

INDUSTRIAL WAREHOUSE WITH YARD SPACE

3221 SE Dominica Terr. Stuart, FL 34997



FOR LEASE | \$18.00/SF

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

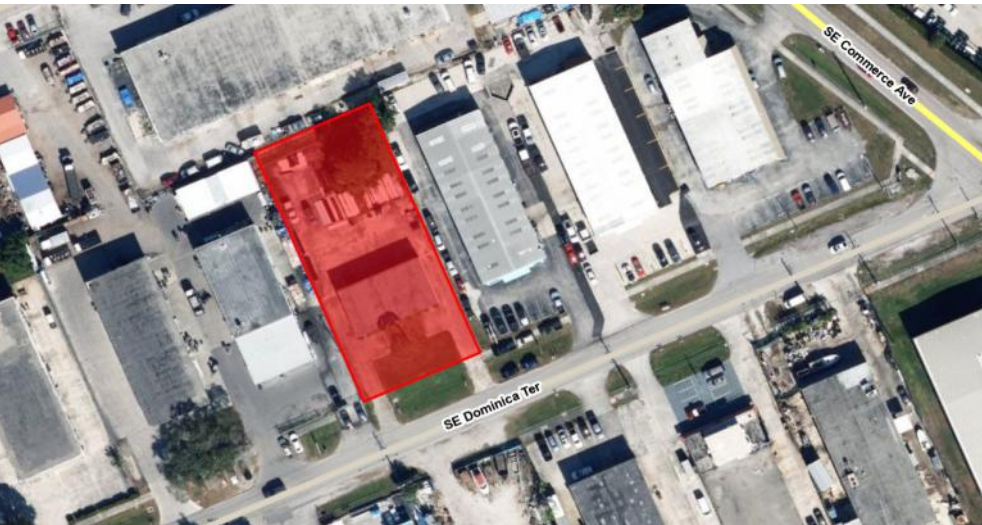
mcrady@commercialrealestatellc.com

PROPERTY OVERVIEW

Don't miss this exceptional opportunity to lease a freestanding industrial property in one of Stuart's established industrial parks. This $\pm 2,800$ SF warehouse facility is situated on approximately 0.50 acres and offers a highly functional layout designed to accommodate a variety of industrial, storage, distribution, and service-oriented operations.

The property includes ± 555 SF of office space and $\pm 2,245$ SF of warehouse space. In addition, the site features valuable rear yard space, ideal for parking, outdoor storage, equipment staging, or vehicle access.

Strategically located with direct access to US Highway 1, the property provides outstanding connectivity throughout Martin County and the greater Treasure Coast region, making it an ideal location for businesses seeking convenience, accessibility, and operational flexibility.



PRICE	\$18.00/SF
BUILDING SIZE	2,800 SF
BUILDING TYPE	Storage Warehouse
ACREAGE	0.51 AC
FRONTAGE	200' on Dominica Terr
TRAFFIC COUNT	5,778 AADT
YEAR BUILT	1981
CONSTRUCTION TYPE	Concrete
PARKING SPACE	5
ZONING	M-1 Industrial
LAND USE	Industrial
PARCEL ID	52-38-41-013-000-00210-6

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

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

DEMOGRAPHICS

2025 Population Estimate		2025 Average Household Income		Average Age	
1 Mile	7,252	1 Mile	\$89,367	1 Mile	44.6
3 Mile	46,914	3 Mile	\$89,810	3 Mile	48.1
5 Mile	89,177	5 Mile	\$101,640	5 Mile	50.1

2030 Population Projection		2025 Median Household Income		Median Age	
1 Mile	7,575	1 Mile	\$65,186	1 Mile	45.2
3 Mile	48,686	3 Mile	\$63,870	3 Mile	50.7
5 Mile	92,812	5 Mile	\$73,894	5 Mile	54.8

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

ZONING INFORMATION

Sec. 3.420. M-1 Industrial District.

3.420.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 B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.

2. Light manufacturing plants that meet the following standards:

a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.

b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than nonpowered hand tools, or processes producing high frequency vibrations shall be permitted.

c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.

d. No processes which emit an odor nuisance beyond the real property boundary shall be permitted. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.

e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.

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:

Brooms and brushes

Candy

Cigars, cigarettes or snuff

Cosmetics and toiletries, except soap

Clothing and hats

Ceramic products, electrically fired

Candles

Dairy products

Electronic devices

Ice cream

Jewelry

Leather goods and luggage

Optical equipment

Orthopedic and medical appliances

Pottery, electrically fired

Perfume

Pharmaceutical products

Precision instruments

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

ZONING INFORMATION

Plastic products, except pyroxylin
Paper products and cardboard products
Silverware
Spices and spice packing
Stationery
Shoes
Televisions, radios and phonographs

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

3.420.B. Required lot area, width, and building height limits.

