

HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

**4209 SW HIGH MEADOWS AVE.
PALM CITY, FL 34990
(772) 287-4690 • FAX (772) 219-8206**

***9,375+/- SQUARE FOOT
INDUSTRIAL BUILDING***



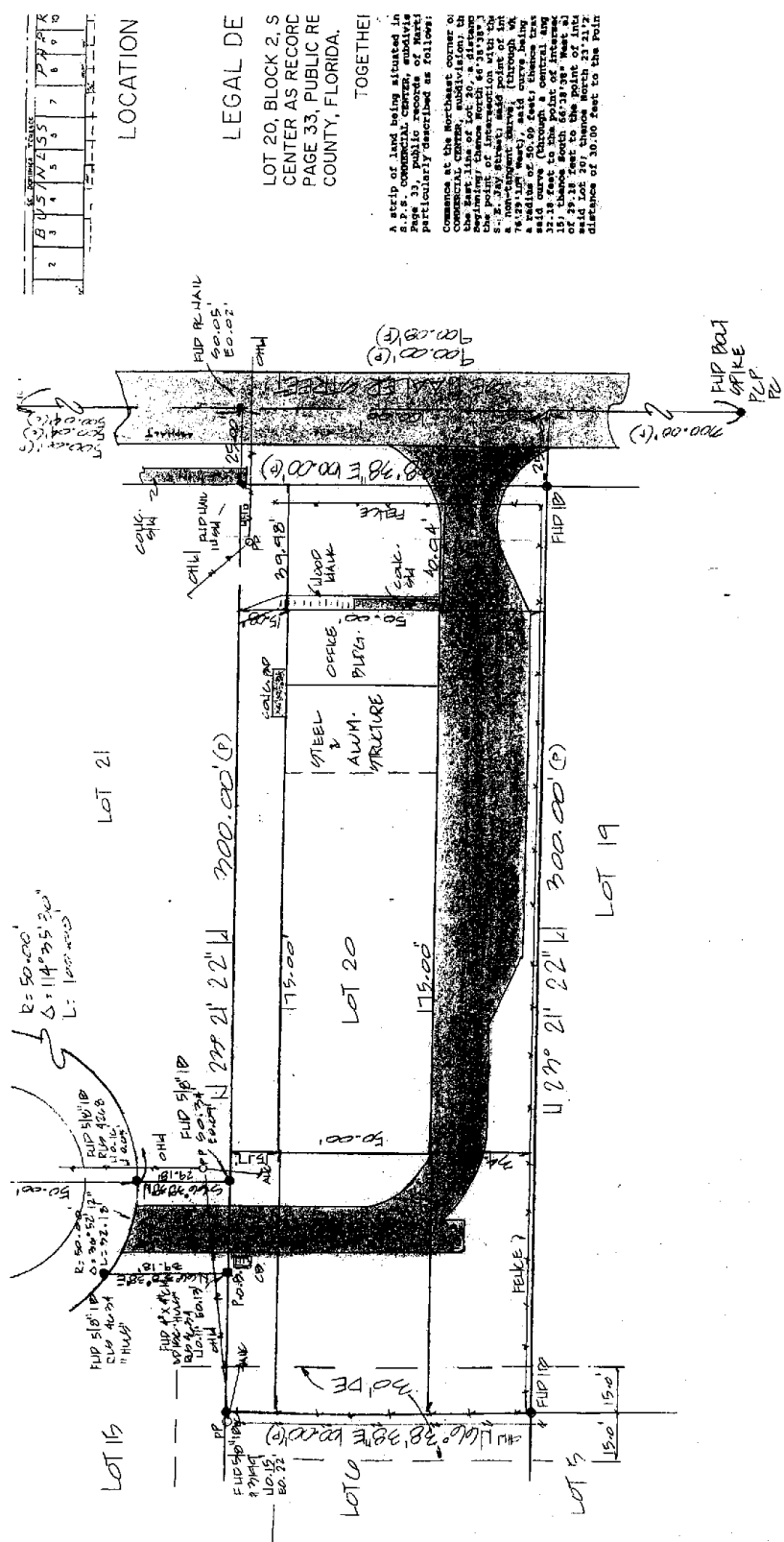
Stuart, FL

PROPERTY INFORMATION

LOCATION:	3091 S.E. Waaler Street Stuart, Florida 34997 1,990± feet East of U.S. Highway #1 in SPS Commercial Center
LOT SIZE:	.823 Acre (35,849.88 square feet)
IMPROVEMENT:	9,375± square foot concrete block and metal frame industrial building constructed in 1993. There is a total of 2,300± square feet of air conditioned space. The front portion of the building contains a large open area, office, storage room and full bathroom (with shower). There is an additional half bath in the rear portion of the building. 6- 12' X 12' rollup doors 7,006± square feet of paved parking area. 500 lineal feet of chain link fence
ZONING:	M-2, Industrial
LAND USE:	Industrial
UTILITIES:	Well & Septic System
TAXES:	\$9,690.47 (2009)
PRICE:	\$985,000.00
COMMENTS:	The property has excellent access with a driveway coming off Waaler Street, running along the length of the building and exiting out onto Jay Street. Large open areas, 20 foot ceilings and multiple rollup doors allow easy access for fork lifts or trucks. The property is currently leased on a month to month basis and owner will need 60 days to close. Property to be sold "as is" with right to inspect.

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.





LEGAL DE

LOT 20, BLOCK 2, S
CENTER AS RECORD
PAGE 33, PUBLIC RE
COUNTY, FLORIDA.

