

*Real Estate Only. Showing by Appointment Only.*

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**±11,900 SF Warehouse With Gated Entry**

2440 SE Monroe Street, Stuart, FL 34997

FOR SALE:

**\$2,680,000 (\$225/SF)**

FOR LEASE:

**\$17.00/SF Net**



## Property Details

Parcel ID:	52-38-41-004-002-00020-3
Zoning:	M-2
Total Finished Area:	±11,900 SF
Lot Size:	±0.851 acres
Year Built:	1997
Construction:	Metal on Steel Frame
Building Height:	20'
Overhead Doors:	(3) 12'x14' Dock High & (1) 12'x14' Grade Level
Power:	3 phase at telephone pole
Utilities:	City Water and septic

## Property Description

Available for sale or lease, 2440 SE Monroe Street is a ±11,900 SF industrial building located in Stuart Industrial Park. Zoned M-2 and set on ±0.851 acres, it's an ideal fit for owner-users, investors, or tenants seeking versatile space for warehousing, light manufacturing, or service operations.

Built in 1997 with metal-on-steel frame construction, the property features a 20' building height, three 12'x14' dock-high doors, one 12'x14' grade-level door, city water and septic, and 3-phase power at the pole. With flexible layout potential and excellent access, this is a strong, well-positioned asset in a core industrial corridor.