1. Lots or building sites in an M-1 Industrial District shall have an area of not less than 15,000 square feet, with a minimum width of 100 feet measured along the front property line. Not more than 40 percent of the lot area shall be occupied by structures or buildings. Buildings shall be limited to not more than 30 feet in height.

2. Where the lot abuts a residential or estates district, the minimum lot area shall be increased by the number of square feet necessary to provide a 50-foot-wide buffer area between the line of abutment and the nearest building.

3.420.C. Minimum yards required.

1. Front: 50 feet, except an office building may be located within 20 feet of the front property line.

2. Rear and side:

1 story: 15 feet.

2 stories: 15 feet.

3. No structure shall be built within 20 feet of the property line adjoining any

public platted right-of-way not a designated through-traffic highway.

4. No structure shall be built within 40 feet of the property line adjoining a designated through-traffic highway.

5. No setback or yard shall be required adjacent to railroad spurs or sidings.

6. Where the lot abuts a residential or estates district, the yard requirements for the abutting sides or rear shall be increased to 50 feet.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 1014, pt. 5, 12-6-2016)

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

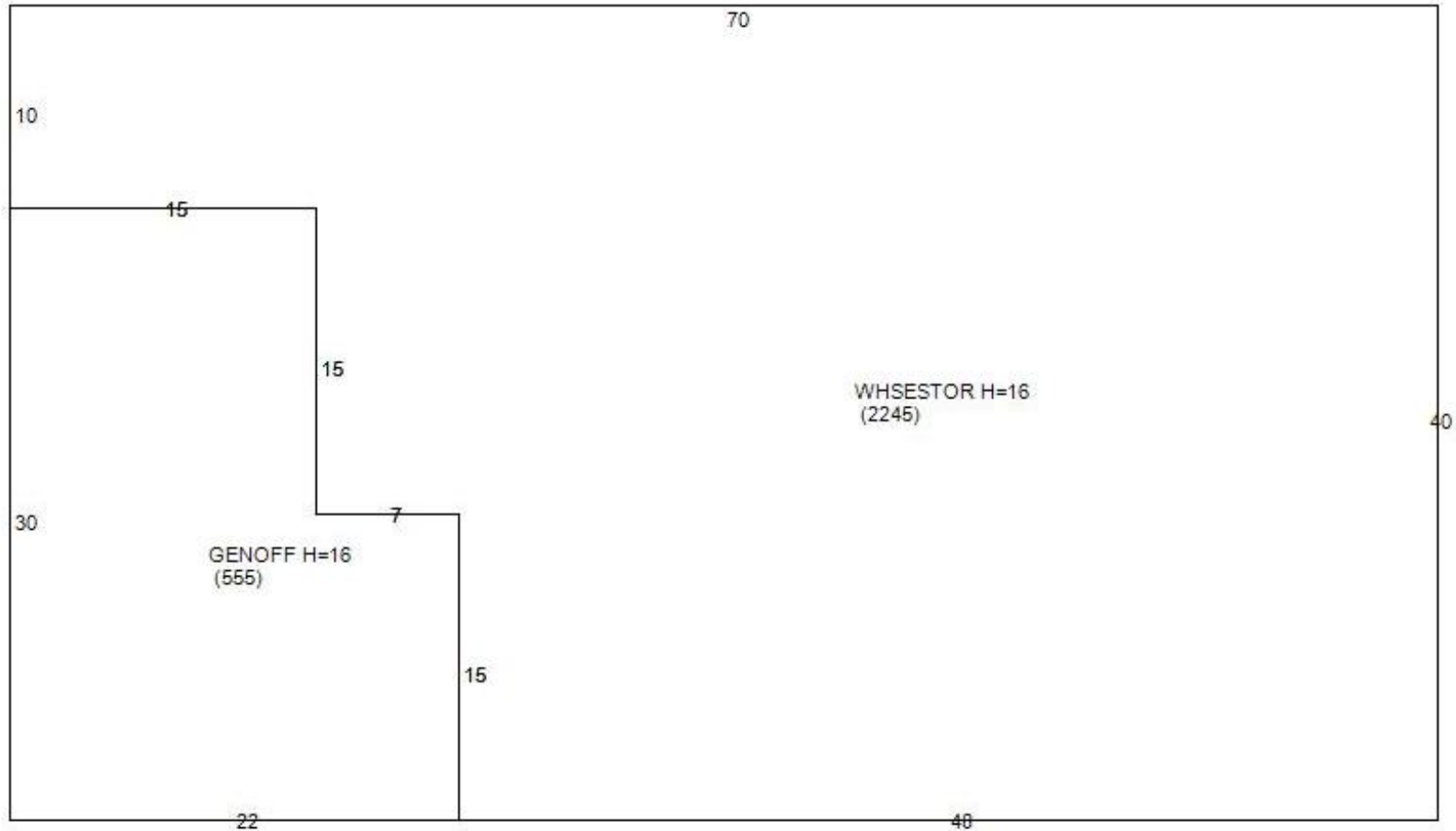
Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