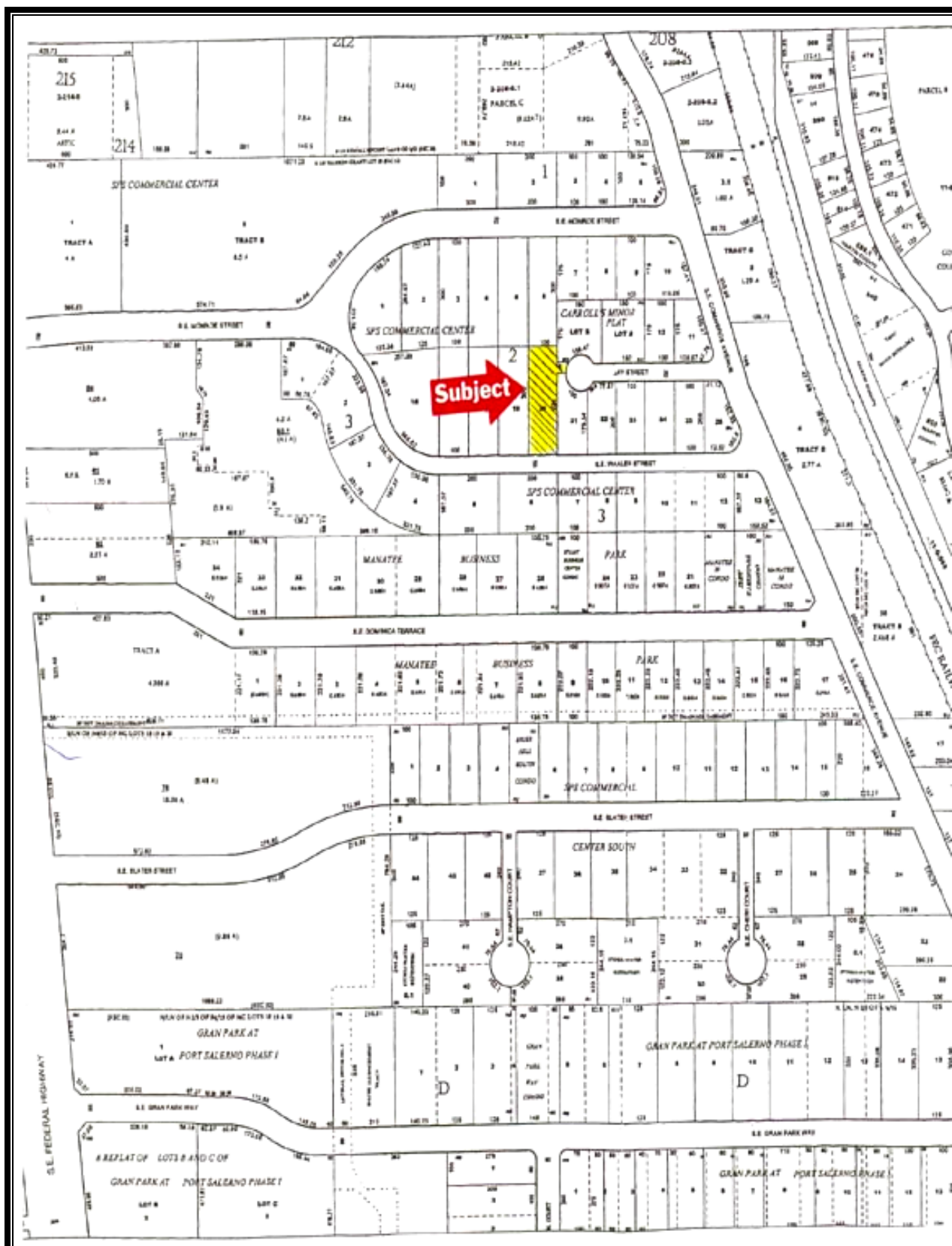
LOCATION

NOTES:

1. PROPERTY ADDRESS: SE WAALER STREET

NOT VALID WITHOUT THE SIGNATURE AND THE





Martin County

TO PORT ST. LUCIE/FT. PIERCE

JENSEN BEACH

TREASURE COAST SQUARE

JENSEN BEACH BLVD.

ENVIRONMENTAL STUDIES CENTER

NORTH RIVER SHORES

STUART

RIO

ST. LUCIE RIVER

SEWALL'S POINT

EAST OCEAN BLVD.

HOLIDAY INN

YMCA

WITHAM AIRPORT

MARTIN COUNTY FAIRGROUNDS

MONTEREY RD.

INDIAN STREET

WILCOX BLVD.

SALENO ROAD

COVE ROAD

PORT SALERNO

PIRATES COVE

ST. LUCIE INLET

ST. LUCIE INLET PRESERVE STATE PARK REEF

ST. LUCIE INLET PRESERVE STATE PARK

ATLANTIC OCEAN

HOBE SOUND

HOBE SOUND NATIONAL WILDLIFE REFUGE

HOBE SOUND BEACH PARK

JUPITER ISLAND

HOBE SOUND NATURE CENTER

JONATHAN DICKINSON STATE PARK

ENTRANCE RD.

INDIAN TOWN

TO BARLEY BARBER SWAMP

INDIAN TOWN AIRPORT

CITRUS BLVD.

OKEECHOBEE WATERWAY

S.W. FARM ROAD

TO DUPUIS RESERVE

TO ST. LUCIE WEST

C-23 CANAL

EXIT 110

714

76A

95

EXIT 133

713

76A

76

708

711

PRATT-WHITNEY ROAD

ST. LUCIE LOCK, DAM AND RECREATION AREA

TROPICAL FARMS

EXIT 102

EXIT 101

EXIT 96

BRIDGE RD.

TREASURE COAST WILDLIFE HOSPITAL

PAYSON PARK

710

MARTIN COUNTY

PALM BEACH COUNTY

TO WEST PALM BEACH

TO JUPITER/TEQUESTA JUNO BEACH

LEGEND:

- BOAT ANCHORAGE
- FISHING PIER/JETTY
- PUBLIC BOAT RAMP

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Sec. 3.421. M-2 Industrial District.

3.421.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 M-1 Industrial District.
2. General manufacturing plants that meet the following standards:
 - a. Manufacturing operations conducted in the open shall be screened from view outside the plant site. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as part of the area allowed for occupation by buildings and structures.
