

FOR SALE

IMPROVED LAND PAD

TREASURE COAST COMMERCE CENTER, STUART, FL



LOCATION: On Jack James Drive, in the Treasure Coast Commerce Center, just north of SR76 (Kanner Highway) in Stuart, FL.

SIZE: Improved pad site for Building A (up to 63,000 +/- square foot warehouse).

ZONING: LI - Limited Industrial (Martin County)

DESCRIPTION: Site plan approvals have expired, so buyer would have to reapply for new site plan approvals. It appears that impact fees have been prepaid for this use. Much infrastructure is already in place - driveways, some parking, utilities, storm drainage, etc. Potential to develop a 25,000-40,000 square foot office building as an alternate use. This is the 2nd phase of an 8+ acre warehouse condo development known as the Treasure Coast Commerce Center condominium.

SALE PRICE: ~~\$1,650,000.00~~ **REDUCED TO \$1,390,000.00**

For More Information:

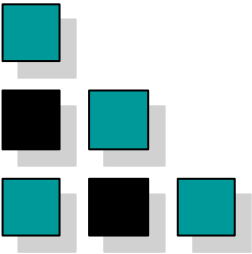
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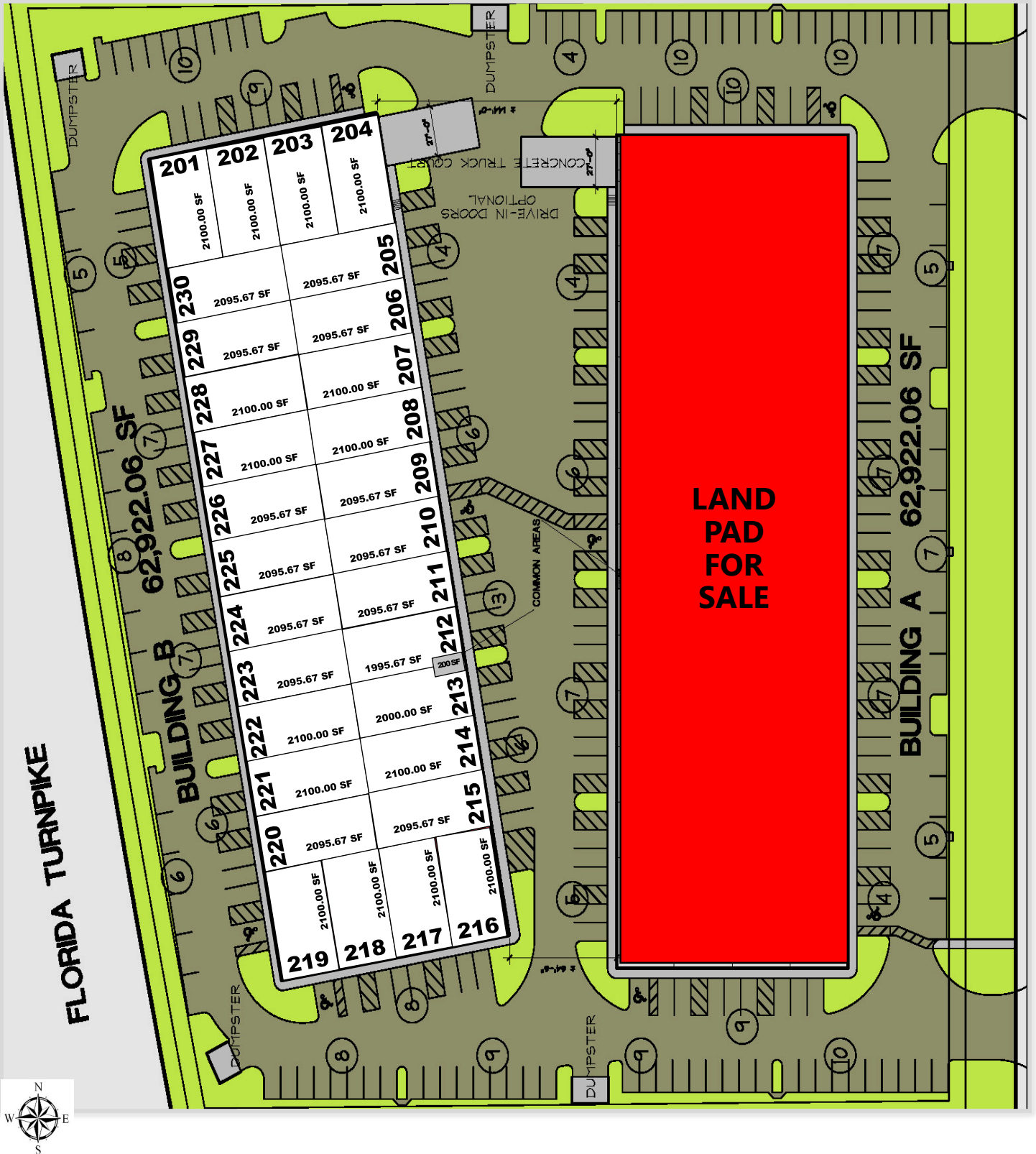