SITE PLAN



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

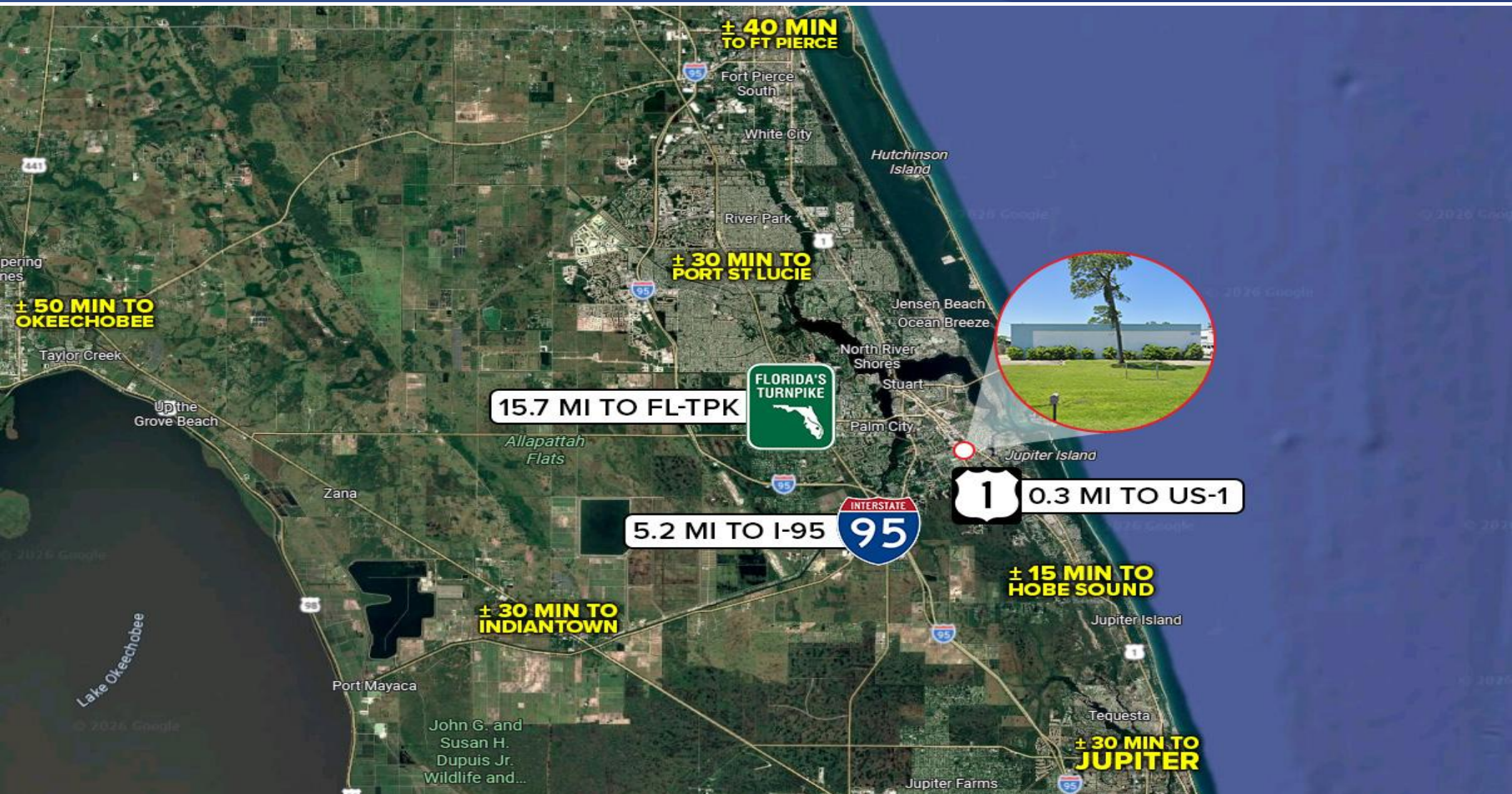
Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com