 - b. No smoke or a density greater than No. 1, according to Ringelmann's scale, shall be emitted, except smoke not in the excess of No. 2, Ringelmann's scale shall be permitted for not more than six minutes of any one hour.
 - c. No particle from any flue or smokestack exceeding 0.2 grains per cubic foot of the flue gas at stack temperature of 500 degrees Fahrenheit shall be permitted.
 - d. No odor nuisance shall be permitted to extend beyond lot lines. Tanneries, abattoirs, glue factories, oil tank farms, soap factories, artificial gas manufacturers, rubber manufacturers, distilleries and similar industries shall present detailed plans for elimination of odors to the zoning director before a permit shall be granted.
 - e. Dust and dirt shall be confined within the buildings of the plant.
 - f. No processes which result in the escape of obnoxious 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 and the County Engineer shall be secured before a 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 areas treated to prevent dust, and screened from view from outside the plant site. Such screening may be 50 percent opaque shrubbery or fencing.
 - j. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.
3. Manufacture of the following:
 - Automobile accessories, except tires
 - Acids, except hydrochloric, nitric, picric, sulphurous or sulphuric acid
 - Boxes
 - Carbon
 - Canvas, cloth, cork, excelsior or textiles
 - Disinfectants and insecticides
 - Batteries and other electrical apparatus
 - Mattresses
 - Rope
 - Sash and doors
 - Starch, glucose and dextrin

