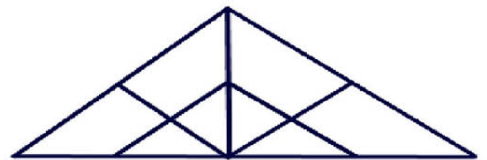


***7,000 SQUARE FOOT
INDUSTRIAL BUILDING
STUART, FL***



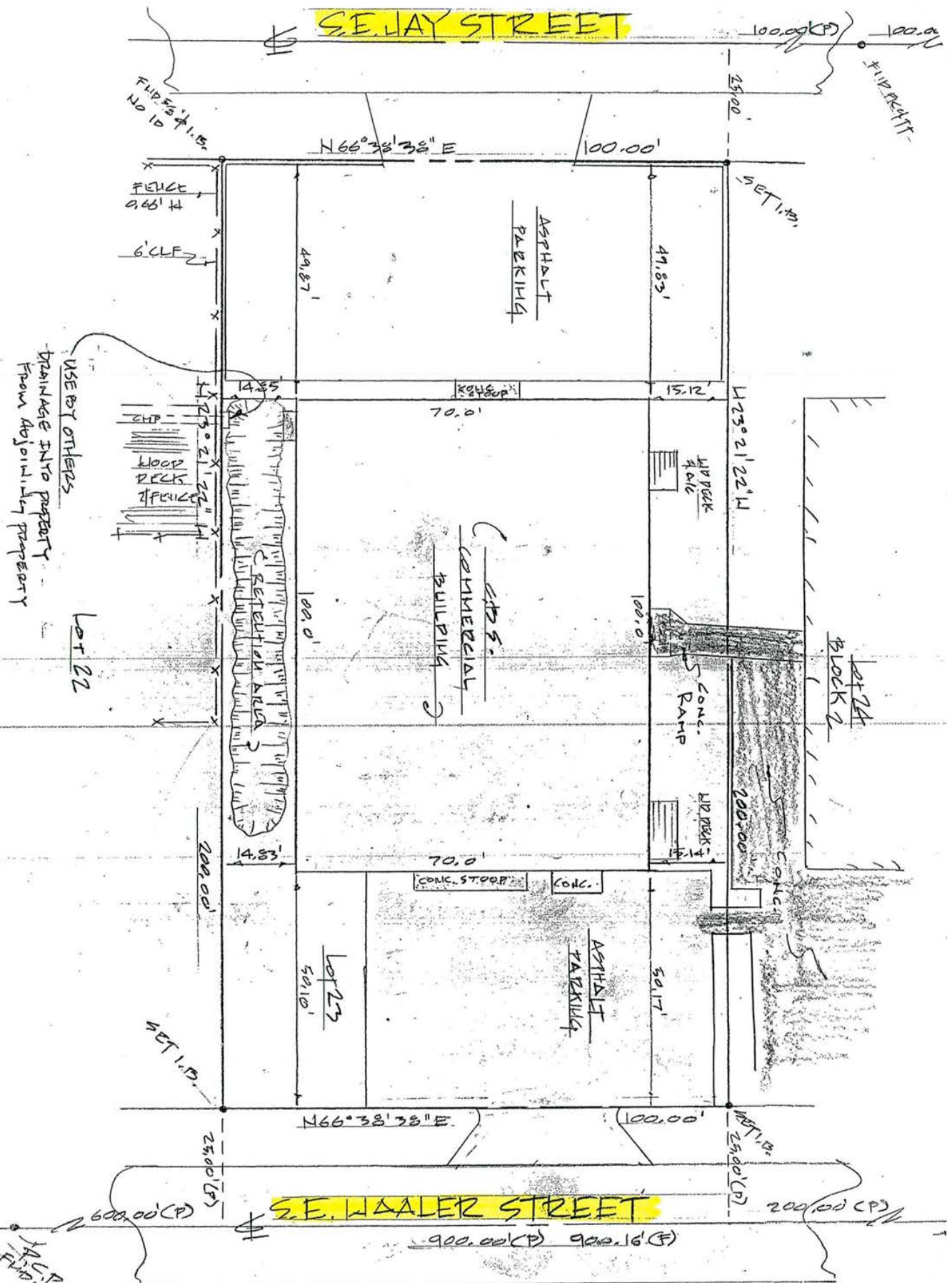
HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW Corporate Pkwy, Suite 202
Palm City, FL 34990
772 287-4690 – 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	3102 SE Jay Street & 3141 SE Waaler Street Stuart, Florida 34997 241+/- feet West of SE Commerce Avenue
LOT SIZE:	100'X 200' (.4591 Acre)
FRONTAGE:	100 feet on SE Jay Street 100 feet on SE Waaler Street
IMPROVEMENTS:	7,000 square foot CBS Industrial Building constructed in 1987. Office Space- 3,500 square feet Warehouse Space- 3,500 square feet 16 foot ceilings – 3-Phase Power
PARKING:	4,500 square feet of paved parking area
ZONING:	M-1, Industrial District
LAND USE:	Industrial
UTILITIES:	Water (Martin County Utilities)
TAXES:	\$6,559.83 (2012)
PRICE:	\$369,000.00
COMMENTS:	Lowest priced building in area. Fronting on SE Jay Street there is 3,500 square feet of air conditioned office area with two large work rooms- 15' x 45' and 15' x 23'. On SE Waaler Street there is 3,500 square feet of industrial space with a large roll up door. This space consists of a large open area containing two offices and two bathrooms.

