

COMMERCIAL INDUSTRIAL SPACE

3072 Dominica Terrace, Stuart, FL 34997



FOR LEASE | \$17.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Brian Schwan

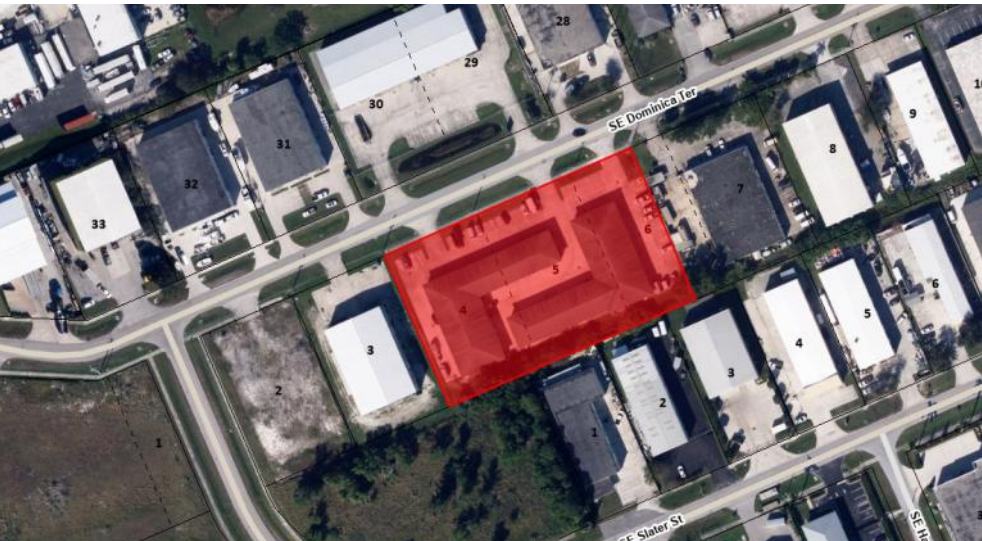
772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

PROPERTY OVERVIEW

- Spacious 3,600 SF industrial warehouse space available in the Manatee Business Park along SE Dominica Terrace in Stuart, FL.
- Well-maintained space offers an ideal setting for businesses seeking storage, inventory management, light operational use, and more.
- Interior layout includes two restrooms a small air-conditioned office, and four large garage doors, and two pedestrian entry doors.
- The property provides excellent functionality and accessibility for a variety of industrial or service-based users.
- Quick accessibility to US-1 which offers and within 5 miles of the I-95 access ramp.



LEASE RATE	\$17.00/SF NNN
SPACE AVAILABLE (3072)	3,600 SF
BUILDING SIZE	13,000 SF
BUILDING TYPE	Storage Warehouse
ACREAGE	1.84 AC
FRONTAGE	367'
TRAFFIC COUNT	6,700 ADT (SE Commerce Ave)
YEAR BUILT	1984
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	15
ZONING	M-2
LAND USE	Industrial
PARCEL ID	52-38-41-013-000-00040-2

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

INTERIOR PHOTOS



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	6,430	44,996	84,522
2024 Population	6,862	46,825	88,958
2029 Population Projection	7,271	49,403	94,033
Annual Growth 2020-2024	1.7%	1.0%	1.3%
Annual Growth 2024-2029	1.2%	1.1%	1.1%
Median Age	45.6	51.4	55.6
Bachelor's Degree or Higher	18%	27%	32%
U.S. Armed Forces	2	64	119

Income	1 mile	3 miles	5 miles
Avg Household Income	\$78,508	\$80,014	\$90,836
Median Household Income	\$58,891	\$57,719	\$63,994
< \$25,000	530	3,947	7,304
\$25,000 - 50,000	718	5,138	9,094
\$50,000 - 75,000	601	3,638	6,377
\$75,000 - 100,000	334	2,575	5,133
\$100,000 - 125,000	182	1,482	3,487
\$125,000 - 150,000	210	1,077	2,103
\$150,000 - 200,000	63	1,319	2,802
\$200,000+	203	1,293	3,875

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

ZONING INFORMATION

Sec. 3.421. - M-2 Industrial District.

3.421.A. Uses permitted. In this district a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the M-1 Industrial District.
2. General manufacturing plants that meet the following standards:
 - a. Manufacturing operations conducted in the open shall be screened from view outside the real property boundary. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as part of the area allowed for occupation by buildings and structures.
 - b. No smoke with opacity exceeding 20 percent, shall be emitted, except smoke with opacity not exceeding 40 percent, shall be permitted for not more than six minutes of any one hour.
 - c. No particle from any flue or smokestack exceeding 0.2 grains per cubic foot of the flue gas at stack temperature of 500 degrees Fahrenheit shall be permitted.
 - d. No odor nuisance shall be permitted to extend beyond lot lines. Tanneries, abattoirs, glue factories, oil tank farms, soap factories, artificial gas manufacturers, rubber manufacturers, distilleries and similar industries shall present detailed plans for elimination of odors to the zoning director before a permit shall be granted.

