

Real Estate Only. Showing by Appointment Only.

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Two Warehouses in Stuart Industrial Park

2440 & 2928 SE Monroe Street, Stuart, FL 34997

FOR SALE:

\$5,130,000 (\$225/SF)

FOR LEASE:

\$17.00/SF Net

Property Details

Parcel ID:	52-38-41-004-002-00020-3 & 52-38-41-004-002-00010-5
Zoning:	M-2
Total Finished Area:	2440 SE Monroe St: ±11,900 SF 2928 SE Monroe St: ±10,872 SF
Combined Lot Size:	±1.779 acres
Years Built:	1987; 1997
Construction:	Metal on Steel Frame
Building Height:	16' - 20'
Overhead Doors:	2440 SE Monroe St: (4) 12'x14' (3 Dock High) 2928 SE Monroe St: (4) 12'x14' & (8) 14'x14'
Power:	3 phase at telephone pole
Utilities:	City Water and septic

Property Description

Located side by side in Stuart's established industrial corridor, 2440 & 2928 SE Monroe Street offer a combined ±22,772 SF of warehouse space across two parcels, with office/retail space at 2928 SE Monroe Street. Available together or separately, these M-2 zoned properties are ideal for owner-users, tenants, or investors seeking efficient space for warehousing, light manufacturing, or service operations.

Both buildings feature durable metal-on-steel construction, 3-phase power, and oversized overhead doors, with (3) dock-high doors at 2440 SE Monroe Street. With flexible layouts, high clearances, and a strong location in Martin County's industrial hub, these buildings offer a rare opportunity for scalable industrial use in a high-demand market.



