



Each office independently owned and operated

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL

729 SW Federal Hwy | Suite 100

rosi.remex-stuart-fl.com

Stuart, FL 34994

FOR LEASE

INDUSTRIAL PROPERTY

CENTRAL STUART LOCATION

629 SOUTHEAST CENTRAL PARKWAY | STUART, FL 34994



PRESENTED BY:

ROSI M. SHEPARD

REMAX OF STUART - COMMERCIAL
DIVISION

772.288.0287

FL #3320083

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rosi M. Shepard Team - RE/MAX Commercial and it should not be made available to any other person or entity without the written consent of Rosi M. Shepard Team - RE/MAX Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rosi M. Shepard Team - RE/MAX Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Rosi M. Shepard Team - RE/MAX Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rosi M. Shepard Team - RE/MAX Commercial has not verified, and will not verify, any of the information contained herein, nor has Rosi M. Shepard Team - RE/MAX Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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A large, stylized number "1" is the central graphic of the page. It is composed of a solid red vertical bar on the left and a blue-outlined parallelogram on the right. The parallelogram is tilted to the right. A light gray parallelogram is positioned behind the blue one, creating a layered effect.

1

PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Conveniently situated at 629 Southeast Central Parkway in Stuart, FL, this exceptional property offers a versatile industrial/flex space for lease. Showcasing modern design and flexible floor plans, the property is ideal for businesses seeking a dynamic and adaptable workspace. Features include high ceilings, ample parking, and customizable office and warehouse configurations to suit diverse operational needs. With easy access to major transportation routes and a prime location within a thriving commercial hub, this property provides an ideal opportunity for businesses looking to establish or expand their presence in the area.

PROPERTY HIGHLIGHTS

- Modern design with versatile floor plans
- High ceilings for ample vertical space
- Spacious and customizable office layouts
- Flexible warehouse configurations

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OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (Gross)
Number of Units:	1
Available SF:	880 - 1,880 SF
Building Size:	1,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	121	561	3,432
Total Population	276	1,286	7,329
Average HH Income	\$55,884	\$61,171	\$69,316

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Conveniently situated at 629 Southeast Central Parkway in Stuart, FL, this exceptional property offers a versatile industrial/flex space for lease. Showcasing modern design and flexible floor plans, the property is ideal for businesses seeking a dynamic and adaptable workspace. Features include high ceilings, ample parking, and customizable office and warehouse configurations to suit diverse operational needs. With easy access to major transportation routes and a prime location within a thriving commercial hub, this property provides an ideal opportunity for businesses looking to establish or expand their presence in the area.

LOCATION DESCRIPTION

Centrally located in the vibrant Port St. Lucie market, this industrial/flex space in Central Stuart offers unparalleled accessibility and convenience to prospective tenants. With close proximity to the St. Lucie River, downtown Stuart, and Hutchinson Island beaches, tenants can enjoy a perfect blend of work and leisure possibilities. Nearby retail and dining options at the Treasure Coast Square Mall and Martin Square Shopping Center provide convenient amenities, while the easy access to major transportation routes ensures seamless connectivity. This prime location caters to the needs of industrial/flex space tenants, offering a compelling combination of functionality and lifestyle perks.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Modern design with versatile floor plans
- High ceilings for ample vertical space
- Spacious and customizable office layouts
- Flexible warehouse configurations
- Abundant parking for employees and clients
- Easy access to major transportation routes
- Convenient location within a thriving commercial hub

