

SUBLEASE

Sands Commerce Center

4201 SW Martin Hwy, Palm City, FL

PROPERTY OVERVIEW

Long Term Sublease.

4 warehouse spaces available for sublease,
from 4,875 sf to 45,750 sf.

OFFERING SUMMARY

Available Size: 4,875 - 45,750 SF

LEASE RATE

\$9.50 - 13.25 SF/yr (NNN)



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Lease Spaces

SANDS COMMERCE CENTER

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,875 - 45,750 SF	Lease Rate:	\$9.50 - \$13.25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 6 - 4449 Port Way	Available	4,875 SF	NNN	\$13.25 SF/yr	-
Building 7 - 4362-4385 Port Way	Available	29,250 SF	NNN	\$9.95 SF/yr	-
Building 15 - 4435-4457 Cargo Way	Available	34,972 SF	NNN	\$9.50 SF/yr	-
Building 17 - 4549-4565 SW Cargo Way	Available	45,750 SF	NNN	\$9.50 SF/yr	-



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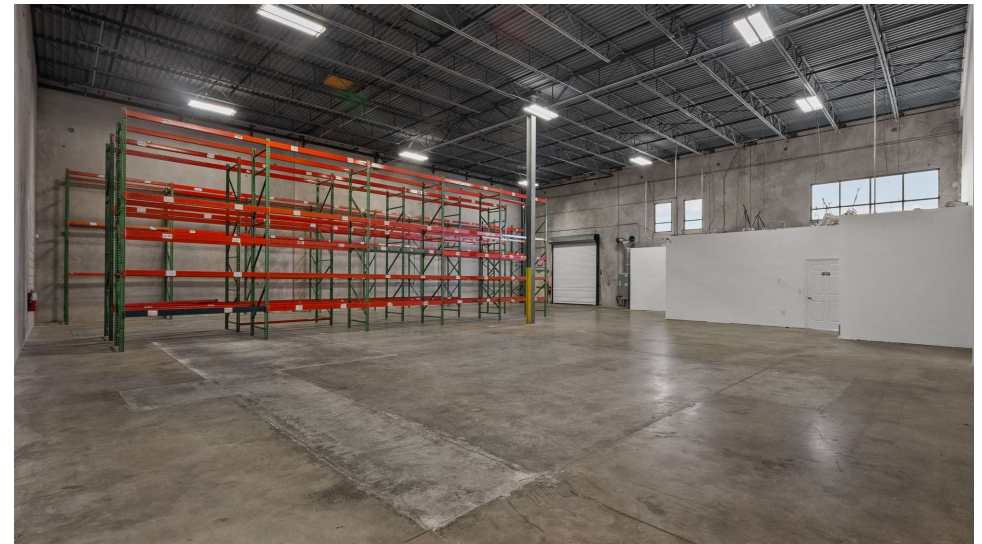
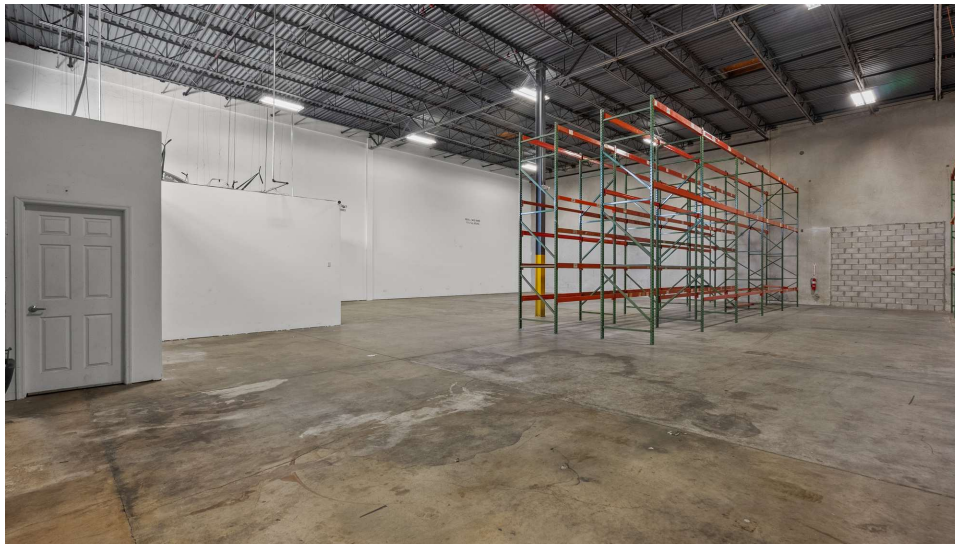
4449 Port Way