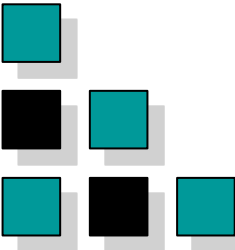
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SITE PLAN

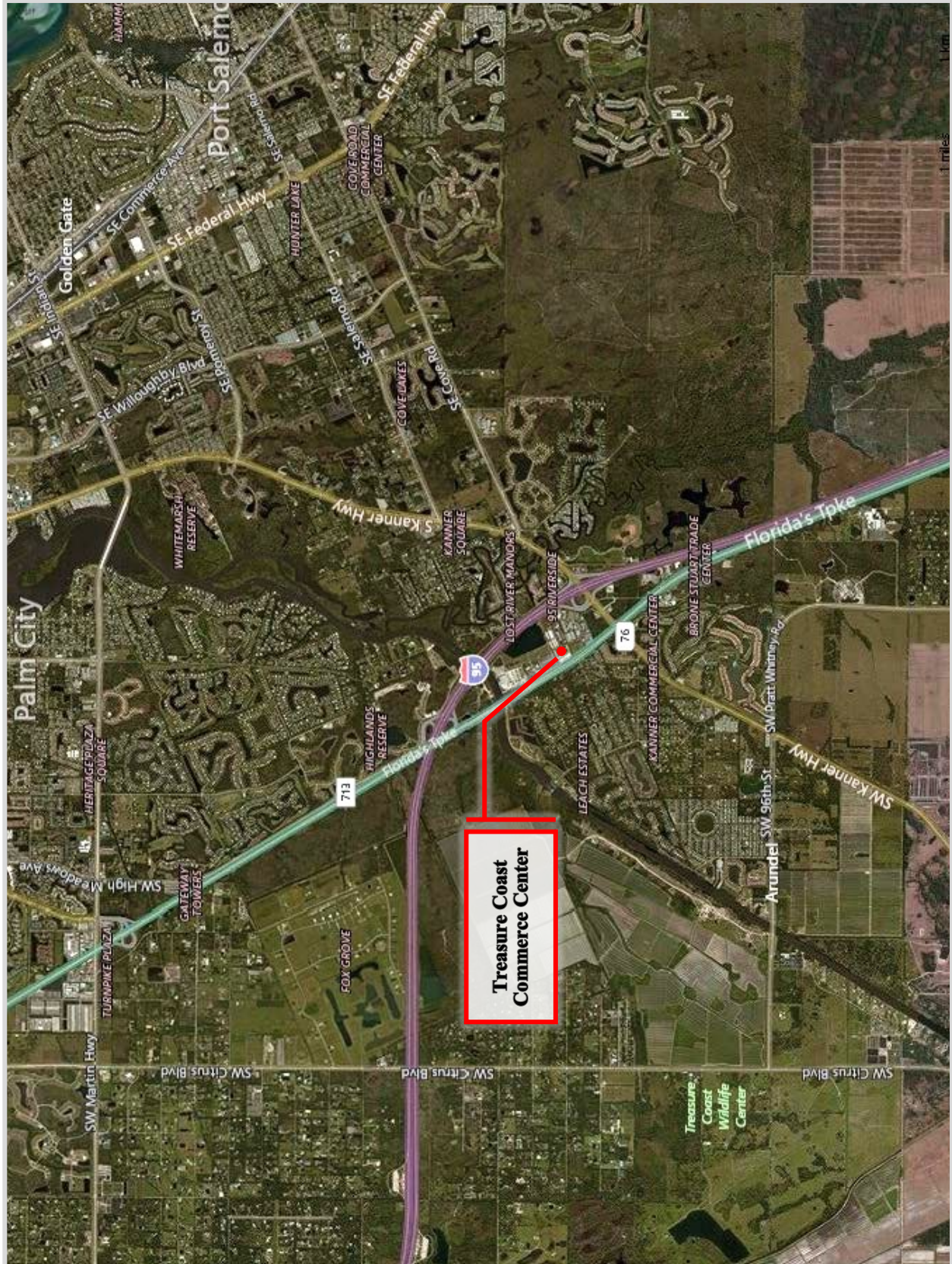
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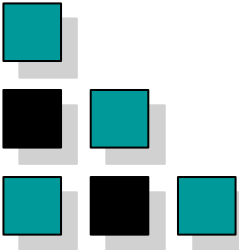




