

FOR LEASE

MARTIN COMMERCE CENTER



- ADDRESS:** 3195 SE Gran Park Way; Stuart, FL (Units 5&7)
- PROPERTY SIZE:** 1,916
- ZONING:** Limited Industrial
- LEASE AMOUNT:** \$8.00/SF (Gross)
- COMMENTS:** Introducing Martin Commerce Center! Building Features include: Concrete tilt-wall construction, 3-phase electric, and 12x14 overhead roll-up grade level doors. This attractive, quality built retail/office/warehouse space is located in the commercial district of central Stuart, Florida with easy access to U.S. Highway 1 and Dixie Highway. Just minutes to I-95 and Florida's Turnpike.

EXCLUSIVELY LISTED BY...

759 S. Federal Highway, Ste. 304
Stuart, Florida 34994

www.ChristensonCommercial.com

**Christenson
Commercial**
REAL ESTATE

For Additional Information Contact:

Derrick Christenson

(772) 201-3154

Derricksoldit@aol.com

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.



BUILDING DATA:

RETAIL AREA = 1,600 S.F.
OFFICE AREA = 7,040 S.F.
MEZZANINE AREA = 1,900 S.F.
WAREHOUSE AREA = 6,686 S.F.
TOTAL AREA = 17,226 S.F.