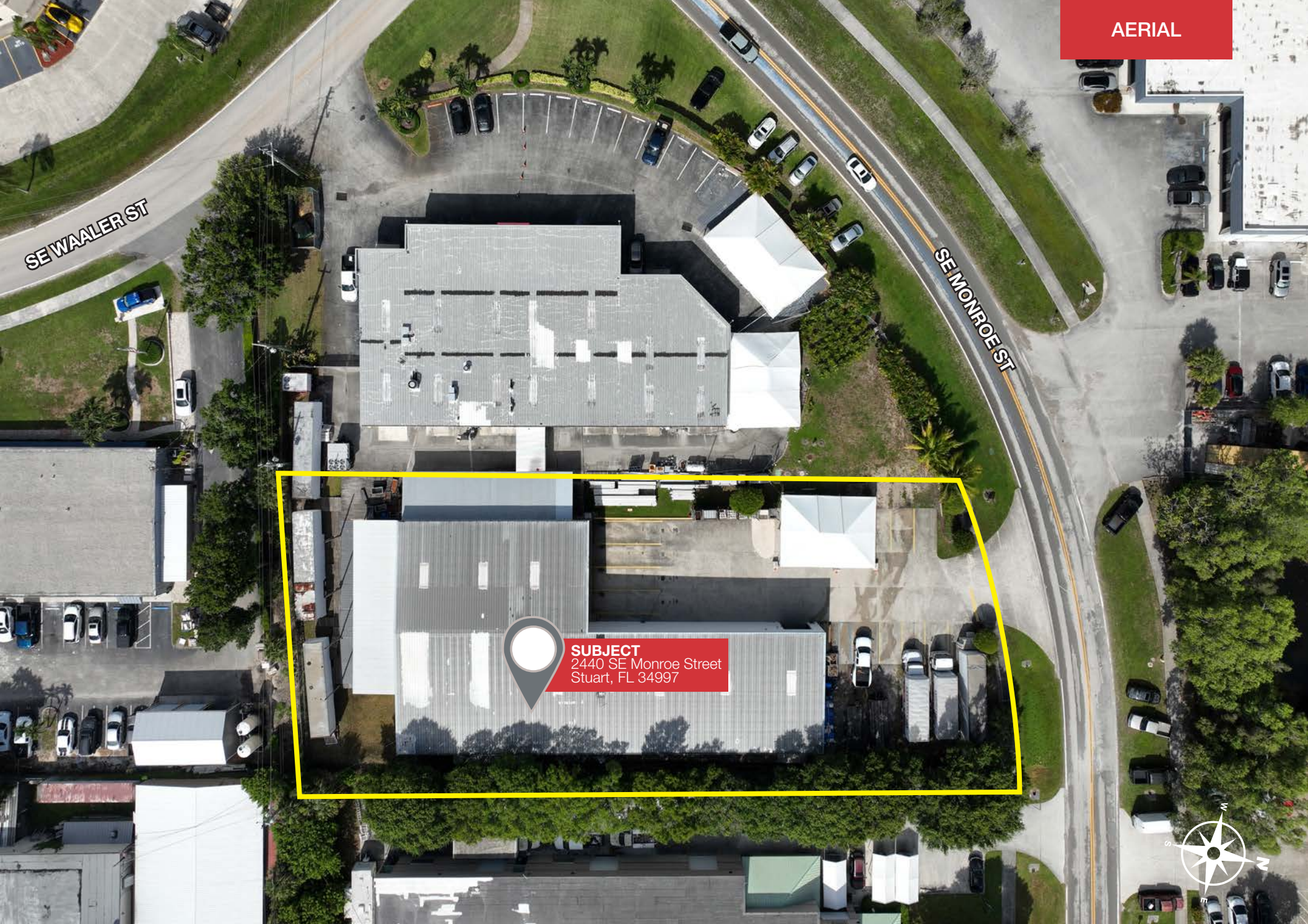


2928 SE
MONROE ST



2928 SE
MONROE ST





SUBJECT
2440 SE Monroe Street
Stuart, FL 34997



2440 SE