AERIAL MAP

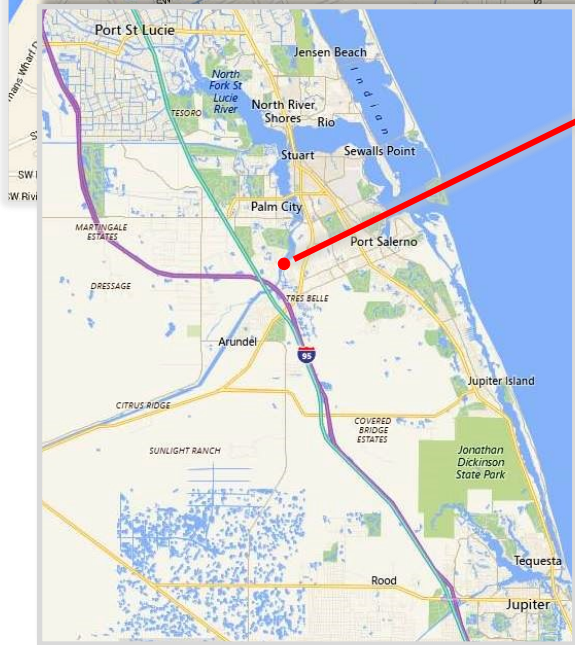
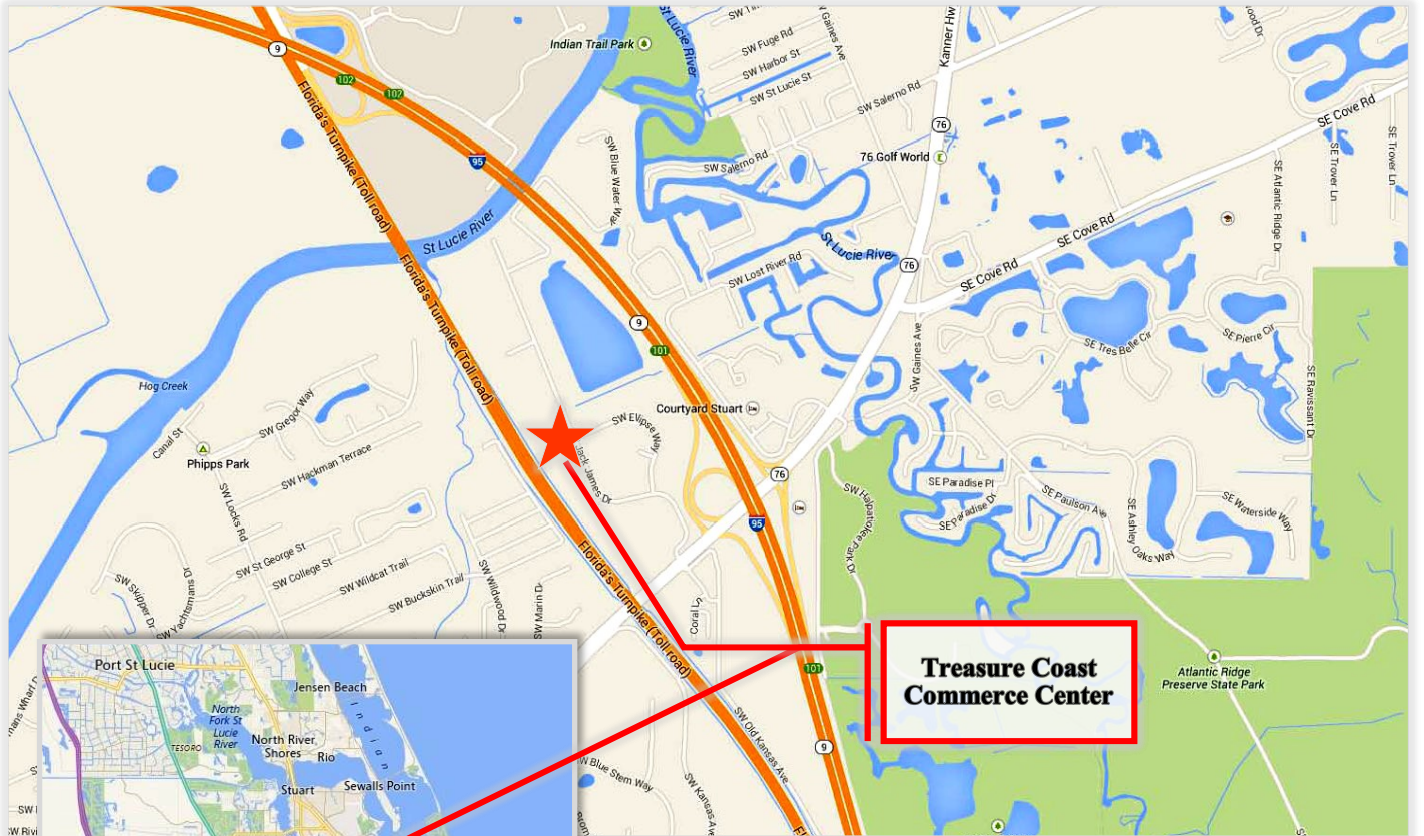
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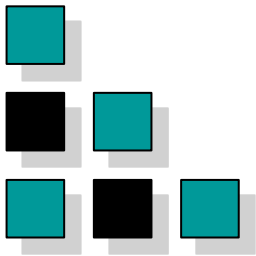


LOCATION MAPS / DEMOS

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DEMOGRAPHIC PROFILE			
	1 Mile	3 Mile	5 Mile
Population	2,097	16,346	54,405
Households	821	6,492	23,682
Ave HH Income	\$77,468	\$94,983	\$79,201
Median Age	51.2	49.6	49.9



Limited Industrial Permitted Uses *

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Agricultural Uses

Agricultural Veterinary Medical Services
Aquaculture
Plant Nurseries & Landscape Services

Public & Institutional Uses

Administrative Services, Not for Profit
Cemetery or Crematorium
Educational Institution
Park and Recreation, Passive & Active
Place of Worship
Post Offices
Public Libraries
Protective and Emergency Services
Recycling Center, Drop-off Centers
Utilities

