

PRICE REDUCED



FOR SALE/LEASE

■ 3058 SE Monroe St

Stuart, FL 34997

PROPERTY OVERVIEW

Two buildings totaling 13,200/SF on a .81-acre lot, in the high-demand SPS Industrial area of Stuart. Building (A) is a CBS building with 12 ft. clear height & two 10x12 roll-up doors. Building (A) has approx. 80 % air conditioned office showroom with 2 bathrooms. Building (B) is a metal building with a 20ft clear height and two 12x12 roll-up doors. The gated lot has plenty of parking for box trucks and or multiple vans/service vehicles. This highly desired industrial location serves Stuart, Palm City, Port St Lucie, and surrounding areas. This versatile property would suit multiple uses. **New roll-up doors are being installed in buildings A & B, 4 in total. New impact door and windows are being installed in building A. These upgrades will be completed by the end of March. The owner would consider leasing buildings A&B individually please call to discuss usage, lease rates, and terms.**

OFFERING SUMMARY

Total Available Size: 13,200 SF
Unit Sizes: Building A - 6,600SF Building B - 6,600SF
Zoning: M1

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LEASE RATE

~~-\$2,640,000.00~~ \$2,376,000.00
\$12.00 SF NNN + est. \$1.80 SF CAM



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Lease Spaces

3058 SE MONROE ST

FOR SALE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,600 - 13,200 SF	Lease Rate:	\$10.00 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A & B	Available	13,200 SF	NNN	\$12.00 SF/yr	Building A: Total 6,600 SF, +/- 10' ceilings, concrete build, with 300 amp power, 2 bathrooms, two 10' x 12' roll up doors with 1,560 SF of warehouse in the rear and 5,040 SF of air conditioned Showroom in the front. Building B: Total 6,600 SF, +/- 20' ceilings, metal build, with 100 amp single phase power, and two 12'x12' roll up doors.
Building A	Available	6,600 SF	NNN	\$14.00 SF/yr	Building A: Total 6,600 SF, +/- 10' ceilings, concrete build, with 300 amp power, 2 bathrooms, two 10' x 12' roll up doors with 1,560 SF of warehouse in the rear and 5,040 SF of air conditioned Showroom in the front.
Building B	Available	6,600 SF	NNN	\$10.00 SF/yr	Building B: Total 6,600 SF, +/- 20' ceilings, metal build, with 100 amp single phase power, and two 12'x12' roll up doors.



Property Details

3058 SE MONROE ST

FOR SALE

Sale Price	\$2,376,000
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Lease Rate	\$12.00 SF/YR
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LOCATION INFORMATION

Street Address	3058 SE Monroe St
City, State, Zip	Stuart, FL 34997
County	Martin
Cross-Streets	Monroe St and Commerce Blvd
Side of the Street	Southeast
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	12mins to I95
Nearest Airport	6mins to the Stuart Airport

BUILDING INFORMATION

Building Size	13,200 SF
Minimum Ceiling Height	A) 12ft / B) 20ft
Office Space	5,040 SF
Number of Floors	1
Year Built	A) 1979 / B) 1996
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	2
Grade Level Garage Doors	4
Power	A) 300A single ph. B) 100A Single ph.
Utilities	County water, private septic system

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M1
Lot Size	0.808 Acres
APN #	52-38-41-004-002-00070-2
Traffic Count	1000
Traffic Count Street	Monroe
Waterfront	No
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	8

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Restrooms	2
Gas / Propane	No

