



FOR LEASE

■ 6901 - 6945 NW LTC Parkway

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Port Saint Lucie, FL 34986



JEFFREY D.
CHAMBERLIN

PRESIDENT/BROKER, CCIM,

SIOR

Mobile 772.528.6056

chamberlin@slccommercial.com

PROPERTY OVERVIEW

Industrial/Flex space available in Midway Commerce Center. Units have overhead doors in the rear and 30% office space.

LOCATION OVERVIEW

On the southeast corner of Midway Road and LTC Parkway within the Midway Business Park. Property is just east of the I-95 and Midway Road interchange and 3.2 miles south of the Florida Turnpike interchange at Okeechobee Road.

OFFERING SUMMARY

Building Size:	25,155 SF
Available Sizes:	1,760 SF (100% Office)
	2,225 SF (30% Office/70% Warehouse)
Zoning:	Commercial - PUD

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LEASE RATE

\$16.00 SF/yr (Gross; MG)



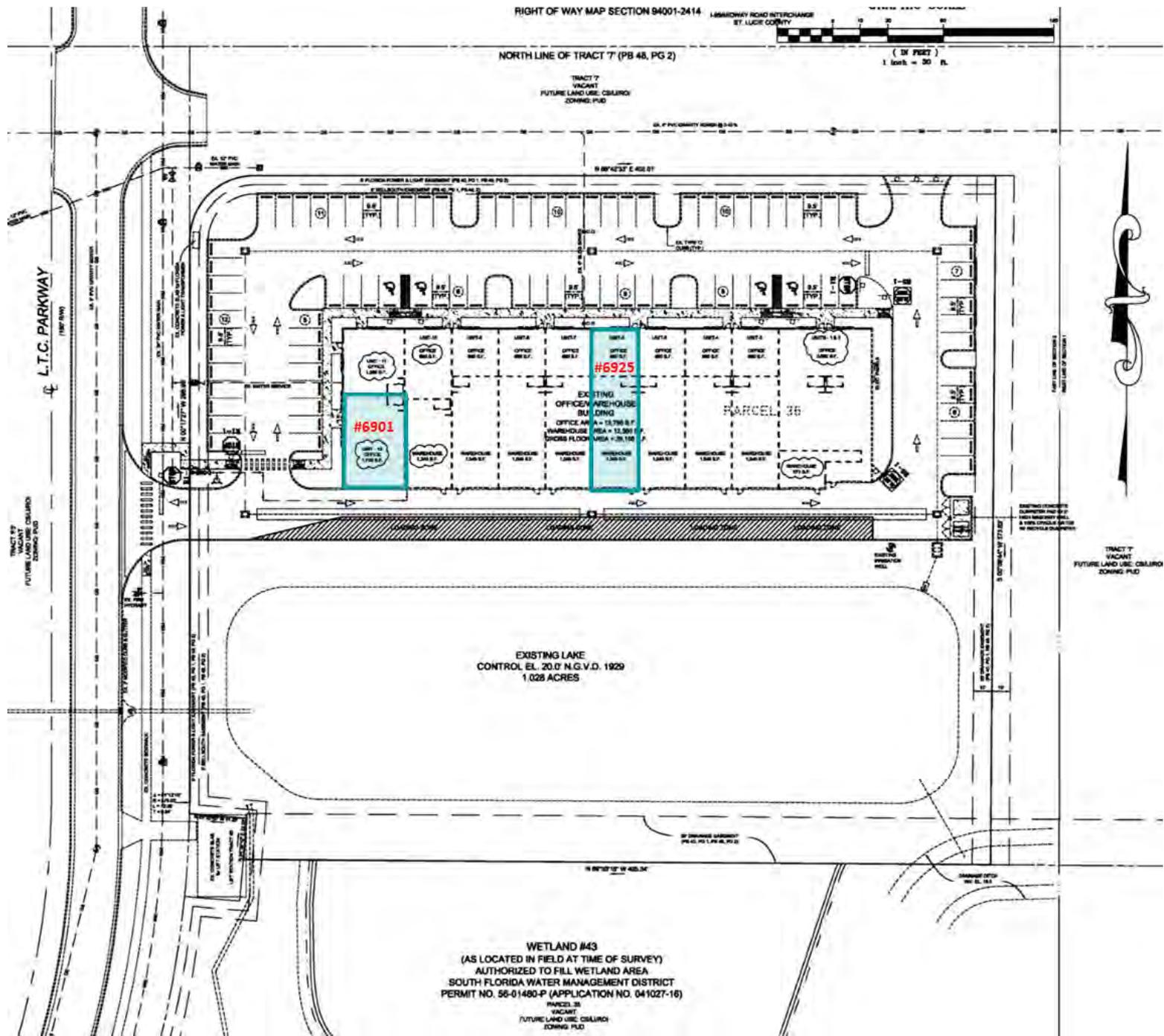
SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Site Plan

