

# FOR SALE

7760 SW Jack James Drive

Stuart, FL 34997-7249

## Treasure Coast Commerce Center Condo



**PRICE JUST REDUCED!**

### PROPERTY OVERVIEW

2,100 SF Industrial warehouse unit; warehouse space has a 24' ceiling height, one 12' x 14' overhead sectional door, and fire sprinkler system. Built out with 400 SF office and bathroom. 100 amp 3-phase electrical service.

### LOCATION OVERVIEW

Located within the Treasure Coast Commerce Center. Easy accessibility to the Stuart I-95 interchange, (Exit 101) and Kanner Highway (SR 76).

### OFFERING SUMMARY

Building Size:	63,000 SF
Condo Size:	2,100 SF
Zoning:	LI - Limited Industrial District
Utilities:	Martin County

**SALE PRICE**

**NEW PRICE \$269,000**

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SLC Commercial  
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

# Property Details

7760 SW JACK JAMES DRIVE

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### SALE PRICE

**\$269,000**

#### Location Information

Street Address 7760 SW Jack James Drive  
City, State, Zip Stuart, FL 34997-7249  
County/Township Martin County  
Cross Streets Kanner Hwy  
Nearest Highway Florida Turnpike, Interstate 95

#### Building Information

Building Size 63,000 SF  
Condo Size 2,100 SF  
Number Of Grade Level Doors 1  
Ceiling Height (Ft) 24.0  
Office Space (SF) 400  
Year Built 2008  
Overhead Door Height (Ft) 14.0  
Gross Leasable Area 2,100 SF  
Exterior Description exterior lighting,  
landscaping, factory-  
tinted glazing on  
storefront windows,  
fabric architectural  
awnings at entries.  
Restrooms 1

#### Location Overview

Located within the Treasure Coast Commerce Center. Easy accessibility to the Stuart I-95 interchange, (Exit 101) and Kanner Highway (SR 76).

#### Property Details

Property Type Industrial  
Property Subtype Industrial Condo  
APN# 55-38-41-301-002-02280-0  
Utilities Martin County  
Taxes \$2,369.35

#### Parking & Transportation

Street Parking Yes

#### Utilities & Amenities

Power 100 amp 3-phase  
Sewer Yes  
Sprinklers Yes

#### Zoning / Land Use Details

Zoning LI - Limited Industrial District  
Permitted Use See Below

[Click Here For Permitted Uses](#)



# Site Plan

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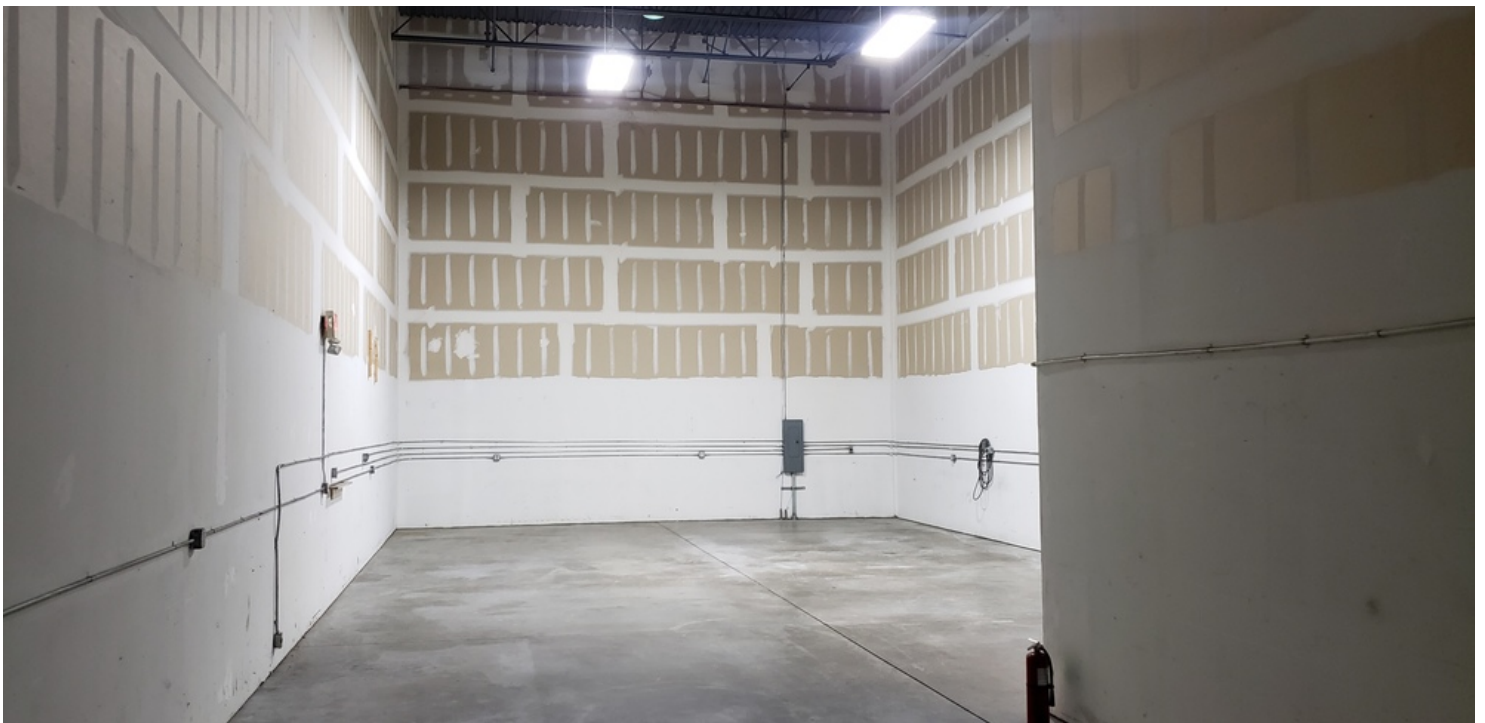