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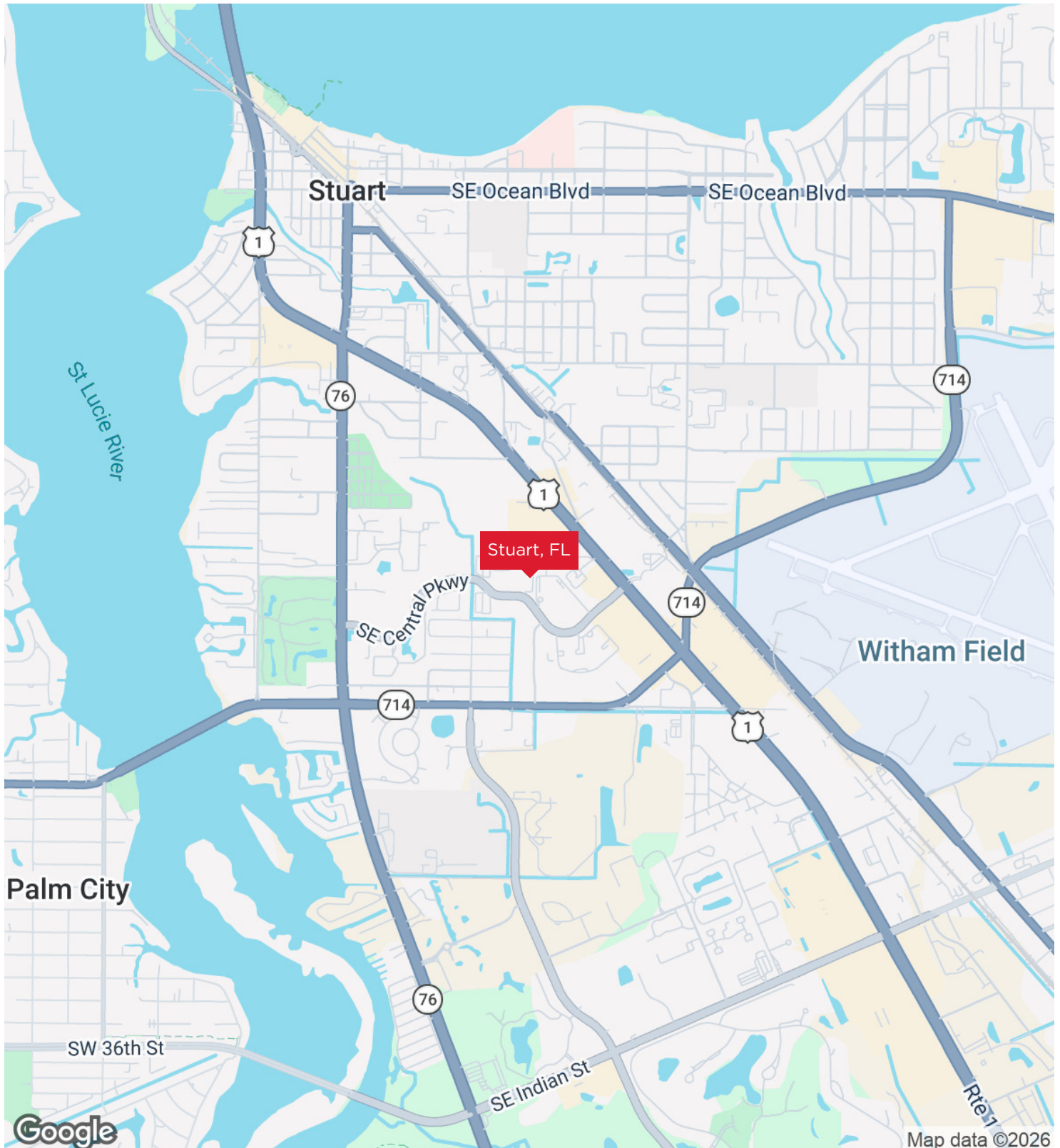
LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP

AERIAL MAP

REGIONAL MAP



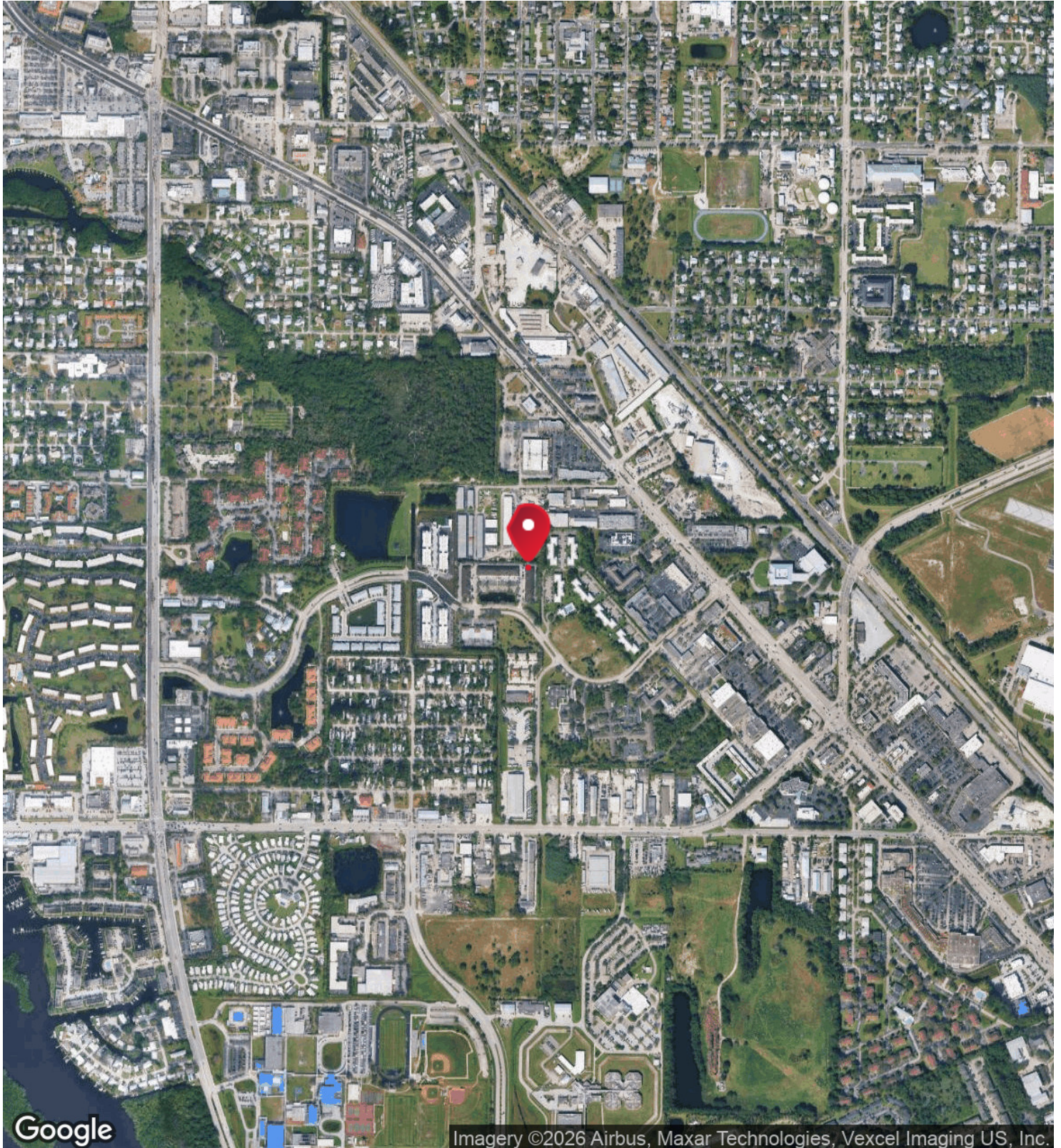
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AERIAL MAP



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FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

OPERATING DATA

FINANCING DATA

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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LEASE COMPARABLES