TOTAL BUILDING COVERAGE: 30.70%
BUILDING HEIGHT = 26'
NUMBER OF EMPLOYEES = 16

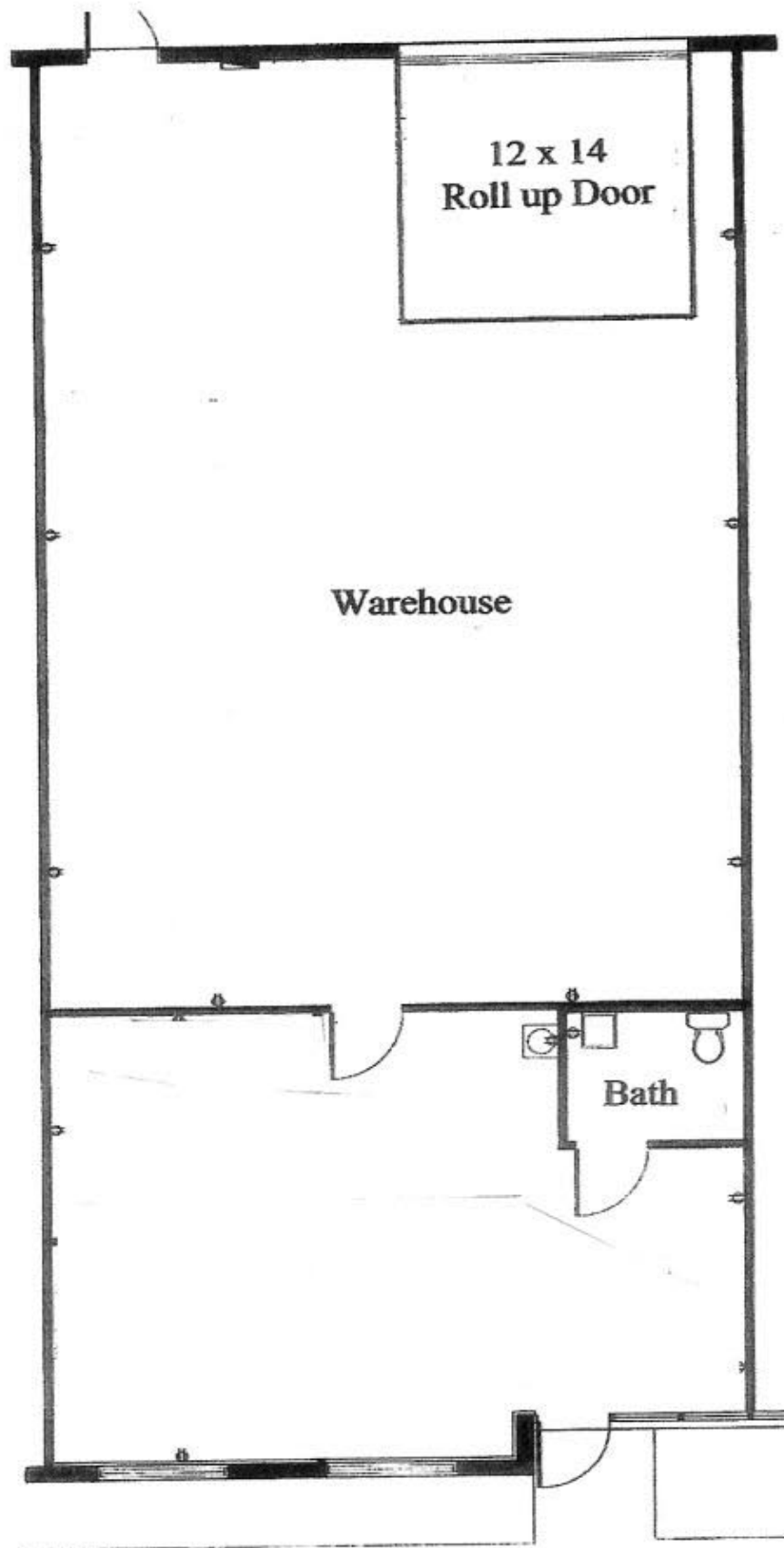
PARKING CALCULATIONS

RETAIL AREA = 1,600 S.F.
= 1 SPACE PER 200 S.F.
= 1,600 S.F. / 200 = 8 SPACES

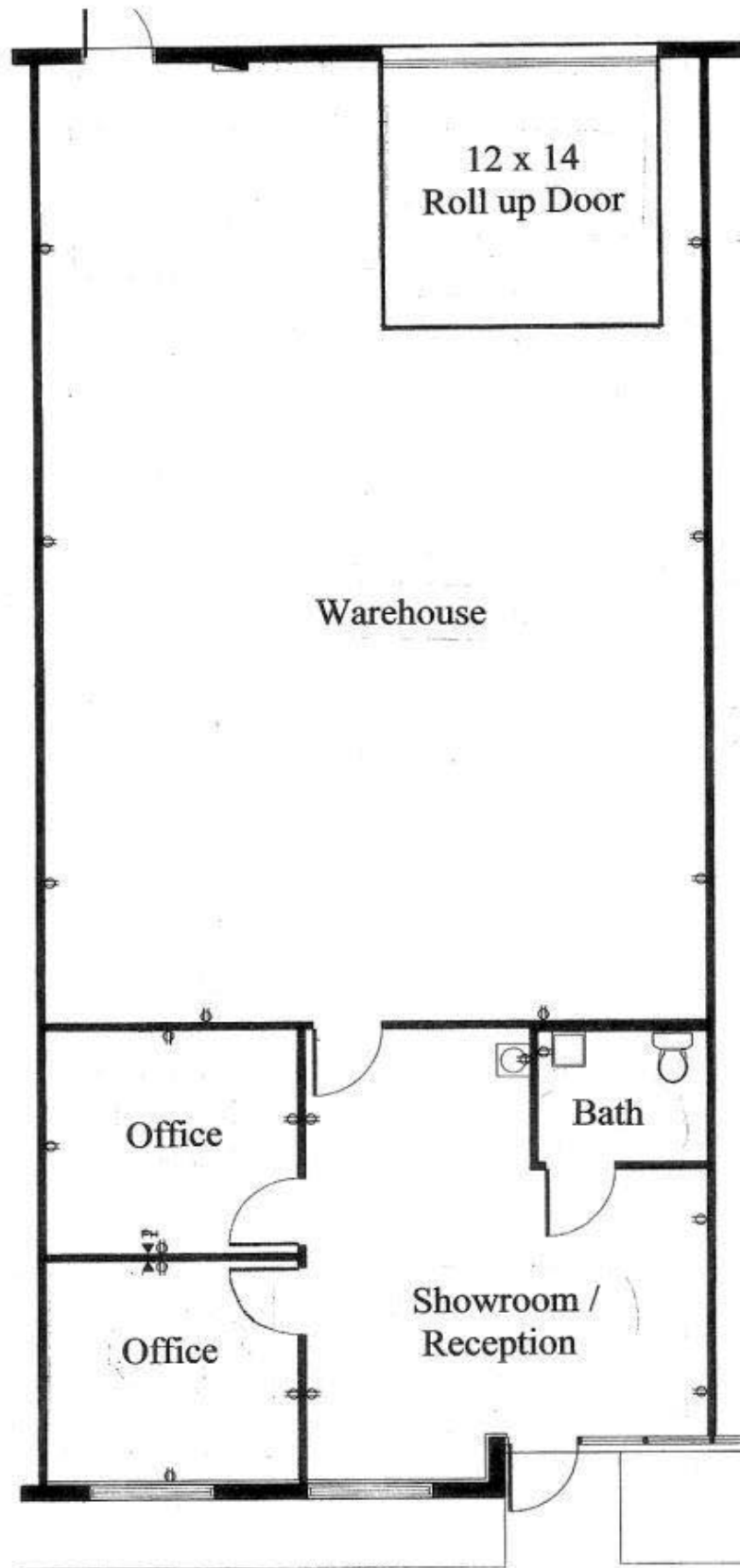
OFFICE AREA = 7,040 S.F.
= 1 SPACE PER 300 S.F.
= 7,040 S.F. / 300 = 23 SPACES

WAREHOUSE AREA = 8,586 S.F.
= THE GREATER OF 1 SPACE/1,000 S.F.
8,586 S.F./1,000 = 9 SPACES
OR 1 SPACE/2 EMPLOYEES
16 EMPLOYEES/2 = 9 SPACES

PARKING REQUIRED = 40 SPACES (2 HC)
PARKING PROVIDED = 40 SPACES (2 HC)



**Martin Commerce Center
Typical Tenant Interior
1916 sq ft**



Martin Commerce Center
Typical Tenant Interior
1916 sq ft