MONROE ST



LOOKING
NORTH

WITHAM AIR FIELD

Walmart

NuCO2
BIOGEN CARBONATION 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

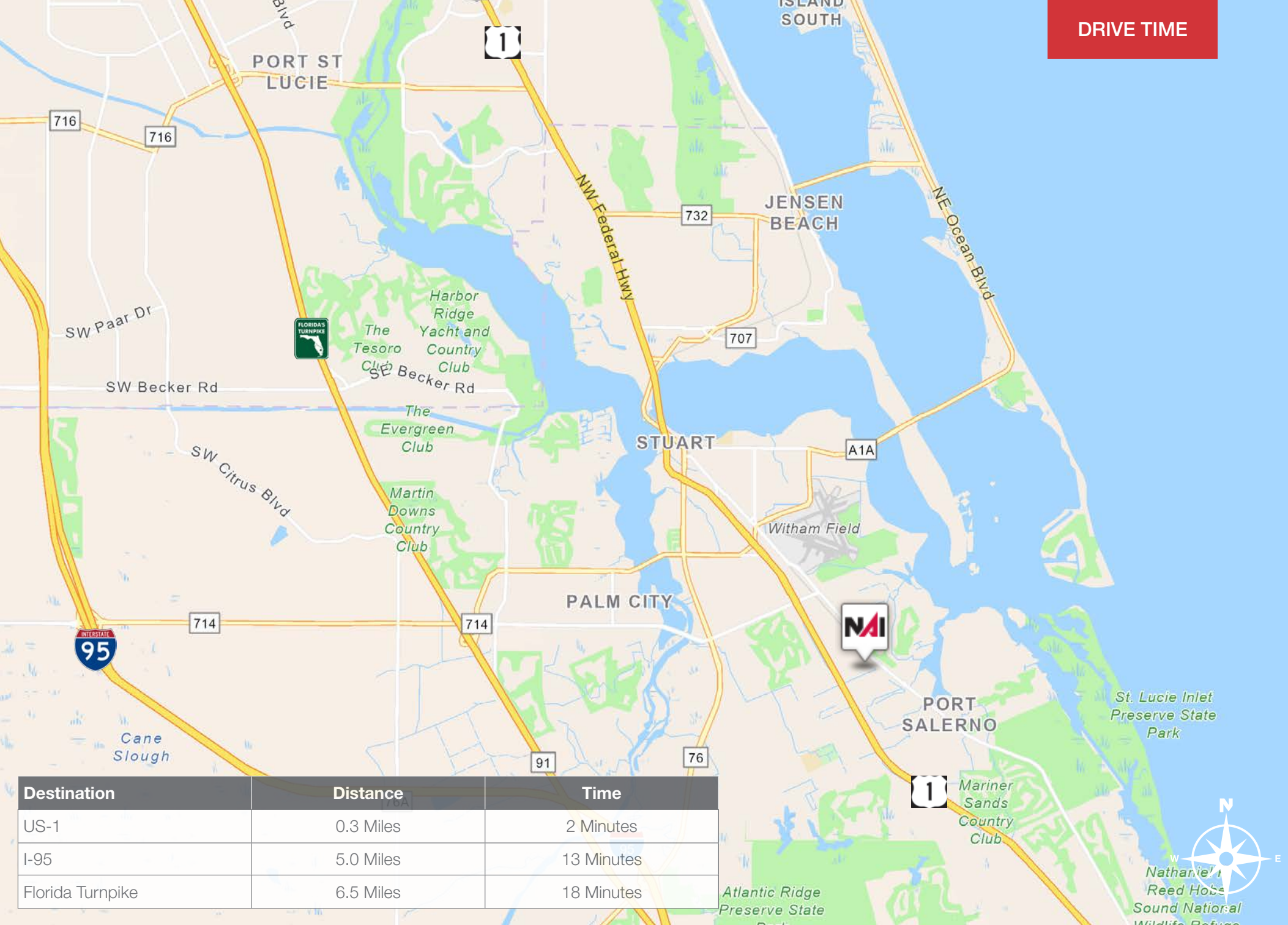
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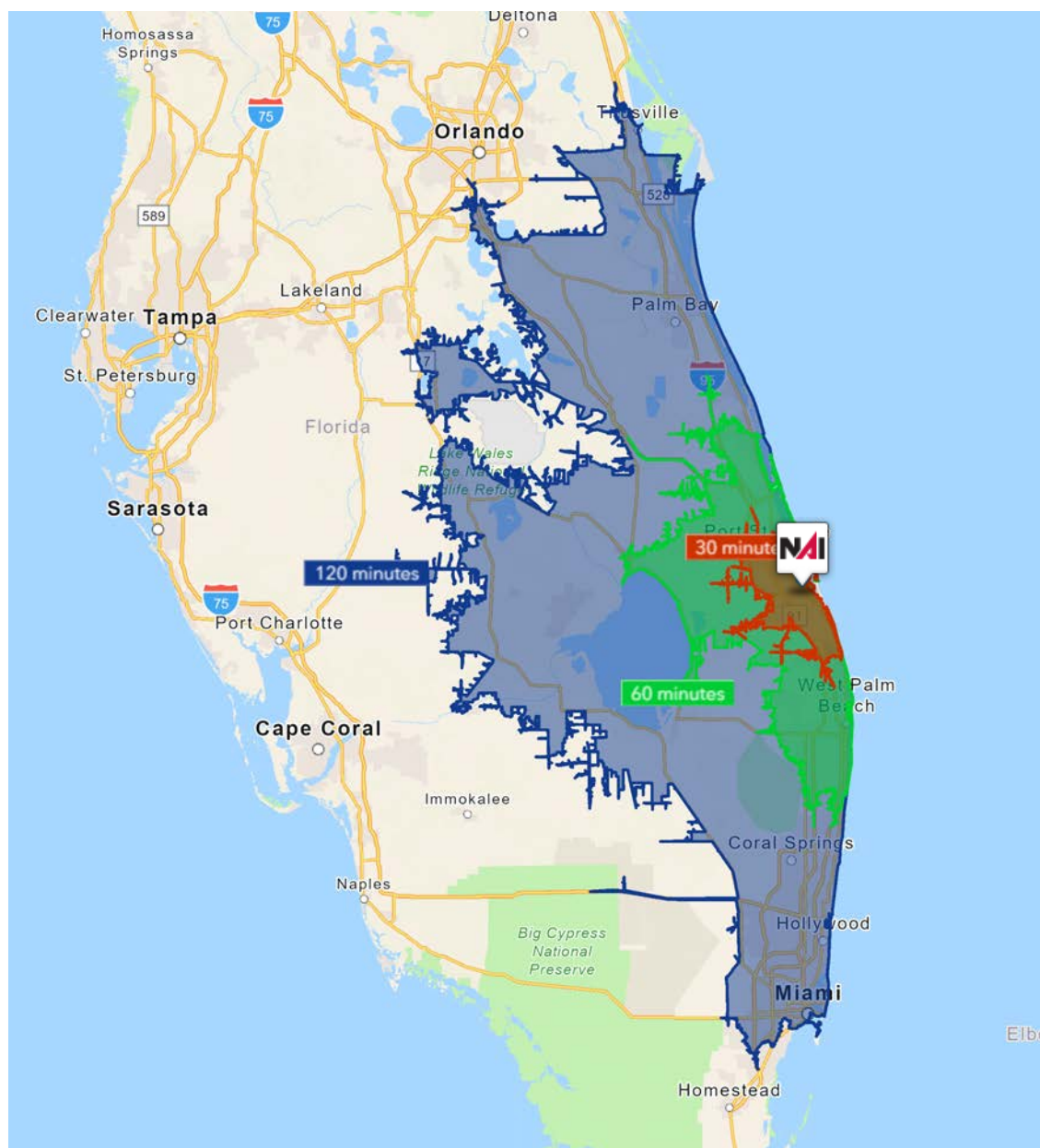
SE WAALER ST