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.



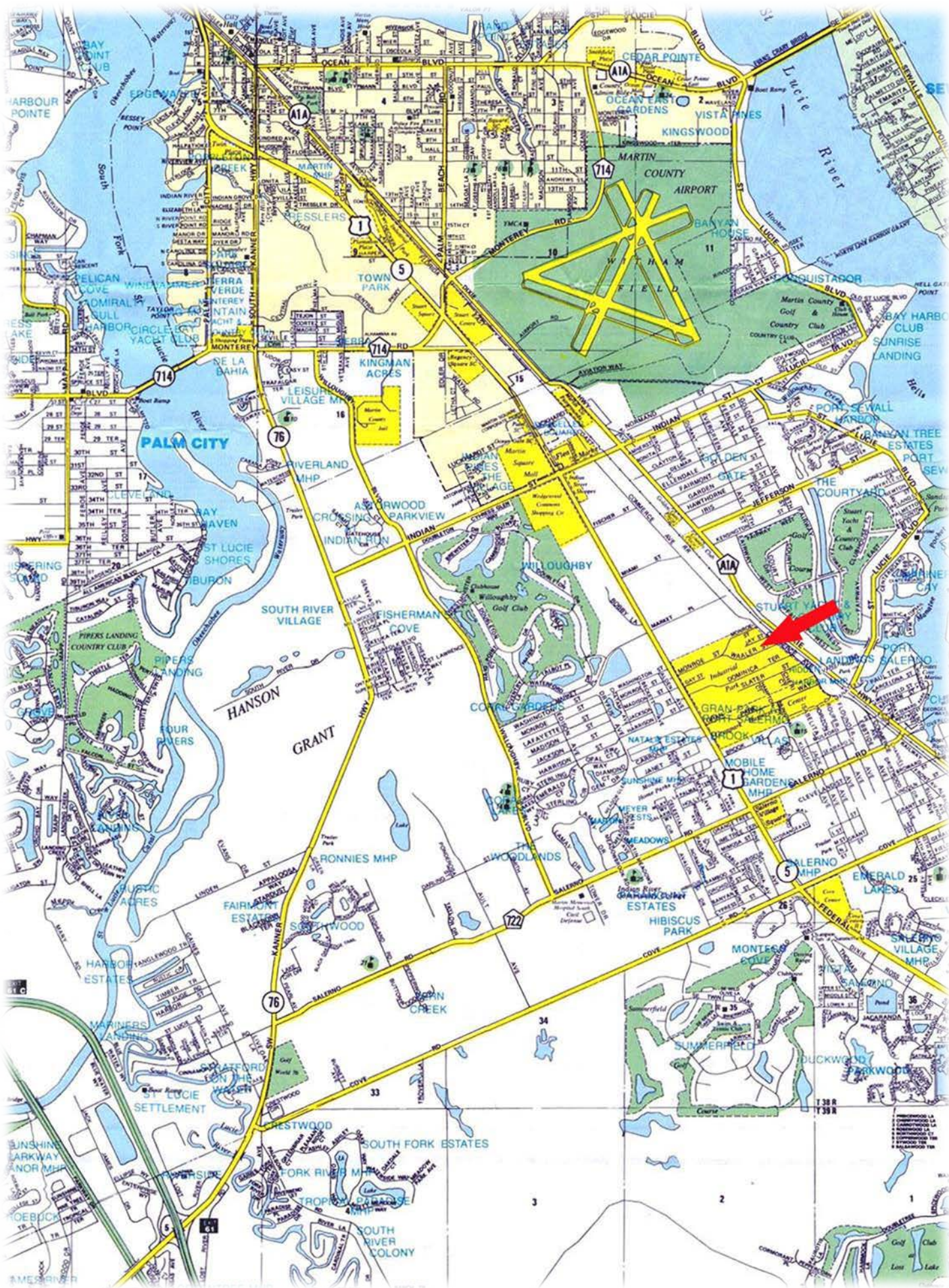












Sec. 3.420. - M-1 Industrial District.

3.420.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
 - a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
 - b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than nonpowered hand tools, or processes producing high frequency vibrations shall be permitted.
 - c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
 - d. No processes which emit an odor nuisance beyond the plant site shall be permitted. Where odors are produced an provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
 - e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.
 - f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
 - g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the plant site.
 - h. Where processes involve disposal of industrial sewage wastes, approval of proposed method of disposal by the County health officer shall be secured and presented to the director of zoning and building before a building permit shall be issued.
 - i. Off-street parking for the motor vehicles of employees and visitors shall be provided on the basis of one space for each two employees. Off-street loading docks for the handling of all materials and products shall be provided in area treated to prevent dust, and shall be screened from view from outside the plant site. Such screening maybe 50 percent opaque shrubbery or fencing.
 - j. Buildings and fences shall be painted, unless the materials are naturally or artificially colored. No signs, other than a single sign bearing the name of the manufacturer and product, limited in size to 40 square feet or one per cent of the area of the front elevation of the main building, whichever is greater, multiplied by one-fortieth of the setback in feet, shall appear on or be painted on any building or fence.
3. Manufacture of the following:
 - Brooms and brushes
 - Candy
 - Cigars, cigarettes or snuff
 - Cosmetics and toiletries, except soap
 - Clothing and hats
 - Ceramic products, electrically fired
 - Candles
 - Dairy products
 - Electronic devices
 - Ice cream

Jewelry
Leather goods and luggage
Optical equipment