- e. Dust and dirt shall be confined within the buildings of the plant.
 - f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
 - g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.
 - h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.
3. Manufacture of the following:
- Automobile accessories, except tires
 - Acids, except hydrochloric, nitric, picric, sulphurous or sulphuric acid
 - Boxes
 - Carbon
 - Canvas, cloth, cork, excelsior or textiles
 - Disinfectants and insecticides
 - Batteries and other electrical apparatus
 - Mattresses
 - Rope
 - Sash and doors
 - Starch, glucose and dextrin
4. Any of the following:
- Automatic screw machines

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

ZONING INFORMATION

Automobile assembly plant
Animal refuge
Assaying
Airplane hangar
Airport
Blacksmith shop
Canning factory
Cider mill
Construction or contractor yard
Cooperage
Cemetery, columbarium, mausoleum or crematory
Die casting
Livery stable, riding academy or dude ranch
Lumberyard with planing mill
Meat processing, no slaughtering
Metal buffing, plating and polishing
Machine shop
Millwork, lumber and planing mill
Motor freight terminal and depot
Mattress and bedding renovator
Painting and varnishing
Radio or television broadcasting towers or antennas
Welding shop

5. Storage in bulk of asphalt, brick, building materials, butane, cement,

clay products, concrete products, coal, contractors' equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber machinery, propane, roofing, rope, sand, stone, tar, tarred, or creosoted products, terra-cotta, timber, wood or wool, provided the area so used is located inside a fully enclosed building or masonry wall at least six feet in height.

6. Residences for the use of watchmen or custodians only.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

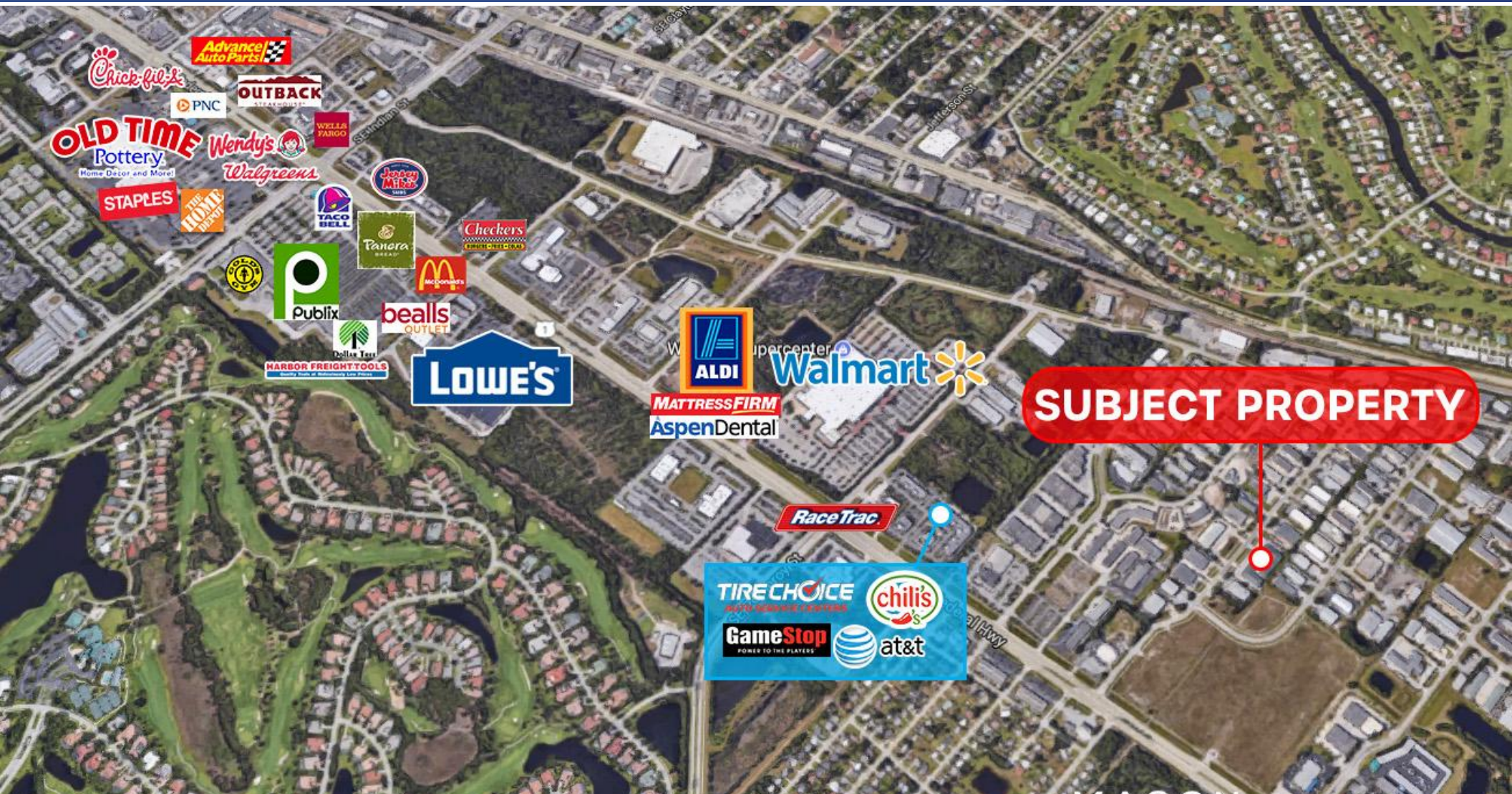
Brian Schwan

772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com