MIDWAY COMMERCE CENTER

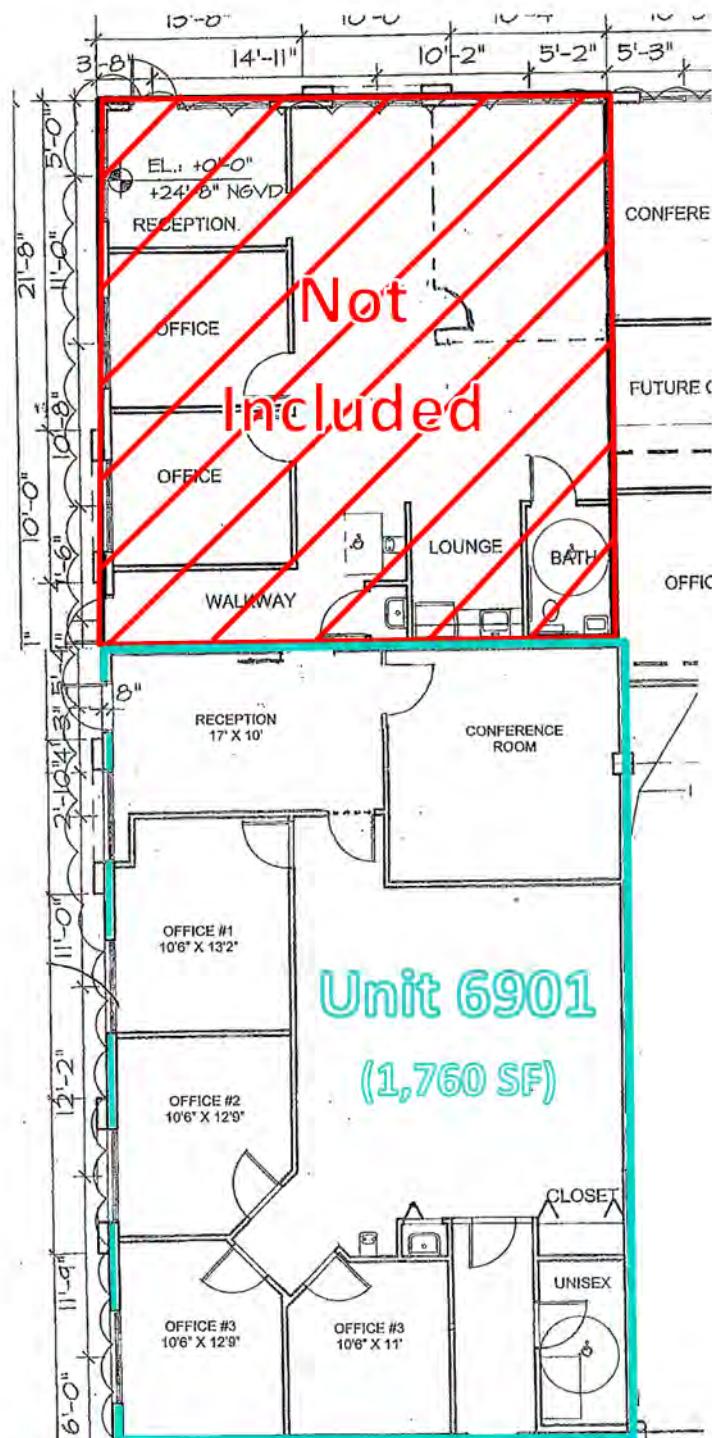
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6901 Floor Plan