Orthopedic and medical appliances
Pottery, electrically fired
Perfume
Pharmaceutical products
Precision instruments
Plastic products, except pyroxylin
Paper products and cardboard products
Silverware
Spices and spice packing
Stationery
Shoes
Televisions, radios and phonographs

4. Residences for the use of watchmen or custodians only.

3.420.B. Required lot area, width, and building height limits.

1. Lots or building sites in an M-1 Industrial District shall have an area of not less than 15,000 square feet, with a minimum width of 100 feet measured along the front property line. Not more than 40 percent of the lot area shall be occupied by structures or buildings. Buildings shall be limited to not more than 30 feet in height.
2. Where the lot abuts a residential or estates district, the minimum lot area shall be increased by the number of square feet necessary to provide a 50-foot-wide buffer area between the line of abutment and the nearest building.

3.420.C. Minimum yards required.

1. *Front:* 50 feet, except an office building may be located within 20 feet of the front property line.
2. *Rear and side:*
1 story: 15 feet.
2 stories: 15 feet.
3. No structure shall be built within 20 feet of the property line adjoining any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 40 feet of the property line adjoining a designated through-traffic highway.
5. No setback or yard shall be required adjacent to railroad spurs or sidings.
6. Where the lot abuts a residential or estates district, the yard requirements for the abutting sides or rear shall be increased to 50 feet, and planting shall provide for an evergreen hedge, uniformly colored masonry wall or board fence 6 feet high. Such screen shall be located on the sides and rear of the property.
7. Where the lot is separated from a residential or estates district only by a road, a landscaped planting shall provide for an evergreen hedge, uniformly colored masonry wall or board fence 6 feet high. Such screen shall be located on the sides and rear of the property.

LAND USE

Policy 4.13A.10. Industrial development. The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District (Figure 4-2). Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.