SANDS COMMERCE CENTER

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OVERVIEW

The space is located in Building 6 at Sands Commerce Center in Palm City, FL. The 4,875 sf unit consists of an office space with waiting/reception area, private offices and restrooms. The space is fully sprinklered, air conditioned and upgraded LED lighting. The unit is an end cap, one drive-in grade level door and 24' clear ceiling height.



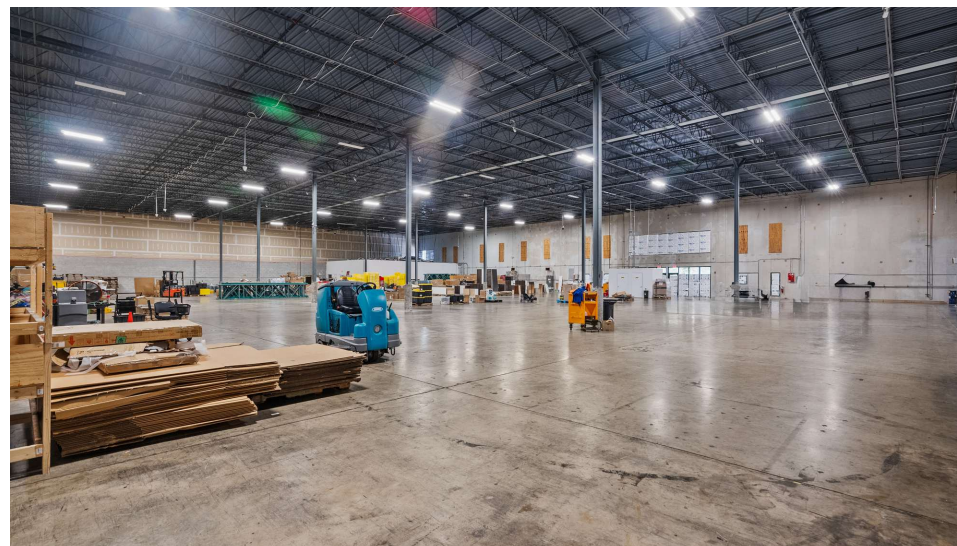
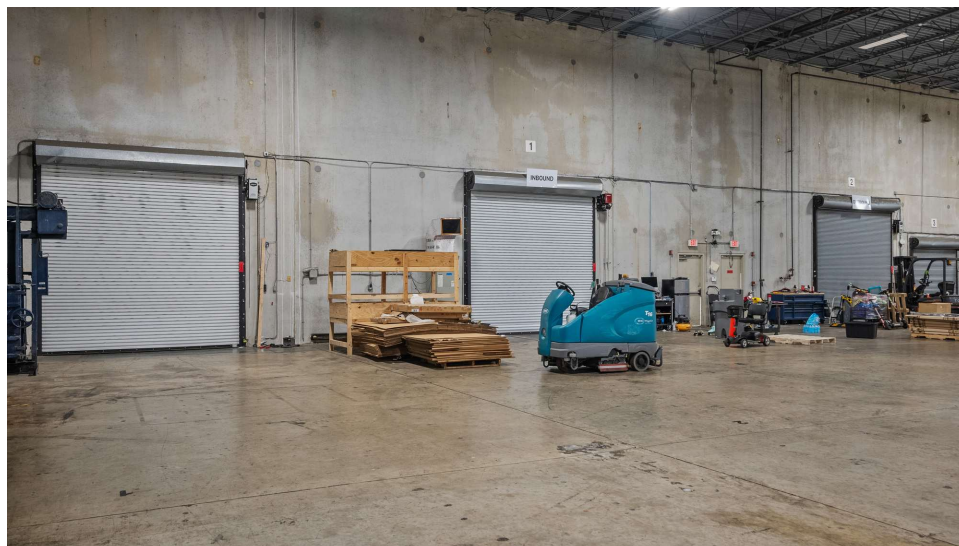
4362 Port Way

SANDS COMMERCE CENTER

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OVERVIEW

The space is located in Building 7 at Sands Commerce Center in Palm City, FL. The 29,250 sf unit consists of an office area with reception/waiting area, private offices and restrooms. The space is fully sprinklered, air conditioned with upgraded LED lighting. The unit is an end cap, 24' clear ceiling height and 5 dock high doors (3- 12X13 and 2- 8X8) including one drive-in door and 140' truck court.