Commercial & Business

Adult Business
Amusement, Commercial – Indoor & Outdoor
Business and Professional Offices
Commercial Day Care
Construction Sales and Services
Construction Industry Trades
Financial Institutions
Flea Market
General Retail Sales & Services
Golf Driving Range
Hotel, Motel, Resorts & Spas
Kennels, Commercial
Limited Retail Sales & Services
Medical/Dental Services
Pain Management Clinics
Residential Storage Facility
Restaurant, General
Restaurant, Convenience w/ Drive Thru
Shooting Ranges, Indoor
Trade and Skilled Services
Vehicle Sales and Repair
Veterinary Medical Services
Wholesaling and Warehousing

Industrial

Limited Impact Industry

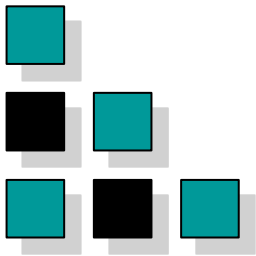
Residential Uses

Accessory Dwelling Units

Life Science, Technology & Research – (LSTAR)

Biomedical Research
Bioscience Research
Computer & Electronic Components Research & Assembly
Computer & Electronic Products Research & Assembly
Computer Programming/Software Research
Computer System Design
Electromedical Apparatus Research & Assembly
Electronic Equipment Research & Assembly
Laser Research & Assembly
Lens Research
Management, Scientific & Technical Services
Marine Research
Medical & Dental Labs
Medical Equipment Assembly
Optical Equipment Assembly
Optical Instruments Assembly
Optoelectronics Assembly
Pharmaceutical Products Research
Precision Instrument Assembly
Professional, Scientific & Technical Services
Reproducing Magnetic & Optical Media
Research & Development Labs & Facilities, Alter. Energy
Scientific & Technical Consulting Services
Simulation Training
Technology Centers
Telecommunications Research
Testing Laboratories

* Per Martin County Code



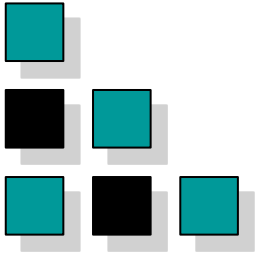
Limited Industrial Permitted Uses *

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Targeted Industries Business - (TIB)

Aviation & Aerospace Manufacturing
Business-to-Business Sales & Marketing
Chemical Manufacturing
Convention Centers
Credit Bureaus
Credit Intermediation & Related Activities
Customer Care Centers
Customer Support
Data Processing Services
Elec. Equipment & Appliance Comp. Manufac.
Electronic Flight Simulator Manufacturing
Fiber Optic Cable Manufacturing
Film, Video, Audio & Electronic Media Prod.
Food & Beverage Products Manufacturing
Funds, Trusts & Other Financial Vehicles
Furniture & Related Products Manufacturing
Health & Beauty Products Manufacturing
Information Services & Data Processing
Insurance Carriers
Internet Service Providers, Web Search Portals
Irradiation Apparatus Manufacturing
Lens Manufacturing
Machinery Manufacturing
Management Services
Marine & Marine Related Manufacturing
Metal Manufacturing
National, International & Regional Headquarters
Non-depository Credit Institutions
Offices of Bank Holding Companies
On-line Information Services
Performing Arts Centers
Plastics & Rubber Products Manufacturing
Printing & Related Support Activities
Railroad Transportation
Reproducing Magnetic & Optical Media
Securities, Commodity Contracts
Semiconductor Manufacturing
Simulation Training
Spectator Sports
Surgical & Medical Instrument Manufacturing

Technical Support
Telephonic & On-line Business Services
Textile Mills & Apparel Manufacturing
Transportation Air
Transportation Equipment Manufacturing
Transportation Services
Transaction Processing
Trucking & Warehousing
Wood & Paper Product Manufacturing



DISCLAIMERS

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