# Additional Photos

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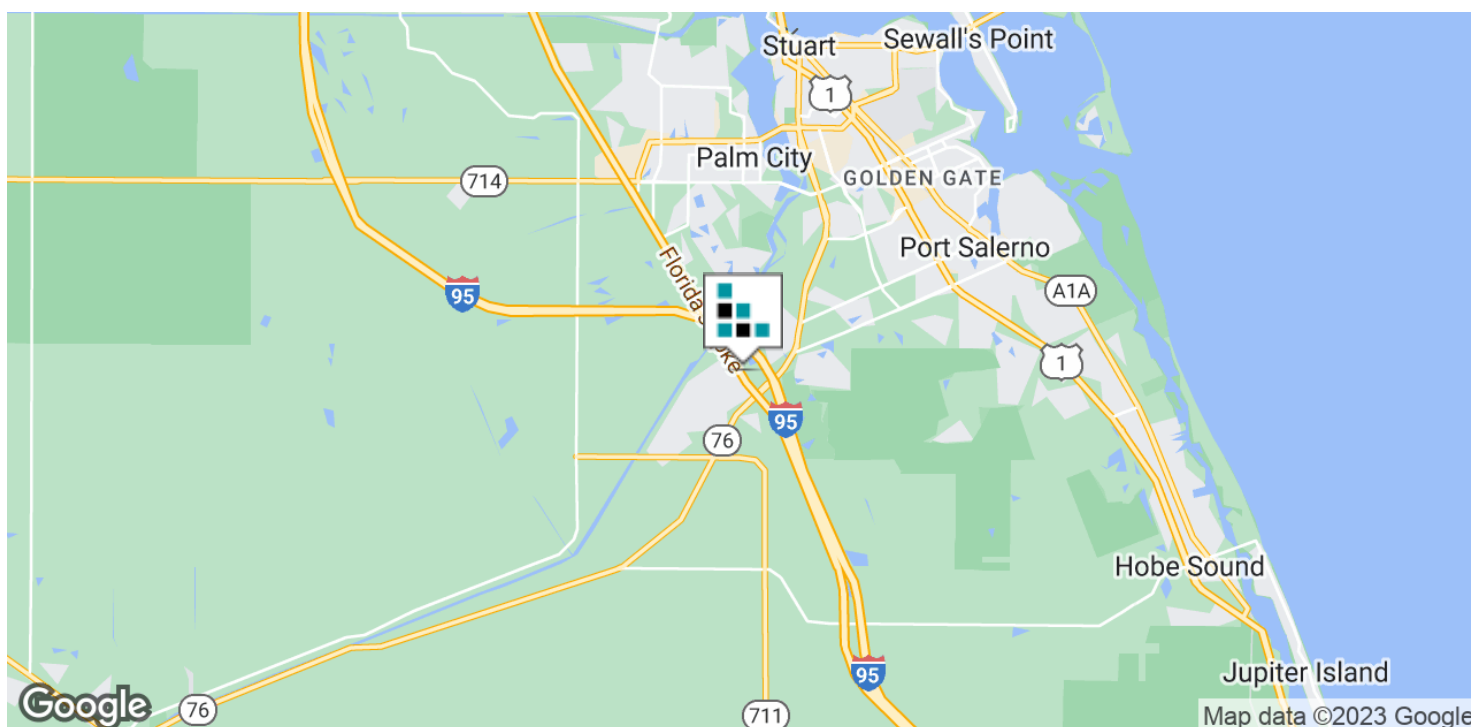