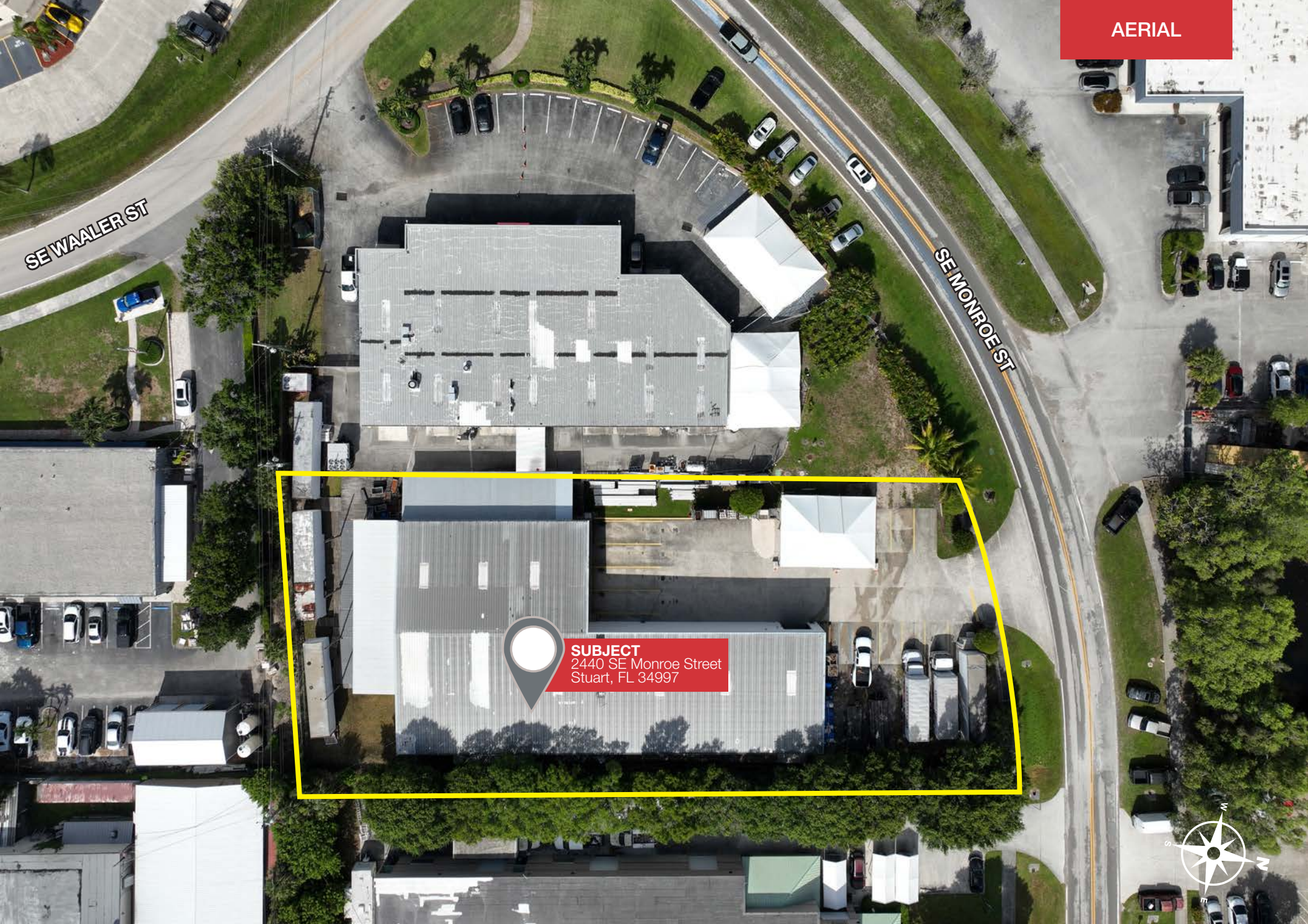


**SUBJECT**  
2440 SE Monroe Street  
Stuart, FL 34997









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LOOKING  
NORTH

WITHAM AIR FIELD

Walmart

NuCO  
BENDING. COMBINATION. MADE EASY.

HOG  
