

Larry Mack

Phone: 561.602.7741 Email: larry@mackbizbrokers.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

WWW.RT-CRE.COM

Finished Area: 9,000 SF  
Gross Sketched Area: 9,000 SF  
Exterior Data

View:  
Building Type: INDW  
Grade: Y\_D  
Story Height: 1 Story

Exterior Data  
Roof Cover: Metal  
Year Built: 1985  
Effective Year: 1985  
No. Units: 0

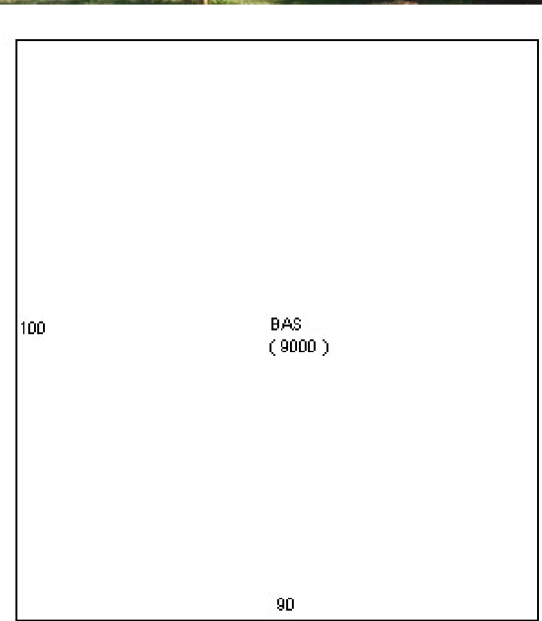
Roof Structure: Steel Truss  
Frame:  
Primary Wall: Corr Metal  
Secondary Wall:



Bedrooms: 0  
Full Baths: 0  
Half Baths: 0  
A/C %: 0%

Interior Data  
Electric: MAXIMUM  
Heat Type:  
Heat Fuel:  
Heated %: 0%

Primary Int Wall:  
Avg Hgt/Floor: 0  
Primary Floors: CONC GRD  
Sprinkled %: 100%



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### Economic Development *by the Numbers*

St. Lucie County economy growing by more than **\$1.8 billion**

A recent analysis by the National Community Development Services Economic Strategy Center calculated that economic output in St. Lucie County is growing by more than **\$1.8 billion** due to the attraction of new businesses and the expansion of existing local businesses since 2017.

- **46** targeted industry companies announced new locations or expansions
- **10,205** jobs to be created: **5,881** employed directly with the companies, another 2,920 indirect jobs created as businesses sell to new or expanding companies, and 1,404 jobs induced through additional consumer spending
- **\$494 million** investment in facilities and equipment
- Investment will generate **\$39.9 million** in tax revenues annually: **\$12.1 million** will go to St. Lucie County, **\$11.8 million** to the cities of Fort Pierce and Port St. Lucie, and **\$16 million** to other taxing authorities such as the school district, fire district, children's services, and others.

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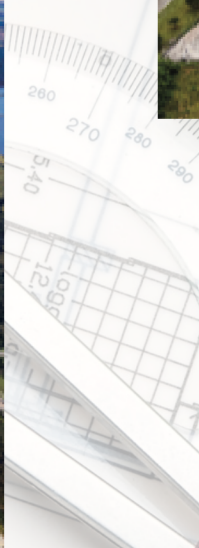
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INTERSTATE CROSSROADS  
BUSINESS CENTER



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### Age

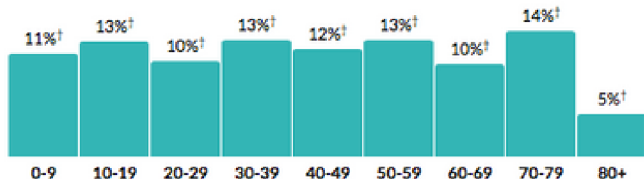
**42.3**

Median age

about 90 percent of the figure in the Port St. Lucie, FL Metro Area: 48.2

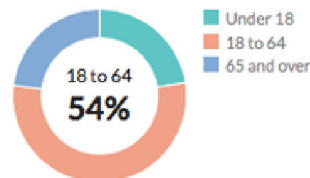
about the same as the figure in Florida: 42.4

Population by age range



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Population by age category



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### Income

**\$28,924**

Per capita income

about 80 percent of the amount in the Port St. Lucie, FL Metro Area: \$34,456

about 90 percent of the amount in Florida: \$32,887

**\$68,041**

Median household income

about 10 percent higher than the amount in the Port St. Lucie, FL Metro Area: \$62,608

about 20 percent higher than the amount in Florida: \$59,227

Household income



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### Households

**68,484**

Number of households

the Port St. Lucie, FL Metro Area: 181,914  
Florida: 7,905,832

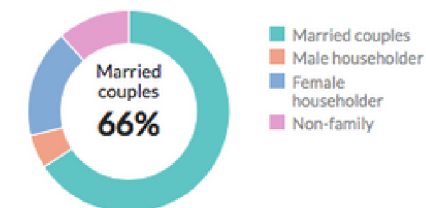
**2.9**

Persons per household

about 10 percent higher than the figure in the Port St. Lucie, FL Metro Area: 2.7

about 10 percent higher than the figure in Florida: 2.7

Population by household type



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## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

# Industrial Warehouse Space

4000 S US HIGHWAY 1  
Fort Pierce, FL 34982

**For Lease : \$14.00 SqFt**

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PRESENTED BY:

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