

FOR SALE

7752 - 7758 SW Jack James Drive

Stuart, FL 34997

Industrial Flex Space Condo Unit



PROPERTY OVERVIEW

8,400 +/- square foot flex space condo units within a 63,000 sf building. Units are currently leased to a single tenant through November 4, 2021. The lease will be assigned at closing.

Units sold collectively and can not be divided. The entire 8,400 sf is under air and consists of a 20' x 8' office area, 3 Phase power, fully fire sprinklered, a minimum 24' clear ceiling height, and four 12' x 14' grade level doors.

LOCATION OVERVIEW

On Jack James Drive, in the Treasure Coast Commerce Center, just north of SR76 (Kanner Highway) in Stuart, FL. Located at I-95 Stuart Exit 101.

OFFERING SUMMARY

Building Size:	63,000 SF
Available SF:	8,400 SF
Zoning:	LI - Limited Industrial (Martin County)

SALE PRICE

\$1,134,000.00 (\$135.00/SF)

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SLC Commercial
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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

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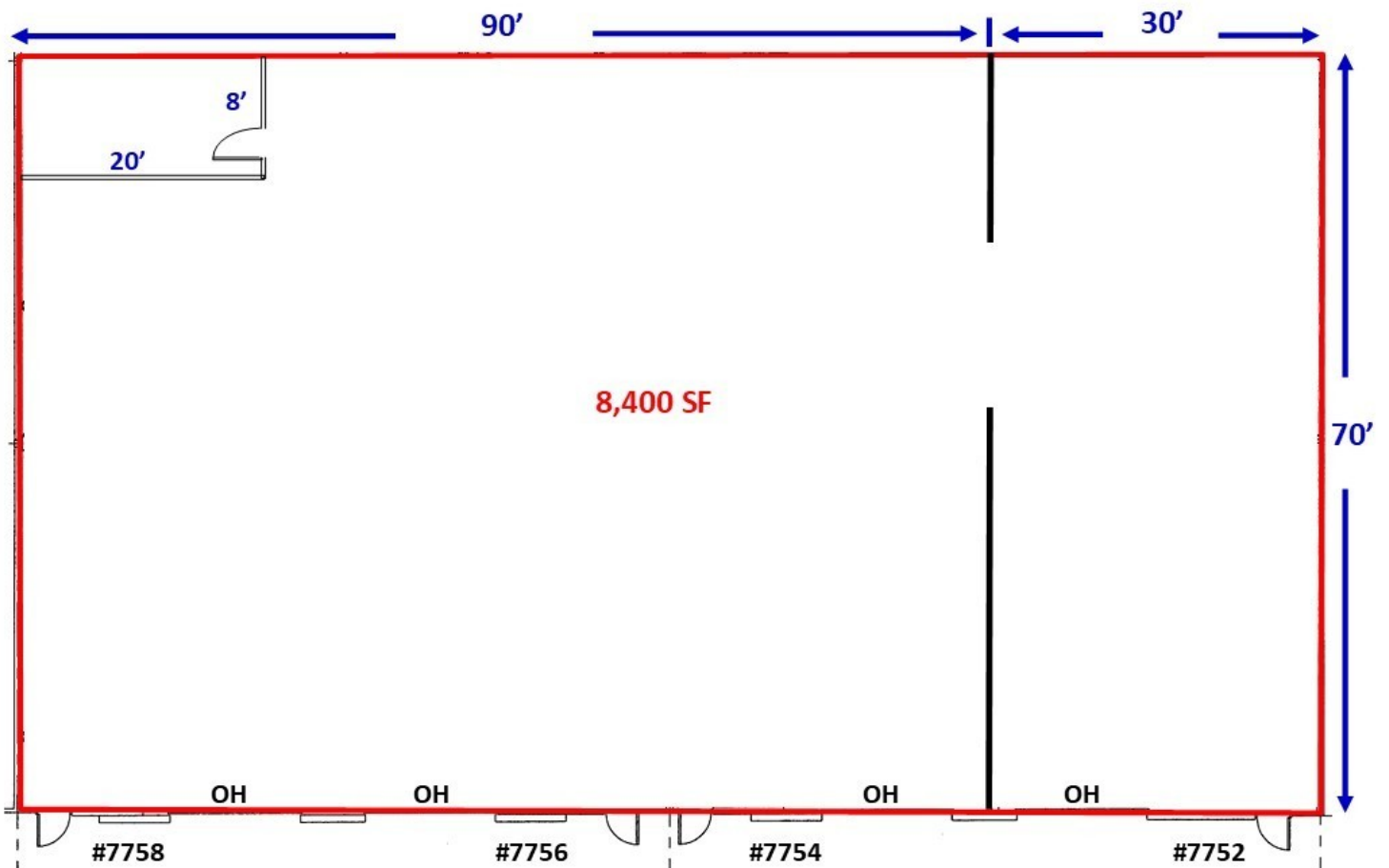
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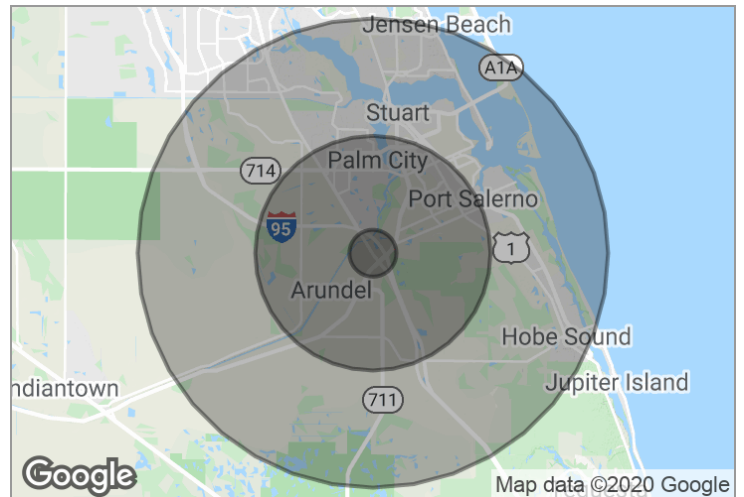
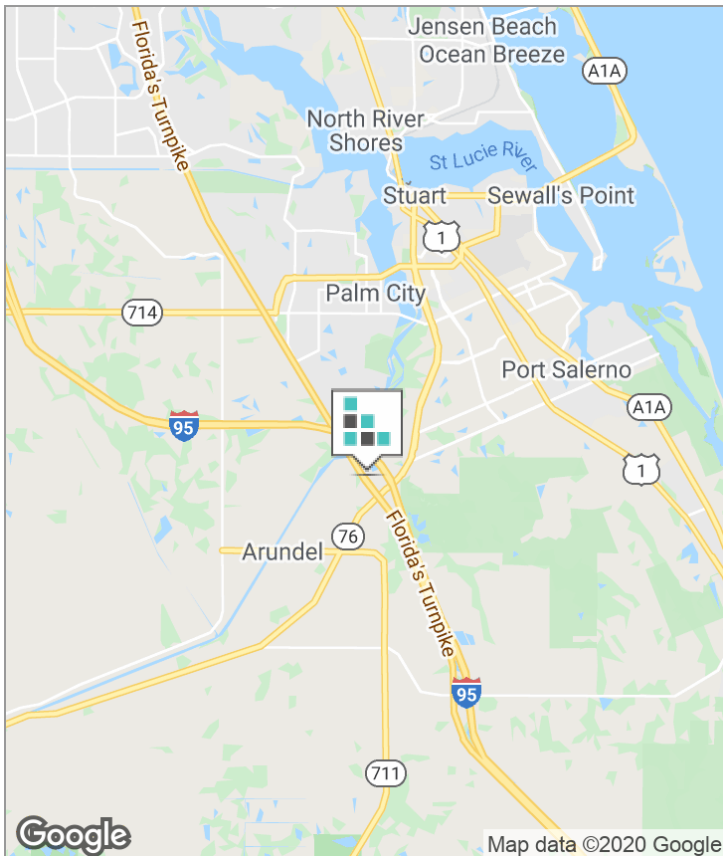
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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	1,091	42,747	151,112
Total Households	454	17,161	63,077
Average HH Income	\$82,510	\$82,164	\$80,142
Average Age	53.9	46.7	48.7

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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