TWO WAREHOUSES IN STUART INDUSTRIAL PARK | 2440 & 2928 SE MONROE ST, STUART, FL 34997

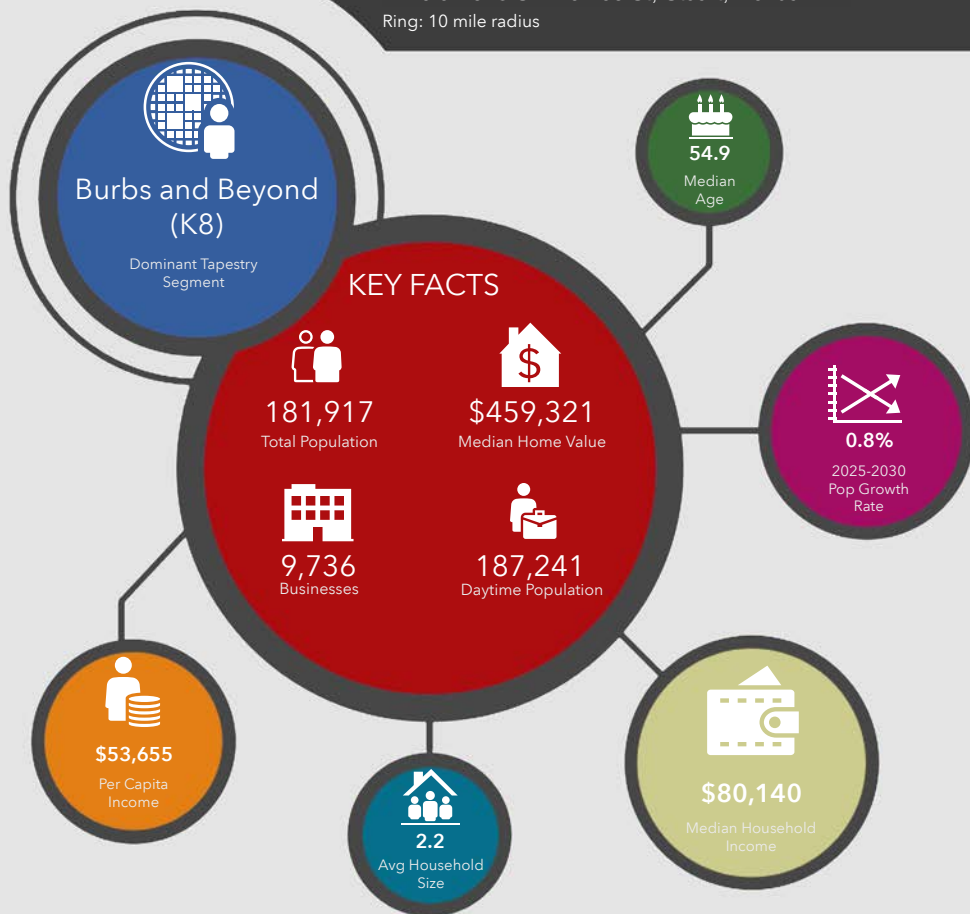
NAI Southcoast



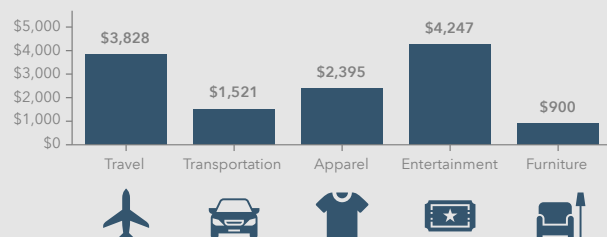


30 Minutes	60 Minutes	120 Minutes
291,445 2010 Population	1,513,019 2010 Population	6,380,901 2010 Population
356,648 2025 Population	1,822,956 2025 Population	7,321,838 2025 Population
22.37% 2010-2025 Population Growth	20.48% 2010-2025 Population Growth	14.75% 2010-2025 Population Growth
1.43% 2025-2030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

2440 & 2928 SE Monroe St, Stuart, Florida
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

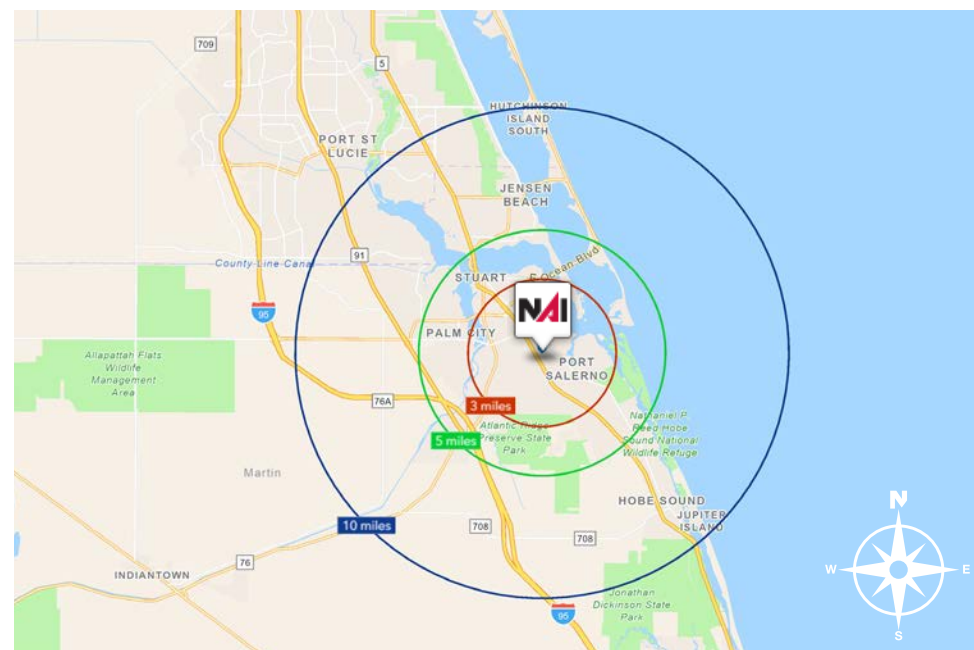
3 Mile:	49,417
5 Mile:	91,625
10 Mile:	181,917

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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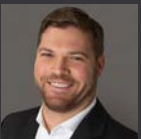


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