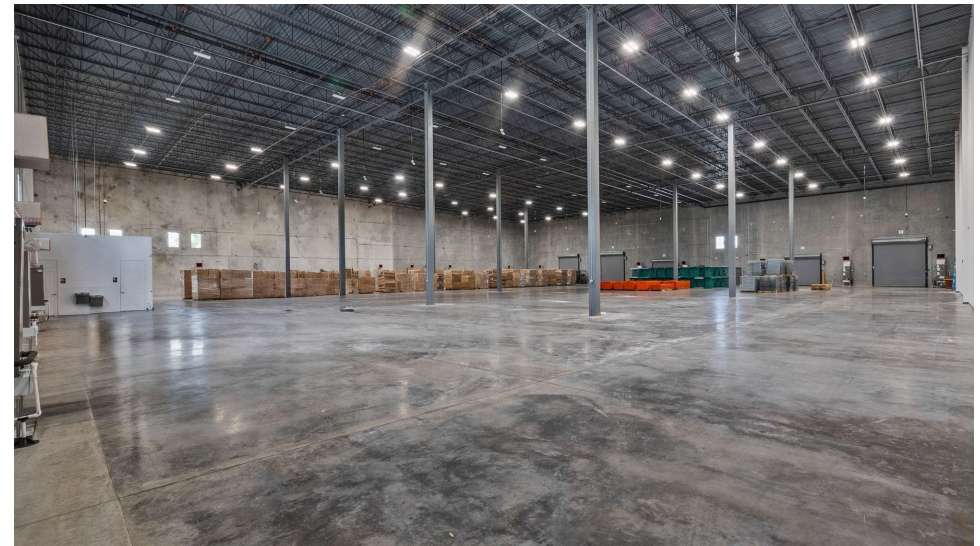
4457 Cargo Way

SANDS COMMERCE CENTER

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The space is located in Building 15 at Sands Commerce Center in Palm City, FL. The 34,972 sf unit consists of a small office with reception area, private restroom, 4 private offices and 2 additional restrooms with access from warehouse. The space is fully sprinklered, air conditioned and upgrades LED lighting. The unit is an end cap, 32' clear ceiling height and 7 dock high doors (4-14X12 and 3- 10X10) and a 160' truck court.



4549 Cargo Way

SANDS COMMERCE CENTER

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The space is located in Building 17 at Sands Commerce Center. The 45,750 sf unit consists of a 3500 sf office and 700 sf separate executive office. Main office has a reception area, private restroom, 6 private offices, conference room break room. The 700 sf executive office has 1 private bathroom. There are 4 additional restrooms with access from warehouse. The space is fully sprinklered, air conditioned and upgrades LED lighting. The unit is an end cap, 28' clear ceiling height and 9 dock high doors (5-14X12 and 4- 10X10) and a 160' truck court.