MIDWAY COMMERCE CENTER

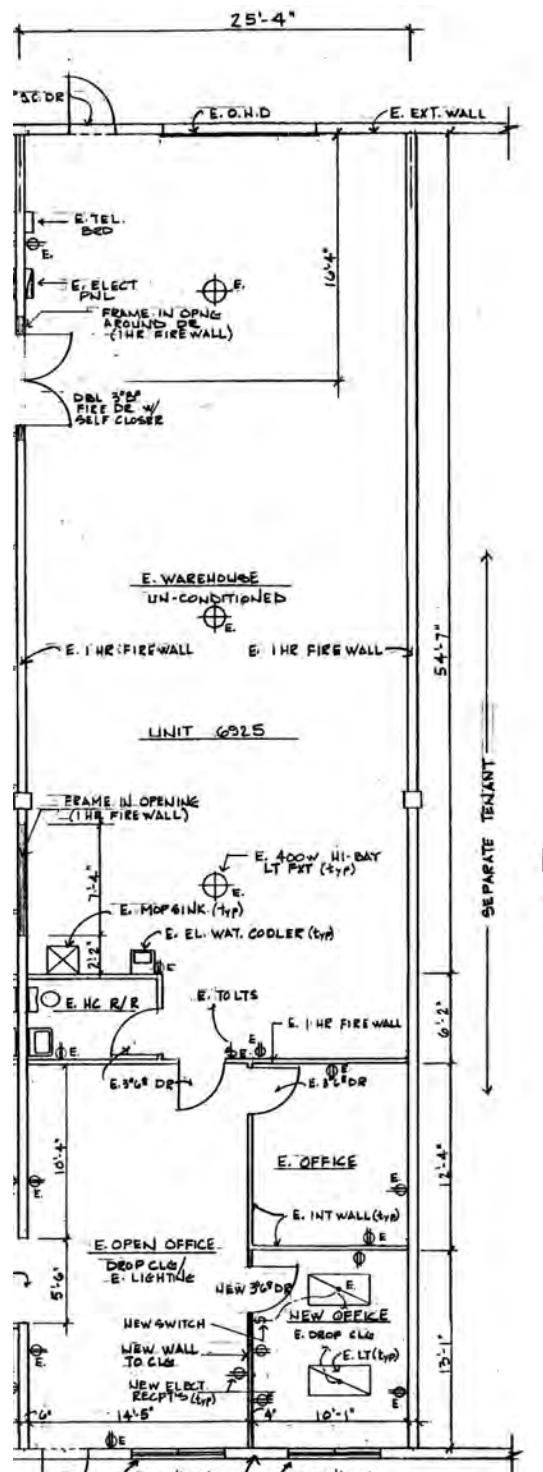
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6925 Floor Plan

MIDWAY COMMERCE CENTER

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Zoning - Permitted Uses

MIDWAY COMMERCE CENTER

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COMMERCIAL (CS/CG) PERMITTED USES