TECHNOLOGIES

SE DIXIE HWY

SE COMMERCE AVE

UMF  
Unlimited Metal Fabricators

TPH  
THE PARTS HOUSE

Class Rock Workshop LLC

SE MONROE ST

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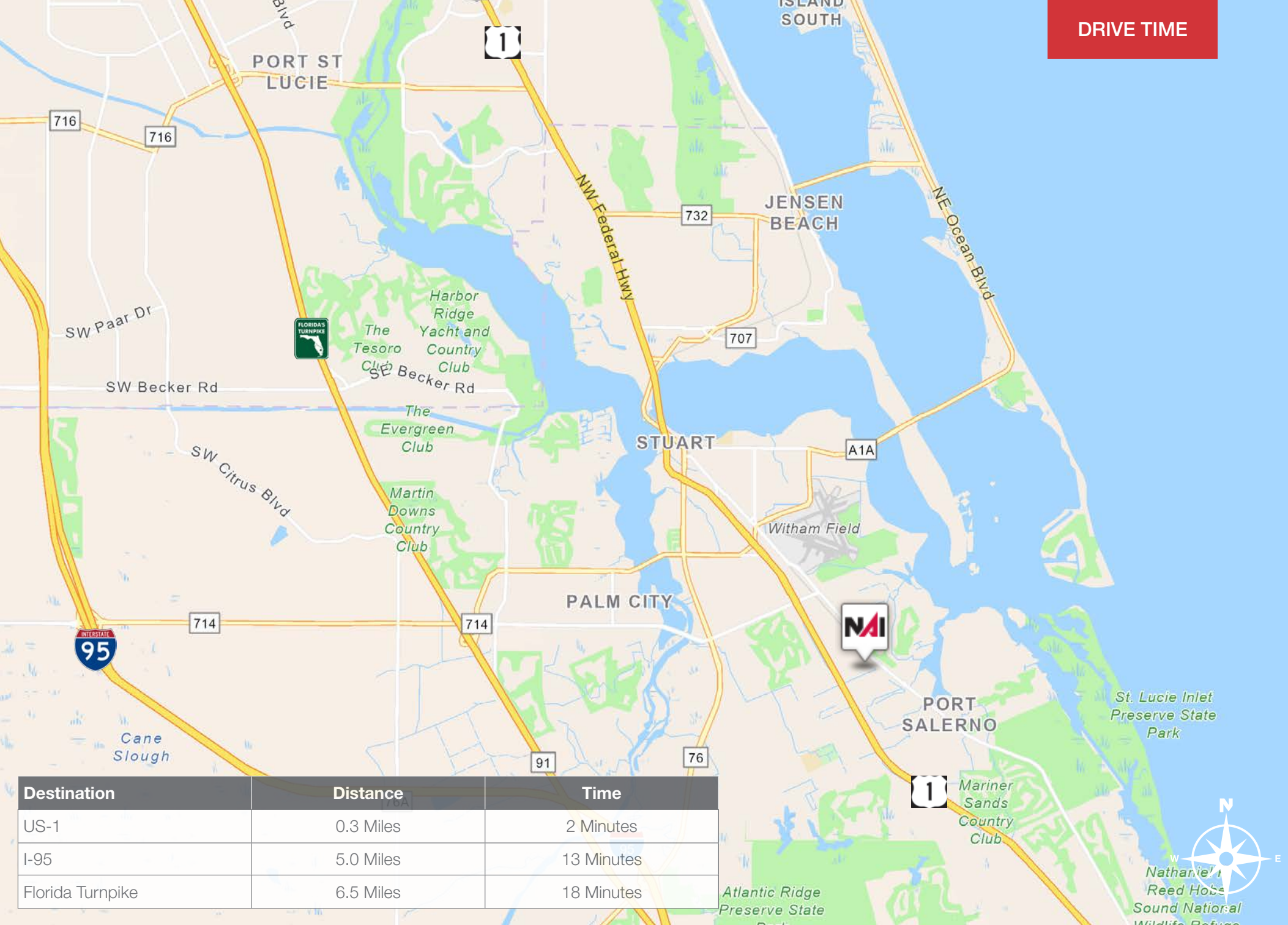
SE WAALER ST

