

FOR LEASE

7501 SW Jack James Dr

Stuart, FL 34997

PROPERTY OVERVIEW

Industrial flex property with 10,000 sf building currently being built- expected to be completed 1st Qtr of 2023. Tilt wall construction with impact windows, doors and small office space. Can be divided into 5,000 sf increments.

Sale or lease option available:

Lot 4

Asking Price \$2,250,000

Asking Lease Rate \$15psf NNN

LOCATION OVERVIEW

North of SW Kanner Hwy. Close to I-95 and Florida Turnpike.

OFFERING SUMMARY

Building Size:

10,000 SF

Land Size:

0.77 Acres

LEASE RATE

\$15/SF/NNN



**JEFFREY D.
CHAMBERLIN**

PRESIDENT/BROKER, CCIM,
SIOR

Mobile 772.528.6056

chamberlin@slccommercial.com

772.220.4096 | slccommercial.com



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.

Site Plan

7501 SW JACK JAMES DR

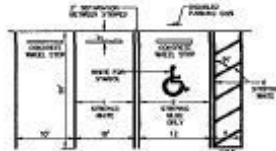
FOR LEASE



- GENERAL NOTES:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.
 2. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WORK AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WORK AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

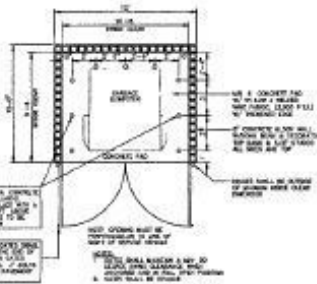


DISABLED SIGN DETAIL

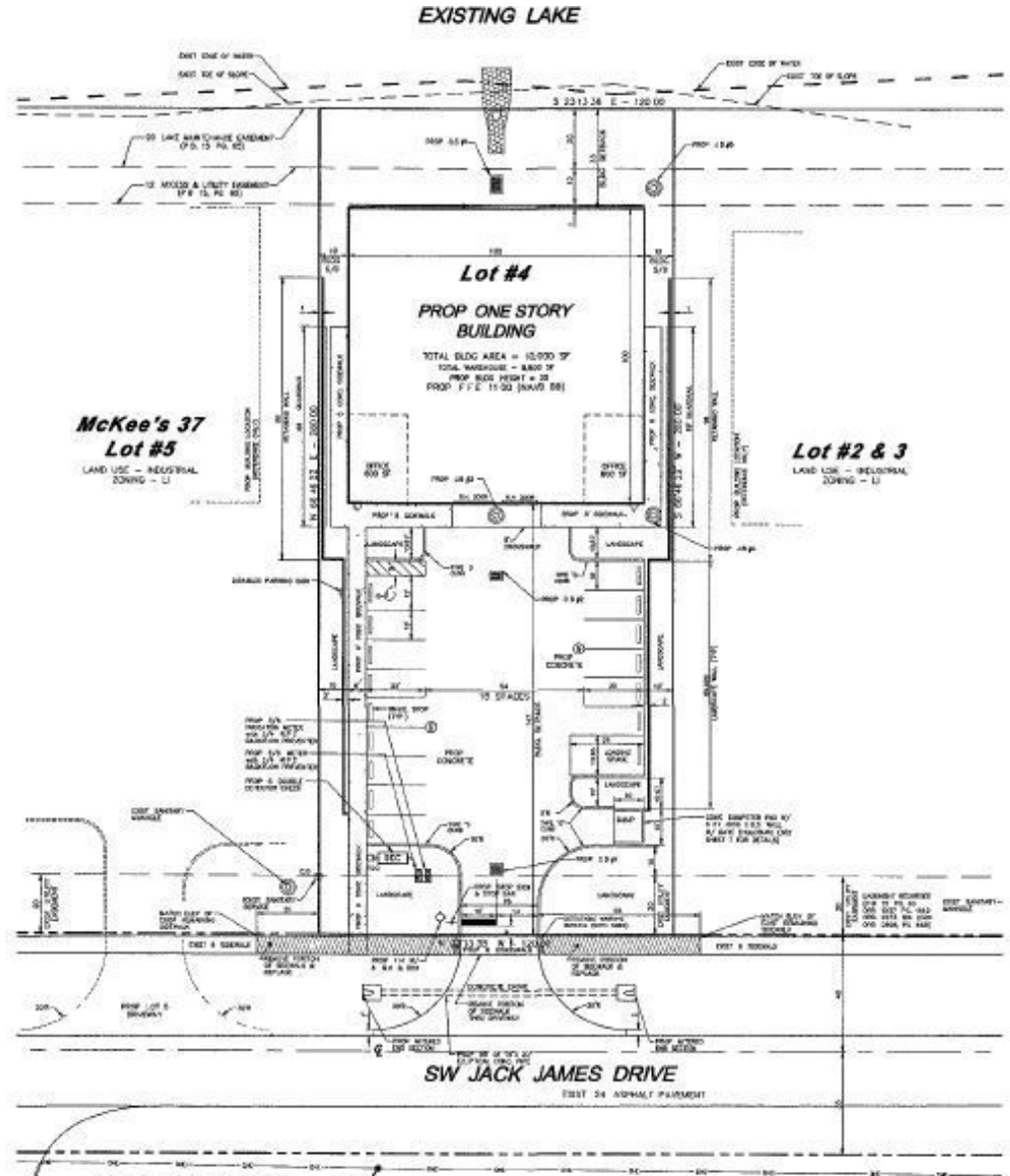


ALL PARKING SPACES DETAIL

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WORK AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE WORK AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