Additional Photos

3058 SE MONROE ST

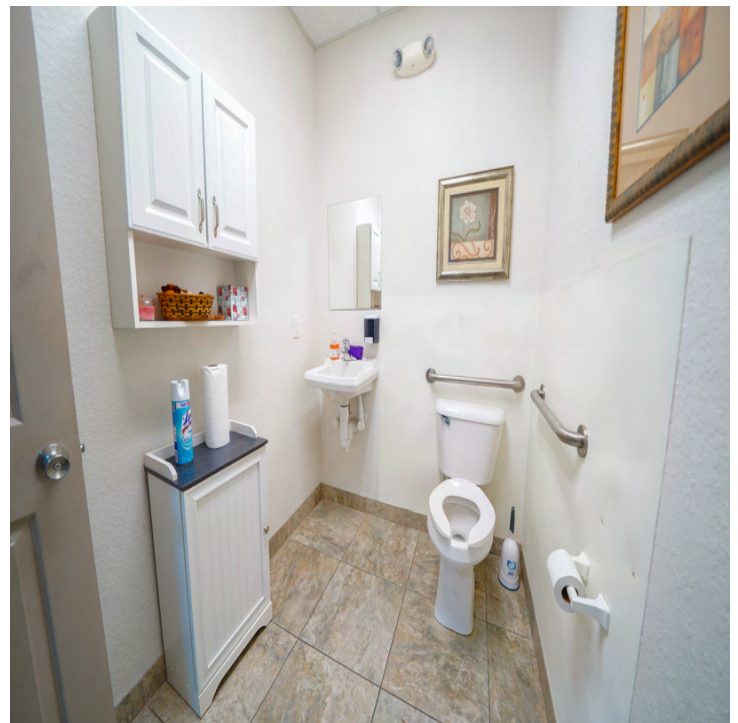
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Additional Photos

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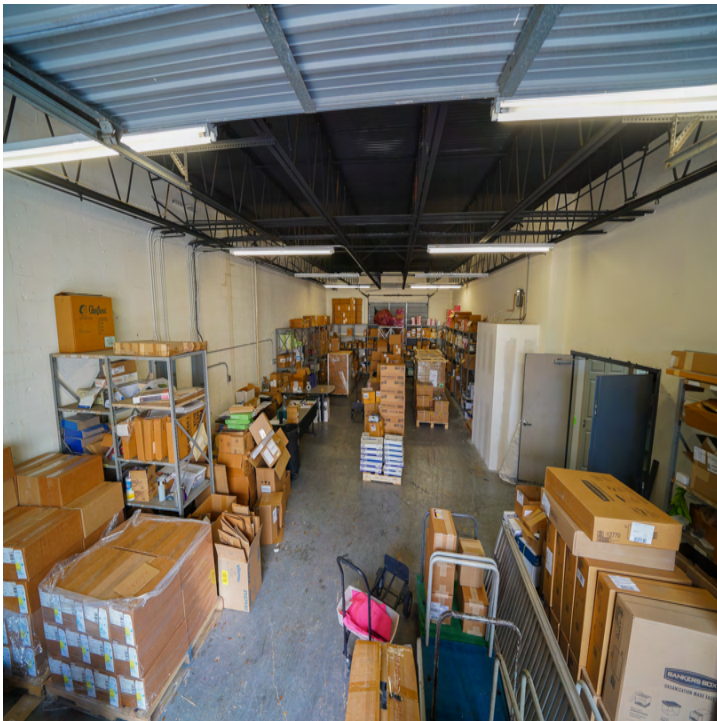
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Building A