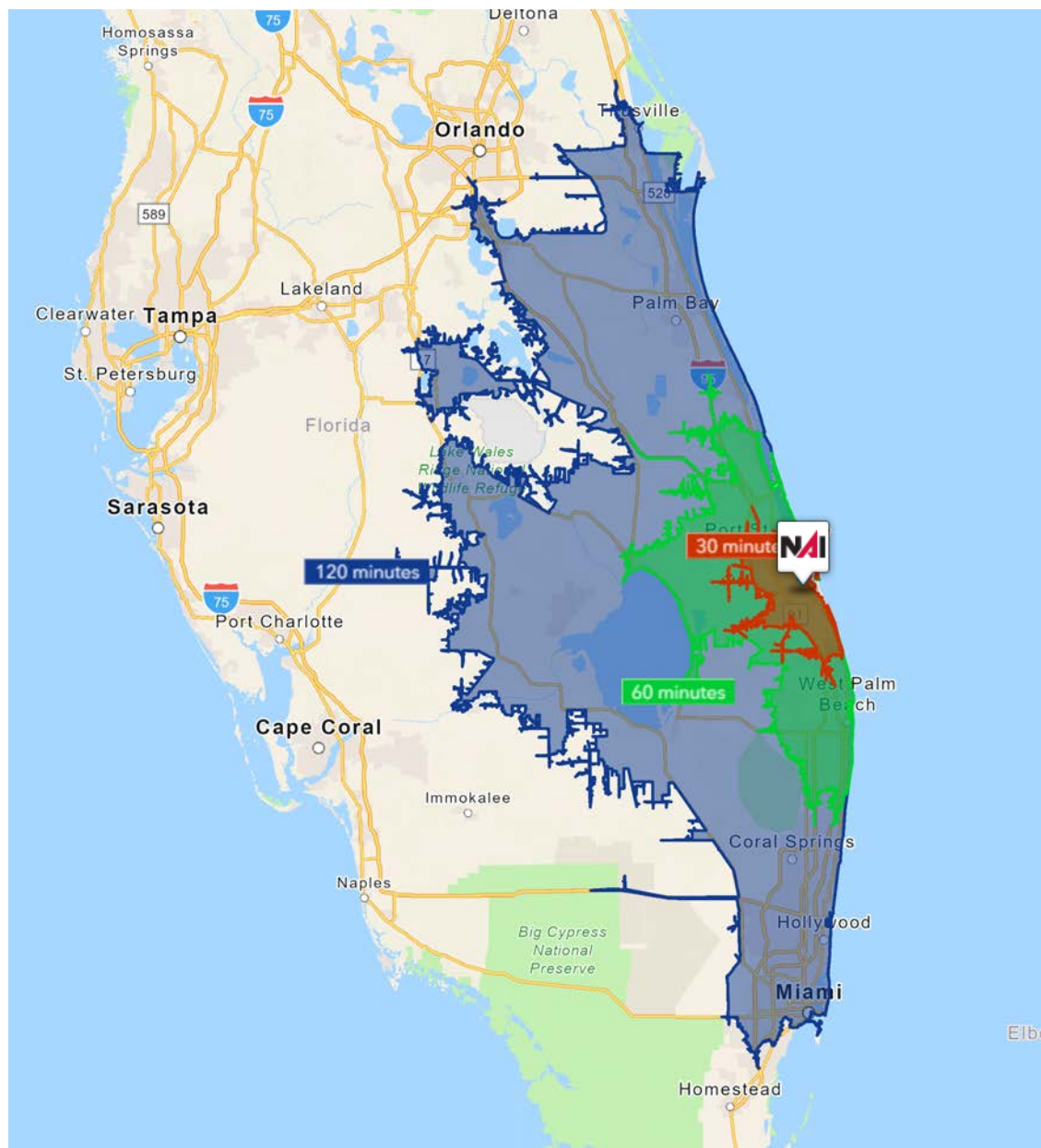


±11,900 SF WAREHOUSE WITH GATED ENTRY | 2440 SE MONROE ST, STUART, FL 34997

**NAI**Southcoast



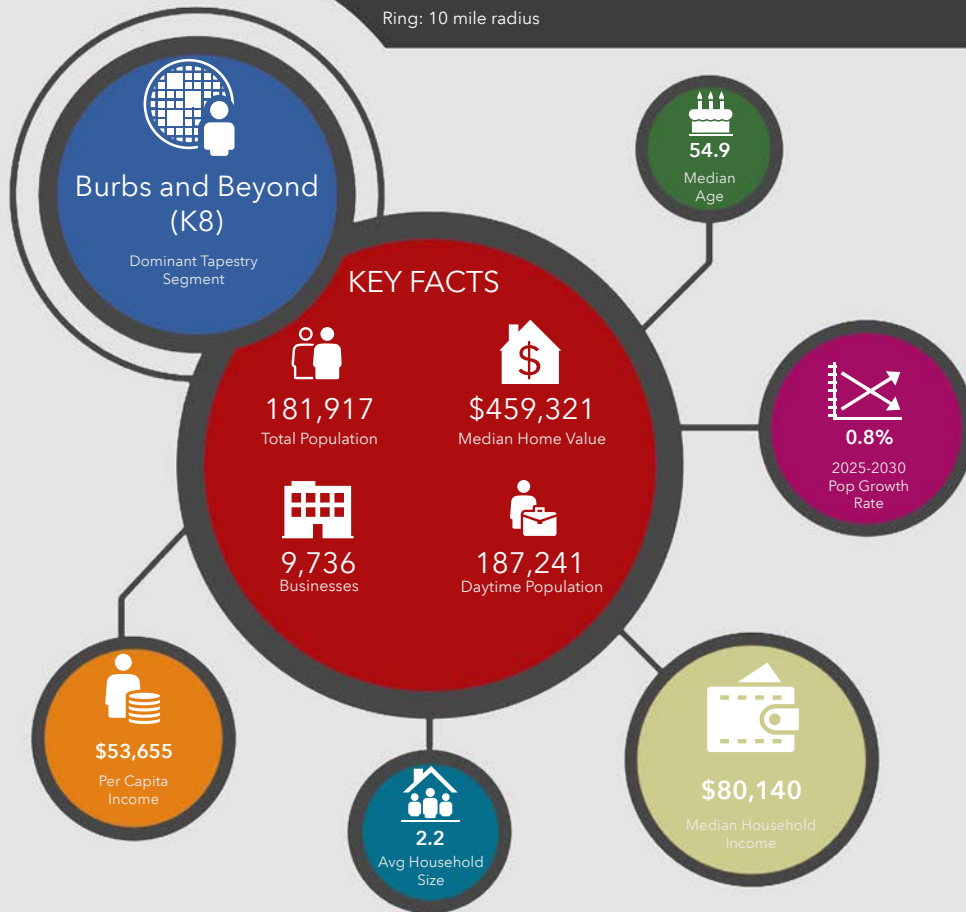




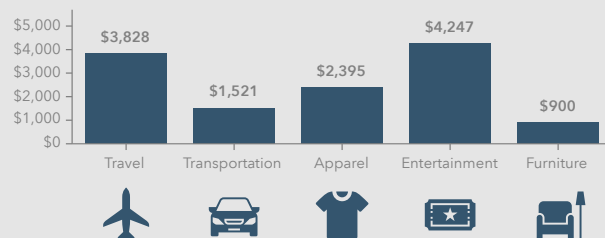
30 Minutes	60 Minutes	120 Minutes
<b>291,445</b> 2010 Population	<b>1,513,019</b> 2010 Population	<b>6,380,901</b> 2010 Population
<b>356,648</b> 2025 Population	<b>1,822,956</b> 2025 Population	<b>7,321,838</b> 2025 Population
<b>22.37%</b> 2010-2025 Population Growth	<b>20.48%</b> 2010-2025 Population Growth	<b>14.75%</b> 2010-2025 Population Growth
<b>1.43%</b> 2025-2030 (Annual) Est. Population Growth	<b>0.98%</b> 2025-2030 (Annual) Est. Population Growth	<b>0.67%</b> 2025-2030 (Annual) Est. Population Growth
<b>49.1</b> 2025 Median Age	<b>45.8</b> 2025 Median Age	<b>44.1</b> 2025 Median Age
<b>\$119,334</b> Average Household Income	<b>\$122,687</b> Average Household Income	<b>\$115,969</b> Average Household Income