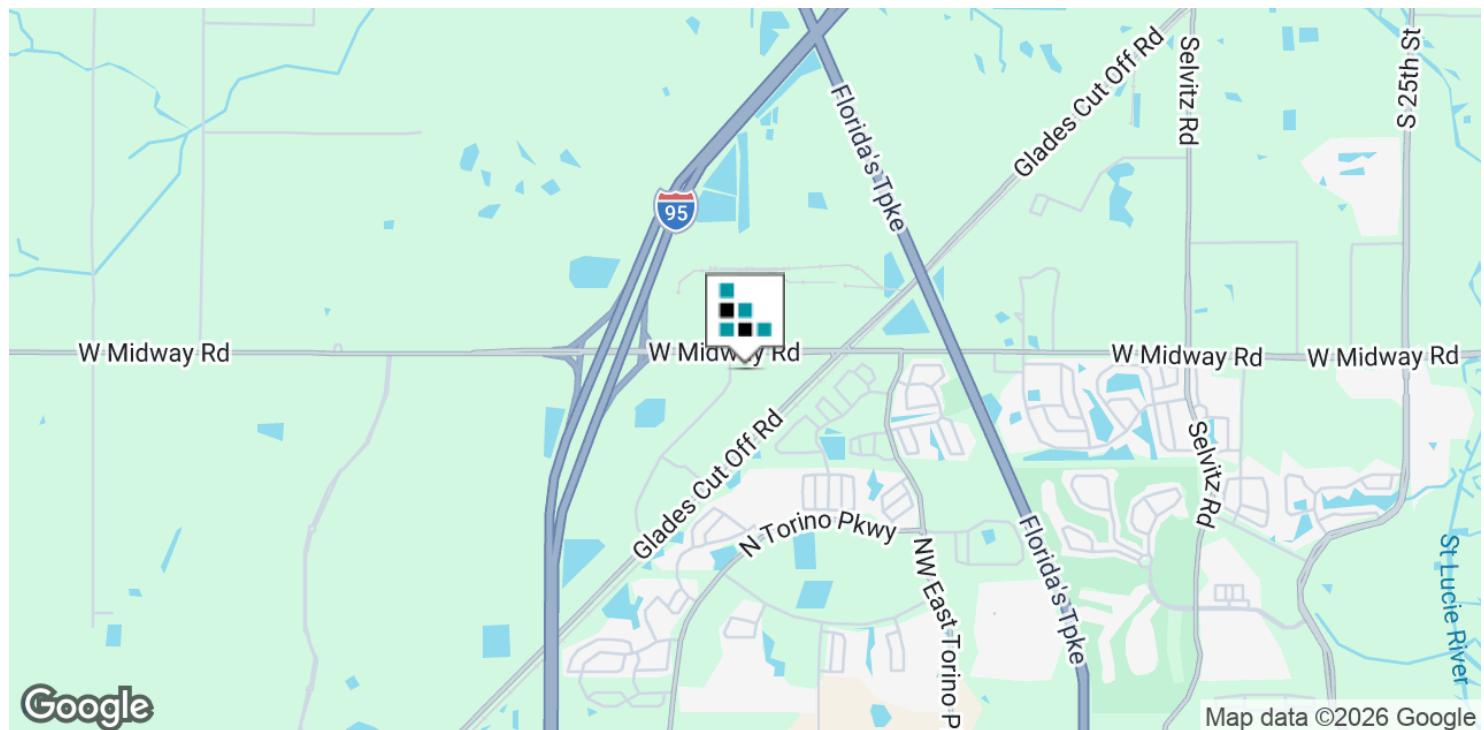
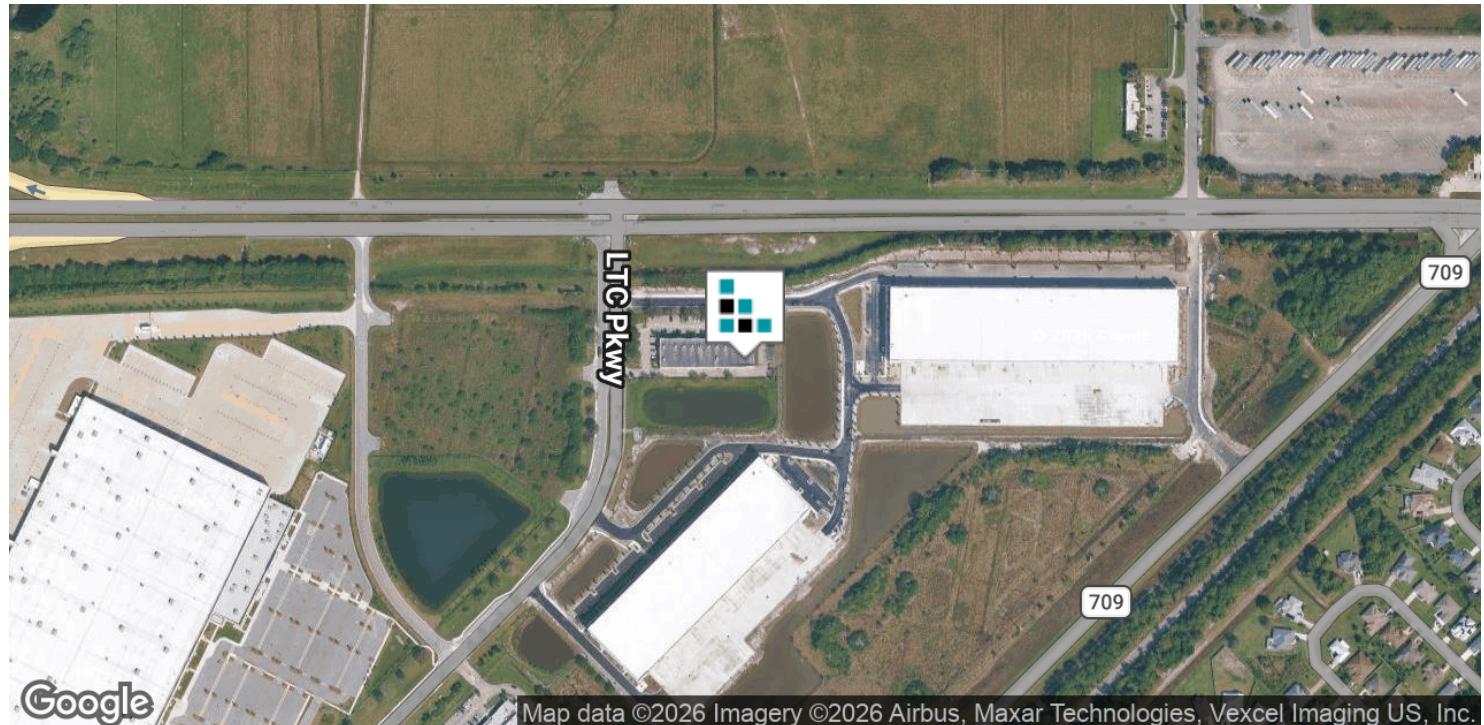
- Automotive, boat or truck repair
- Bakery
- Building material sales
- Cabinet shop
- Contractor's shop
- Sign company
- Semi-public facility or use
- Trade shop (roofing, plumbing, electrical, and the like)
- Wholesale establishment
- Food processing facility
- Manufacturing and assembly associated with warehousing, storing, processing and packages of goods and materials
- Public facility or use
- Analytical laboratory
- Equipment rental business
- Warehousing and mini-warehouses
- Commercial driving school
- Gymnastic school
- Indoor shooting facility
- Other uses as listed in LTC Ranch PUD



Location Maps

MIDWAY COMMERCE CENTER

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Disclaimer

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