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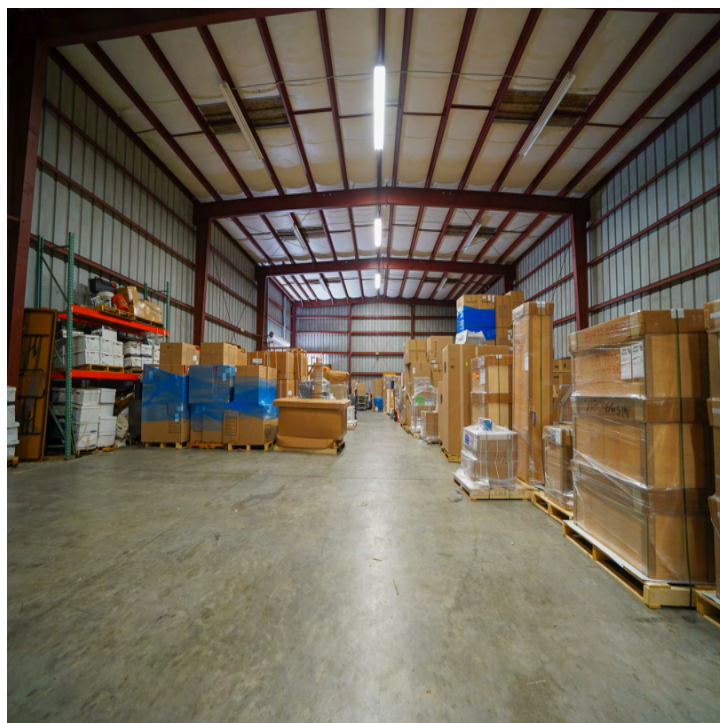
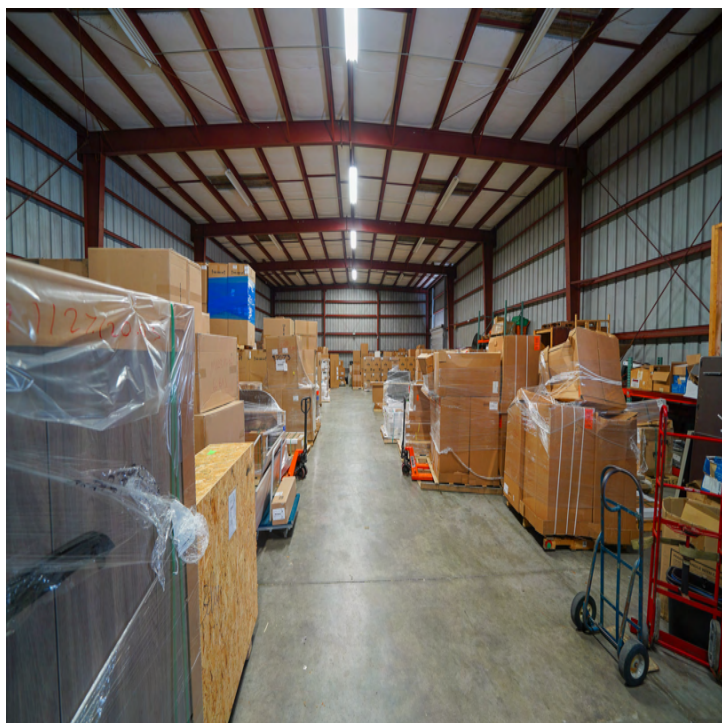
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Building B

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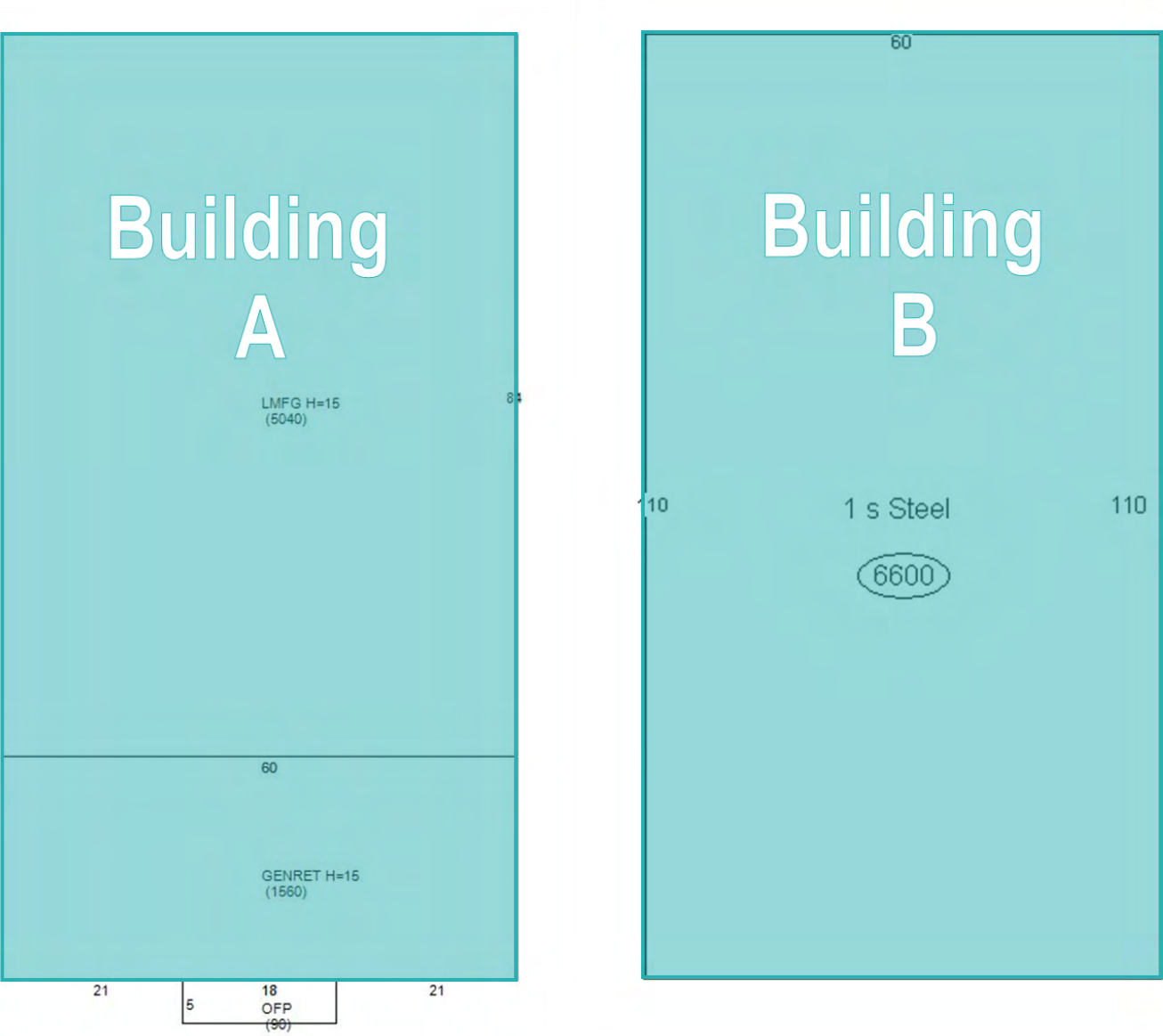