IN THIS SECTION

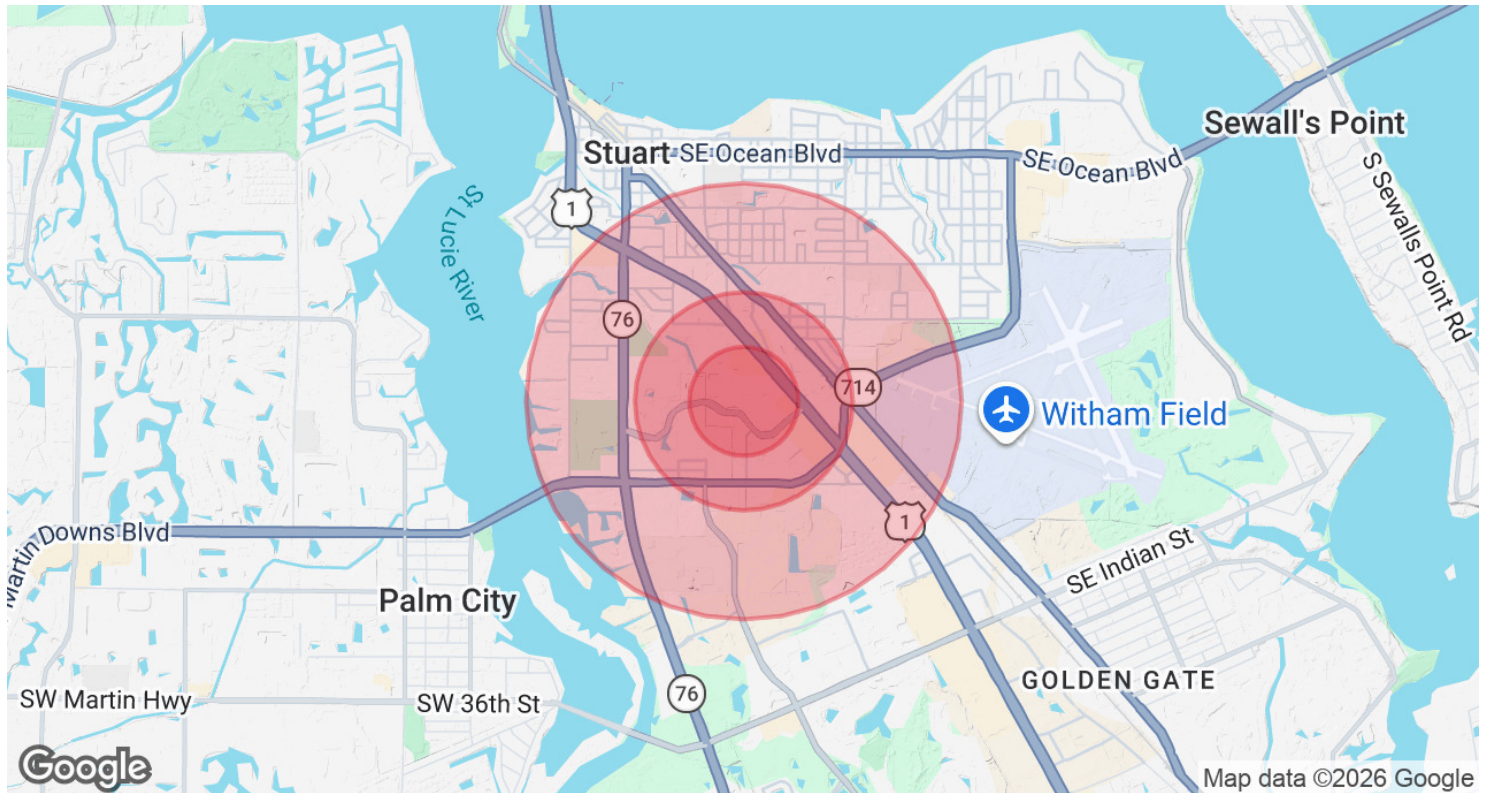
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	276	1,286	7,329
Average Age	41.2	41.9	48.5
Average Age (Male)	40.9	40.6	48.6
Average Age (Female)	41.2	43.8	49.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	121	561	3,432
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$55,884	\$61,171	\$69,316
Average House Value	\$204,162	\$257,294	\$308,037

2023 American Community Survey (ACS)

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

ADVISOR BIO 1



ROSI M. SHEPARD

REMAX OF STUART - COMMERCIAL DIVISION

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PROFESSIONAL BACKGROUND

Rosi M. Shepard is a highly accomplished commercial real estate advisor, entrepreneur, and seasoned community leader serving Stuart, FL and surrounding markets. With over 10 years at RE/MAX, Rosi specializes in commercial, industrial, agricultural, and investment properties, consistently earning outstanding reviews for her expertise, professionalism, and integrity.

Her career began in the auto body repair industry, progressing from body repair technician to body shop manager in esteemed shops including Fort Lauderdale Lincoln Mercury Rolls Royce and Vic Koenig Chevrolet. Rosi later transitioned into land and environmental management, developing deep skills with The Florida Department of Environmental Protection as a Park Ranger and then the Division of Forestry as a wildland firefighter and certified burn manager, leading prescribed burns on over 60,000 acres and operating heavy equipment for firebreaks and land maintenance.

Rosi is the owner and Chief Financial Officer of Tough RoofScapes LLC, a roofing maintenance and repair company based in Martin County, where she leads commercial and residential teams. Her background exemplifies entrepreneurial spirit and adaptability.

Her leadership roles include Board Member at Large for the East Coast District CCIM, committee person for Government Affairs at MCRTC, past director for MCRTC, and past president of the Junior League of Martin County. She has also served as Director for Martin County Healthy Start, Inc. and currently is Secretary on the board, reflecting her dedication to community service.

Rosi's business philosophy is founded on integrity, expertise, and service, resulting in lasting client relationships and a thriving referral network. She leverages her technical background, land management experience, and hands-on operational skills to provide unparalleled value to her real estate and business clients.

MEMBERSHIPS

Martin County Realtors of the Treasure Coast
Florida CCIM East Coast District
Stuart- Martin Chamber of Commerce
ICSC

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