PUMPSTER ENCLOSURE DETAIL



McKee's 37
Lot #5
LAND USE - INDUSTRIAL
ZONING - U

Lot #2 & 3
LAND USE - INDUSTRIAL
ZONING - U

SW JACK JAMES DRIVE
EXIST 24' NORMAL PAVEMENT

APPROVED PLAN IS CONSISTENT WITH
THE APPROVED DEVELOPMENT ORDER
ISSUED BY MAHON COUNTY
DATE APPROVED: 10/1/2013

TREASURE COAST II CONDO
INDUSTRIAL BUILDINGS
LAND USE - INDUSTRIAL
ZONING - U

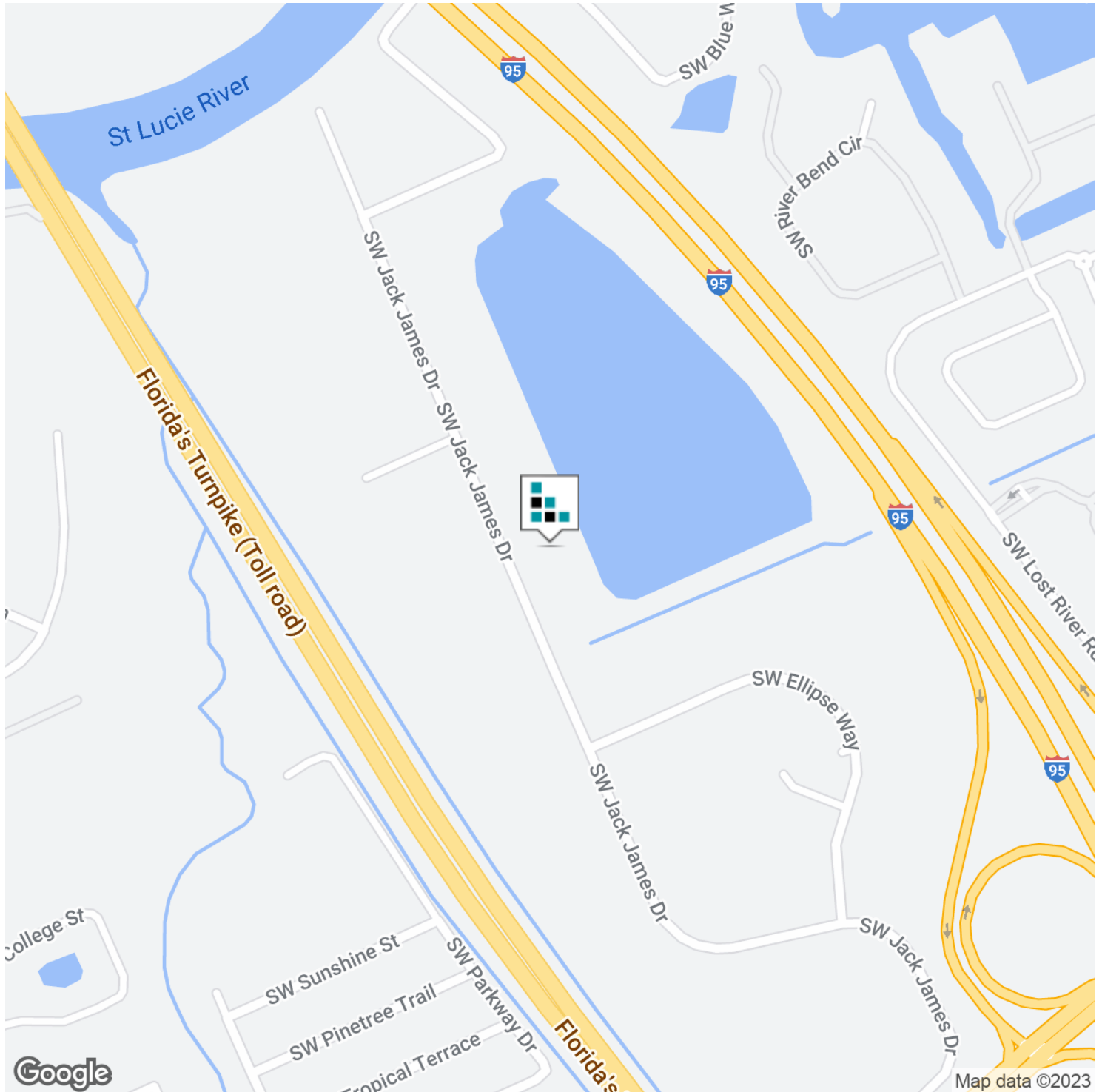
GENERAL NOTES:

1. The Contractor shall be responsible for the construction of the work and for the accuracy of the information provided hereon.
2. The Contractor shall be responsible for the maintenance of the work and for the accuracy of the information provided hereon.
3. The Contractor shall be responsible for the removal of the work and for the accuracy of the information provided hereon.

Location Map

7501 SW JACK JAMES DR

FOR LEASE



Disclaimer

7501 SW JACK JAMES DR

FOR LEASE

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.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