Floor Plans

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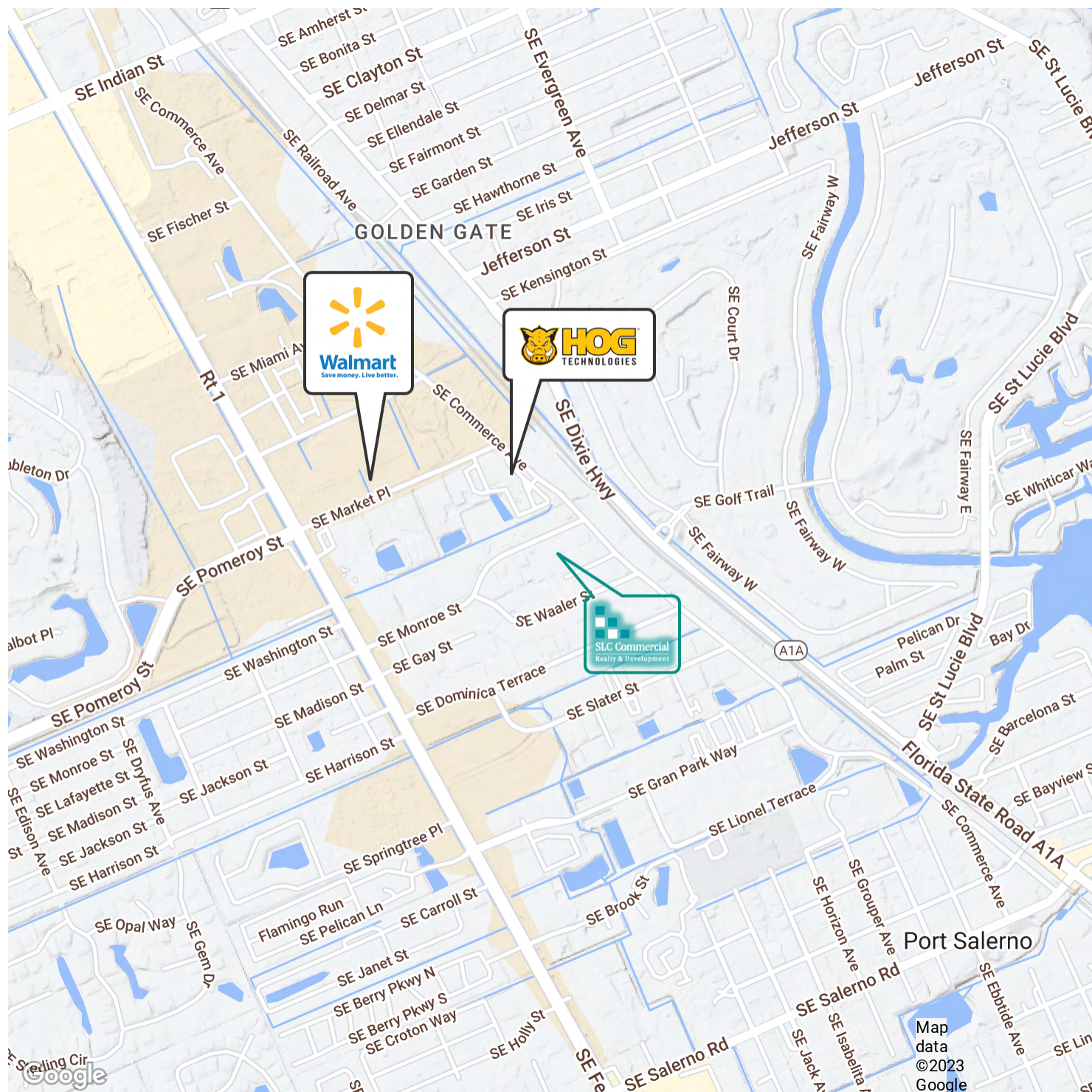