4. Any of the following:

Automatic screw machines
Automobile assembly plant
Animal refuge
Assaying
Airplane hangar
Airport
Blacksmith shop
Canning factory
Cider mill
Construction or contractor yard
Cooperage
Cemetery, columbarium, mausoleum or crematory
Die casting
Livery stable, riding academy or dude ranch
Lumberyard with planing mill
Meat processing, no slaughtering
Metal buffing, plating and polishing
Machine shop
Millwork, lumber and planing mill
Motor freight terminal and depot
Mattress and bedding renovator
Painting and varnishing
Radio or television broadcasting towers or antennas
Welding shop

5. Storage in bulk of asphalt, brick, building materials, butane, cement, clay products, concrete products, coal, contractors' equipment, cotton, fuel, gasoline, grain, gravel, grease, hay, ice, lead, lime, liquor, plaster, pipe, lumber machinery, propane, roofing, rope, sand, stone, tar, tarred, or creosoted products, terra-cotta, timber, wood or wool, provided the area so used is located inside a fully enclosed building or masonry wall at least six feet in height.

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

3.421.B. *Required lot area, width and building height limits.*

1. Lots or building sites in an M-2 Industrial District shall have an area of not less than 30,000 square feet, with a minimum width of 100 feet measured along the front property line. Not more than 50 percent of the lot area shall be occupied by structures or buildings. Buildings shall be limited to not more than 50 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 buffer area 75 feet wide between the line of abutment and the nearest building.

3.421.C. *Minimum yards required.*

1. *Front:* 60 feet except an office building may be located within 20 feet of the front property line.
2. *Rear and side:*
 - 1 story: 25 feet.
 - 2 stories: 25 feet.
 - 3 stories and over: 35 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 50 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 requirement for the abutting sides or rear shall be increased to 75 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 screen 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.

(Ord. No. 608, pt. 1, 3-19-2002)

LAND USE CATEGORIES MARTIN COUNTY

TABLE INSET:

CODE	CATEGORY	SUBCATEGORIES (Intensity of Use)	
SFR	Single-Family Residential	Single-Family	Single-Family Lots (0--4 du/acre)
MFR	Multifamily Residential	Multifamily CooperativeMultifamily	Condominium Miscellaneous Residential (5--12 du/acre)
MHR	Mobile Home Residential	Mobile Homes	Mobile Home Lots (6--8 du/acre)
COM	Commercial	Stores, One-Story Department Store Shopping Centers Restaurants and Cafeterias Service Shops Auto Sales, Repair and Storage Parking Lots Florists Night Clubs Tourist Attractions Hotels, Motels Mortuaries, Cemeteries, Crematoriums	Stores and Offices Supermarkets Airports, Private Drive-In and Standard Restaurants Service Station Wholesale Outlet Theaters Bowling Alley Race Tracks Clubs, Public
OFF	Office	Office Buildings Insurance Co./ Financial Institutions	Prof./Medical
INST	Institutional	Retirement Home Schools Sanitariums, Convalescent Cultural Organizations Colleges Federal Utilities	Churches Orphanages Rest Homes Military Hospital Municipal Rights-of-Way
INST-CTY	Institutional-County Owned	County	
REC	Recreation	Parks and Clubhouses Golf Courses, Driving Ranges Forest Parks	Camps
AGR	Agricultural	Improved Agriculture Timberland Orchard Groves Poultry, Bees, Tropical Fish Dairies, Feedlots	Cropland Grazing Land Ornamentals
IND	Industrial	Light Manufacturing Lumberyards Canneries Mineral Processing Open Storage Petroleum	Heavy Industries Packing Plants Other Food Plants Warehousing Mining