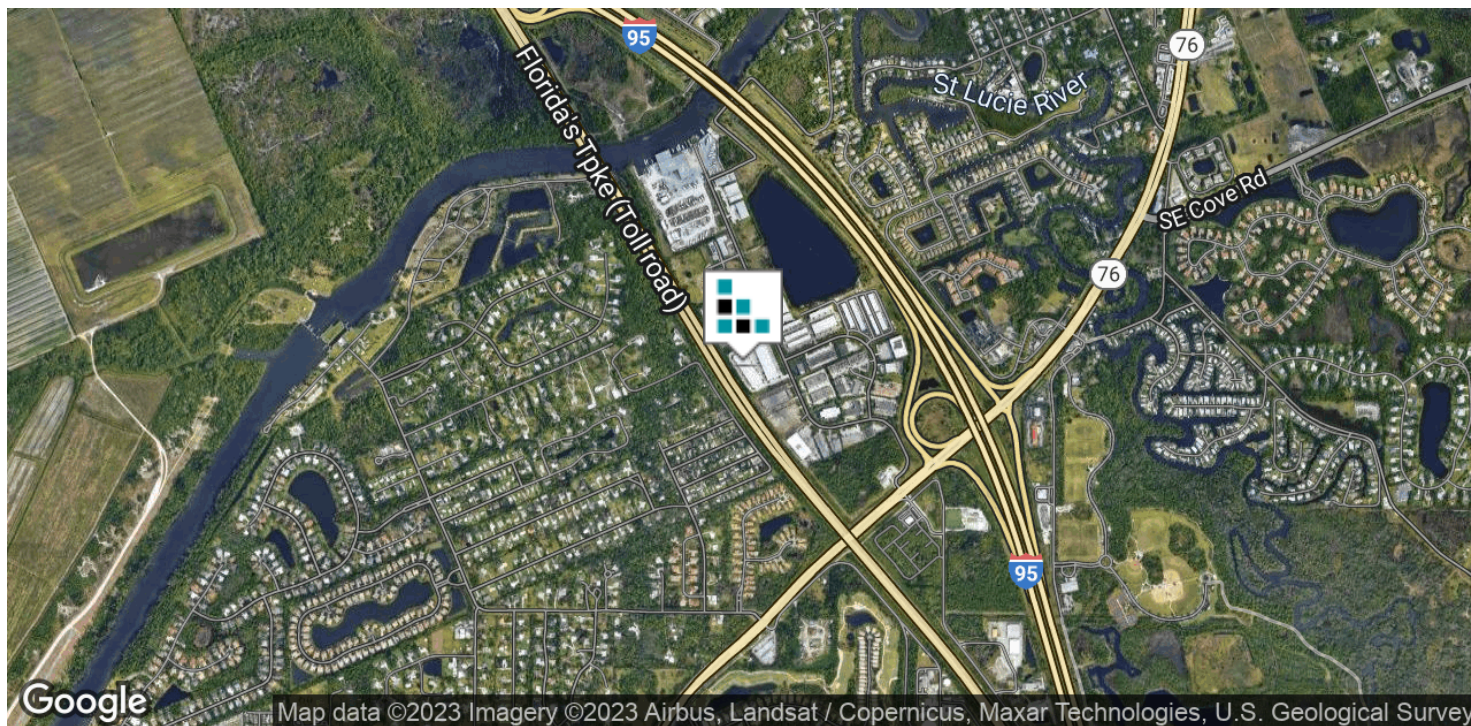
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# Location Maps