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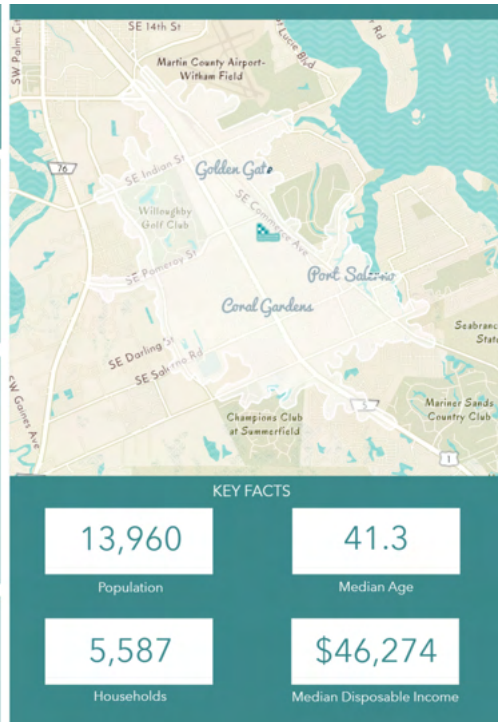
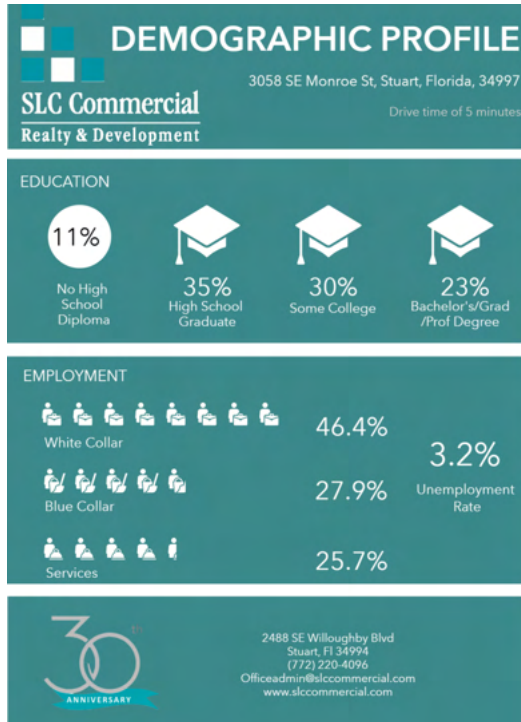
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Drive Time Demographics

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Disclaimer

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