7749



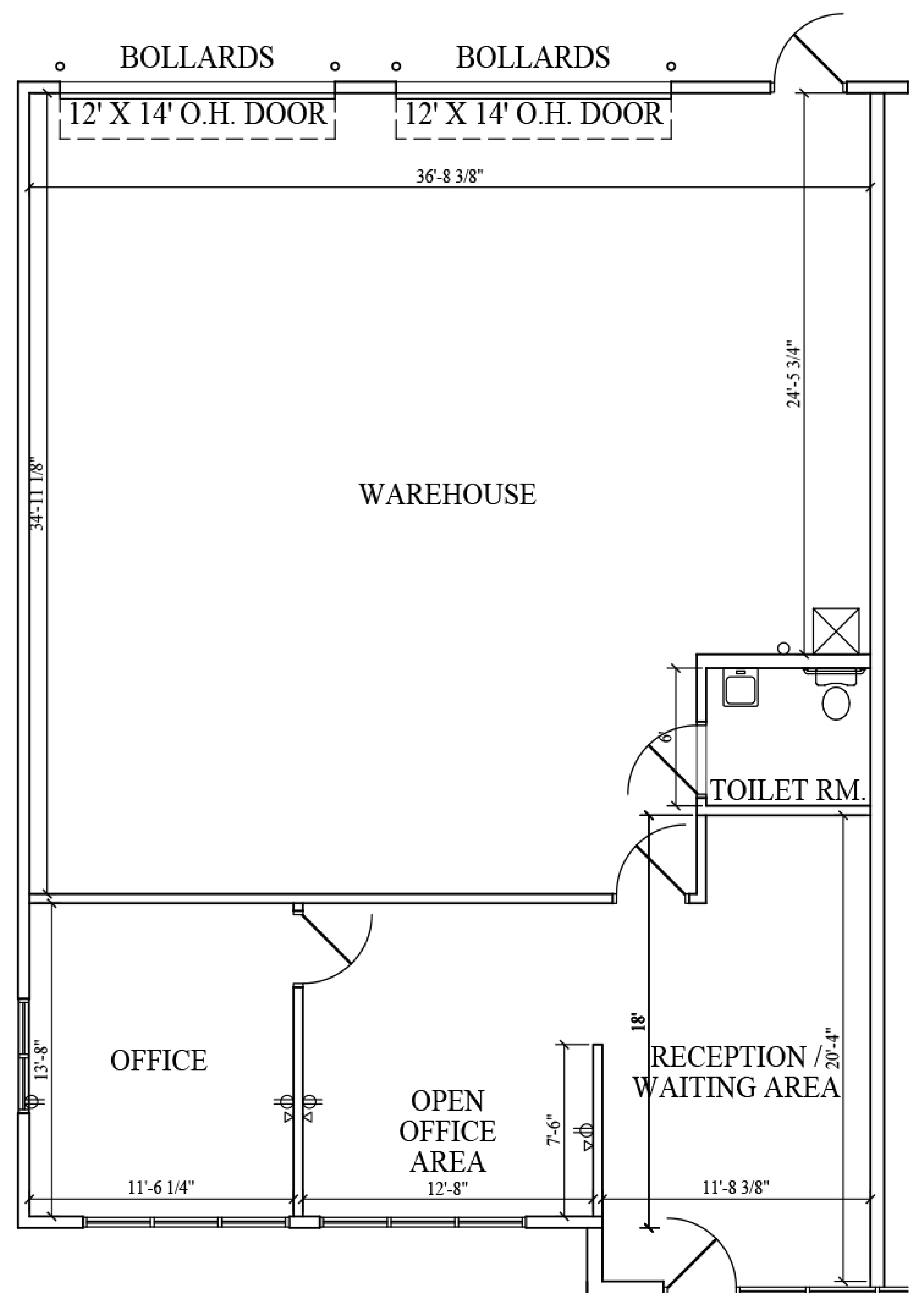
MEZZANINE LEVEL
2,004 S.F.



Available Units

1,940 SF Industrial Flex Suite | 7677 | \$18.00/SF

- Private office, open office area, and a waiting/reception area
- One restroom
- (2) 12' x 14' overhead doors
- Open warehouse layout
- Suitable for distribution, fabrication, showroom warehouse, and operational users



ZONING INFORMATION

USE CATEGORY	LI
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
General retail sales and services	P
Limited retail sales and services	P
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P
Limited impact industries	P
Biomedical research	P
Bioscience research	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P
Biomedical research	P
Bioscience research	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P

Demographics

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	3,098	17,754	60,666
2025 Population	3,149	17,475	61,783
2030 Population Projection	3,249	17,908	63,775
Households			
2020 Households	1,255	7,112	26,012
2025 Households	1,257	6,934	26,335
2030 Household Projection	1,293	7,095	27,165
Annual Growth 2020-2025	1.2%	0.6%	0.9%
Household by Income			
Avg Household Income	\$118,687	\$123,273	\$102,531
Median Household Income	\$94,895	\$90,707	\$76,664
Population Summary			
Median Age	51.70	50.90	50.10
Avg Age	47.20	47.10	47.30



For Lease

7675 SW Ellipse Way & 7879-7917 SW Jack James Dr.

Stuart, FL



Contact us to arrange a tour

Conor Mackin

President, Broker

772.291.8443

cmackin@commercialrealestatellc.com

Matt Crady

Senior Sales & Leasing Associate

772.261.1655

mcrady@commercialrealestatellc.com

CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

CMBCommercial.com



InSpace
INDUSTRIAL

www.inspaceindustrial.com