<b>29.7%</b> Percentage with Associates Degree or Better	<b>29.3%</b> Percentage with Associates Degree or Better	<b>32.5%</b> Percentage with Associates Degree or Better
<b>47.5%</b> Percentage in White Collar Profession	<b>47.6%</b> Percentage in White Collar Profession	<b>48.2%</b> Percentage in White Collar Profession



2440 SE Monroe St, Stuart, Florida 34997  
Ring: 10 mile radius



#### KEY SPENDING FACTS



**NAI Southcoast**  
COMMERCIAL REAL ESTATE SERVICES, INCORPORATED

**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

#### Population

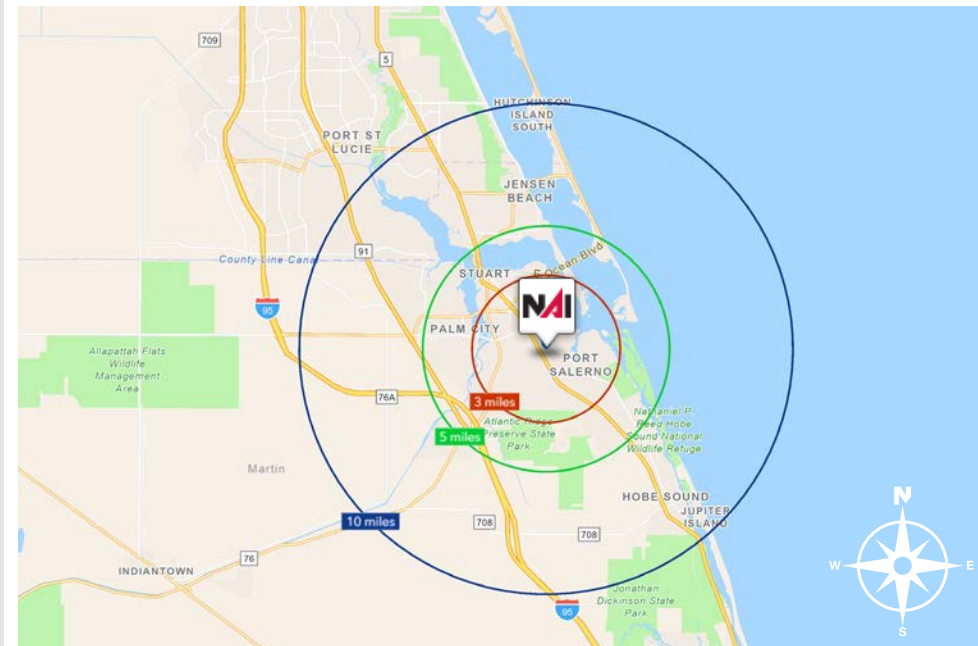
3 Mile:	49,417
5 Mile:	91,625
10 Mile:	181,917

#### Average Household Income

3 Mile:	\$99,391
5 Mile:	\$116,752
10 Mile:	\$118,760

#### Median Age

3 Mile:	51.7
5 Mile:	55.5
10 Mile:	54.9





## City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.



## Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

### *Martin County is for...*

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.







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