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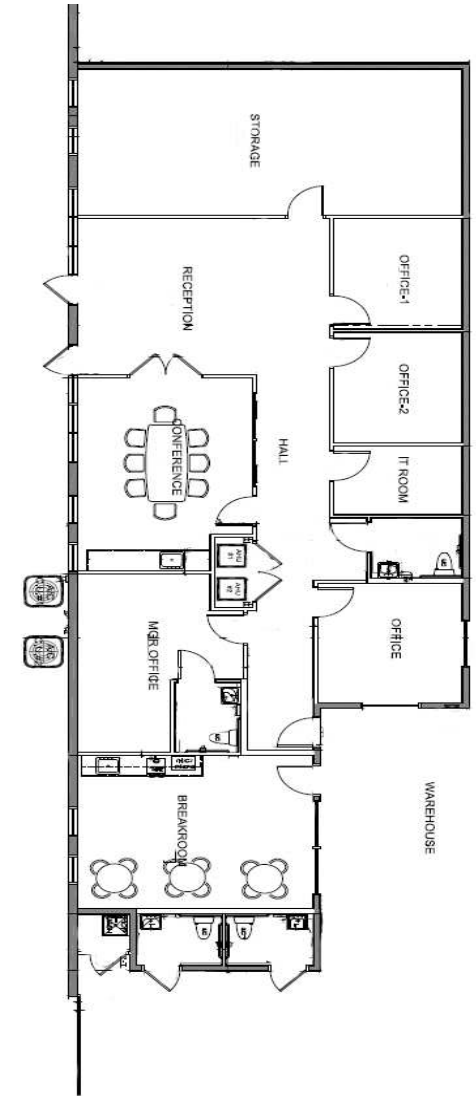
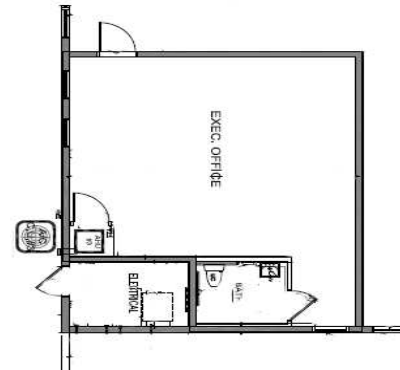
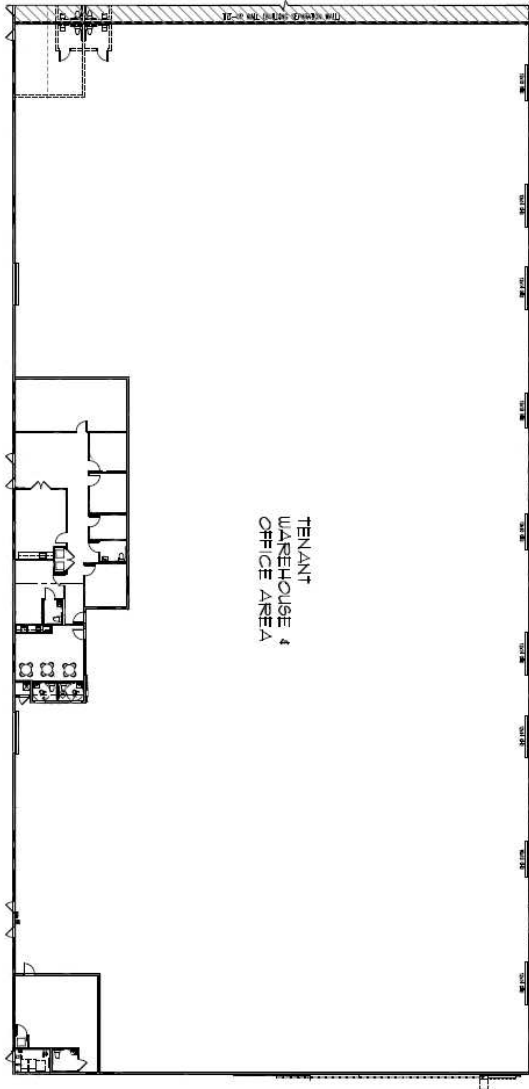
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4549 Floor Plans