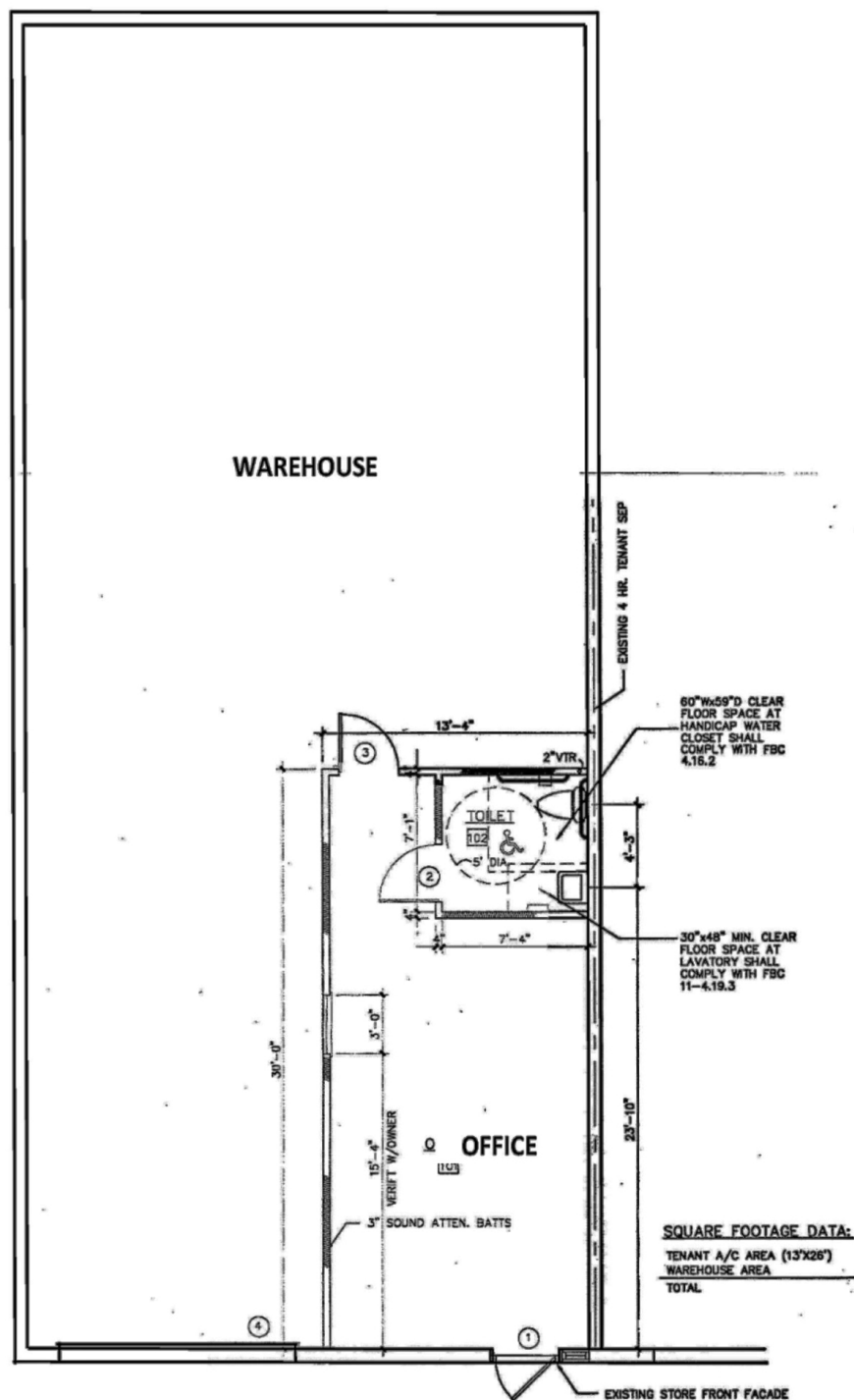
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# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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