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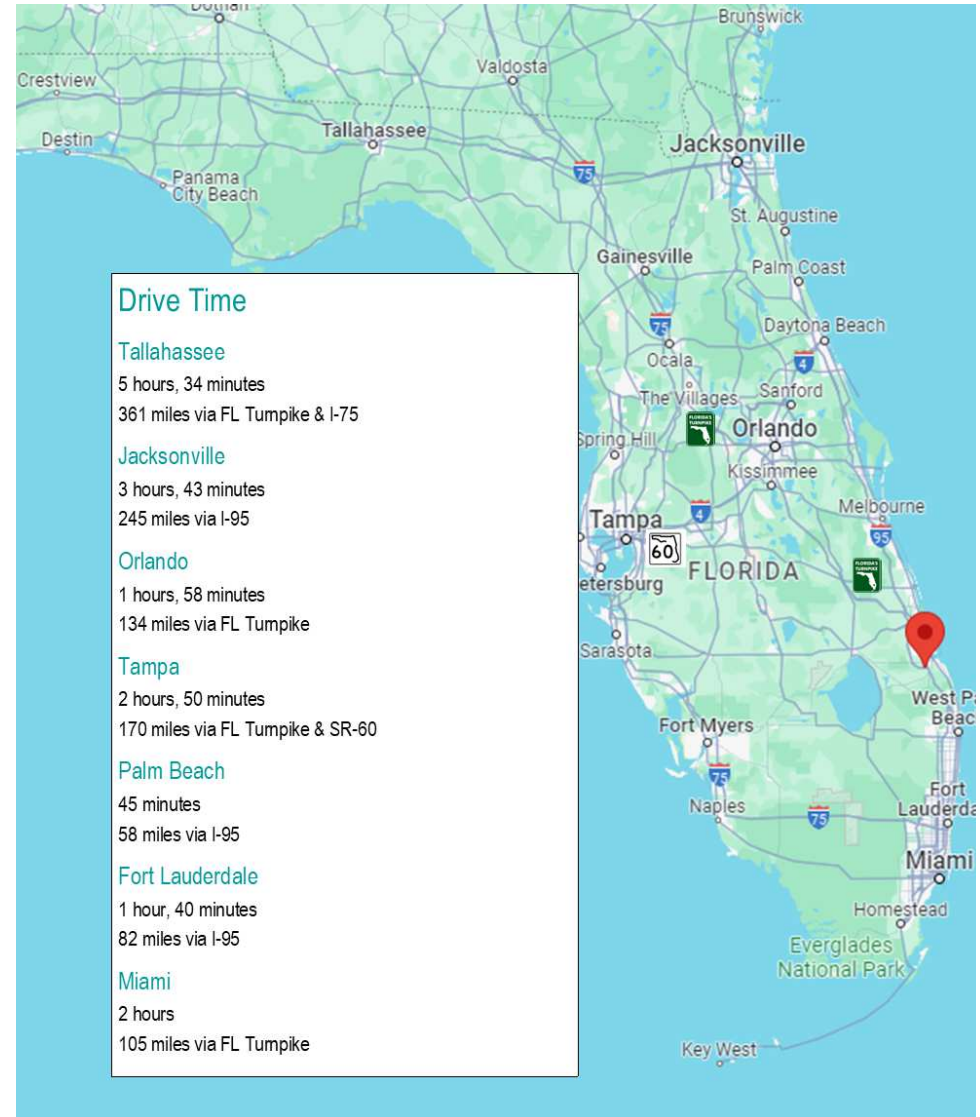
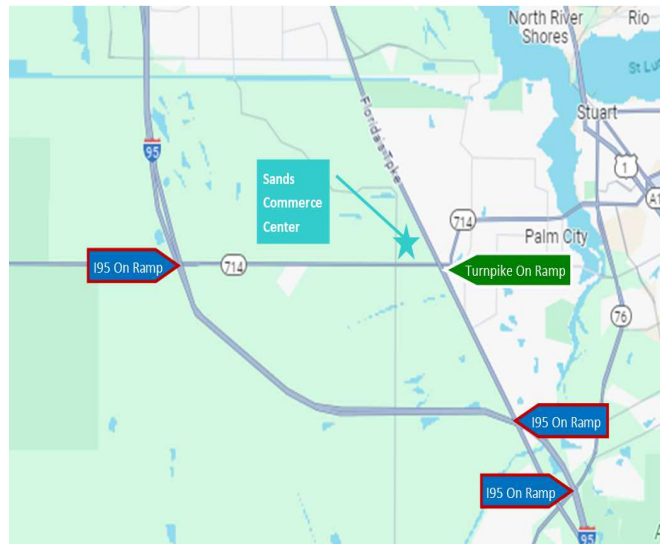
Additional Info

SANDS COMMERCE CENTER

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FEATURES

- Class B Industrial Building
- 4 spaces from 4,875/sf to 45,750/sf Available for Immediate Occupancy
- Fully-Served Business Park
- Zoned M-2, Industrial Land Use
- With the convenient location immediately west of exit 133 on the Florida Turnpike and 5 miles east of I95. These warehouses are located in the industrial area of Palm City/Stuart in the Sands Commerce Center
- Within 2 hrs of both Miami and Orlando and just 35 miles from West Palm Beach.



Disclaimer

SANDS COMMERCE CENTER

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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.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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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