



FOR SALE

■ 1260 SE Industrial Blvd

1260 SE Industrial Blvd

Port Saint Lucie, FL 34952

PROPERTY DESCRIPTION

This 10,000 SF small-bay flex warehouse presents a rare opportunity in the heart of Port St. Lucie, FL, a market with extremely limited availability of sub-1,500 SF industrial spaces. The property is configured as 10 individual 1,000 SF bays, making it highly attractive to local service businesses, contractors, and small operators. Currently 50% occupied, the asset offers immediate income with significant upside through stabilization. A major differentiator is the presence of a secured outdoor storage yard and three contiguous vacant end units, creating a unique opportunity for an owner-user seeking approximately 3,000 SF with dedicated yard space—or for an investor to secure an anchor tenant.

OFFERING SUMMARY

Building Size:	10,000 SF
Land Size:	1.47 Acres
Land Use:	Commercial Service
Zoning:	WI- Warehouse Industrial
Utilities:	Public

SALE PRICE

\$2,200,000.00



COOPER OSTEN
VICE PRESIDENT/BROKER
Mobile 772.332.9544
costeen@slccommercial.com

772.220.4096 | slccommercial.com



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.

Property Details & Highlights

VILLAGE GREEN INDUSTRIAL

FOR SALE

LOCATION DESCRIPTION

Port St. Lucie is one of Florida's fastest-growing markets, driven by strong inbound migration, business expansion, and continued residential development. Convenient access to Interstate 95 is provided via Crosstown Parkway, offering efficient regional connectivity. The surrounding area benefits from ongoing and planned infrastructure improvements, including enhancements along the Village Green Drive corridor.

PROPERTY HIGHLIGHTS

- 10 Bay Flex Industrial
- Rare 1,000 SF bays
- Fenced & Stabilized Outdoor Storage Yard
- Security System
- Each unit with overhead door access + office
- Desirable location, easy access to Crosstown Parkway

PROPERTY DETAILS

Occupancy %	40%
Minimum Ceiling Height (ft)	14'
Year Built	2003
Parking Spaces	32
Market	Port St. Lucie
APN	3435-600-0027-000-2

Additional Photos

VILLAGE GREEN INDUSTRIAL

FOR SALE



Retail Map

VILLAGE GREEN INDUSTRIAL

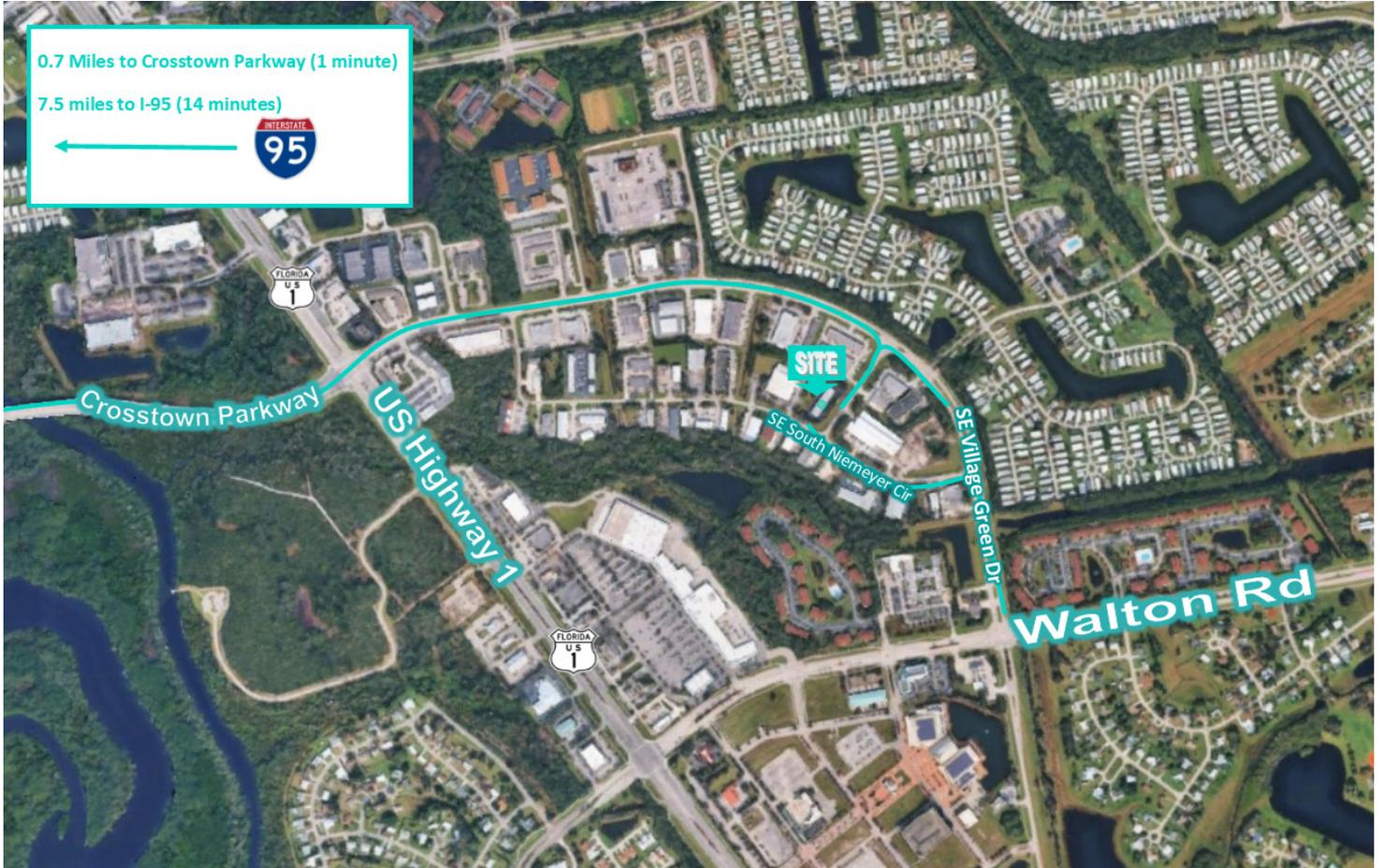
FOR SALE



Location Map

VILLAGE GREEN INDUSTRIAL

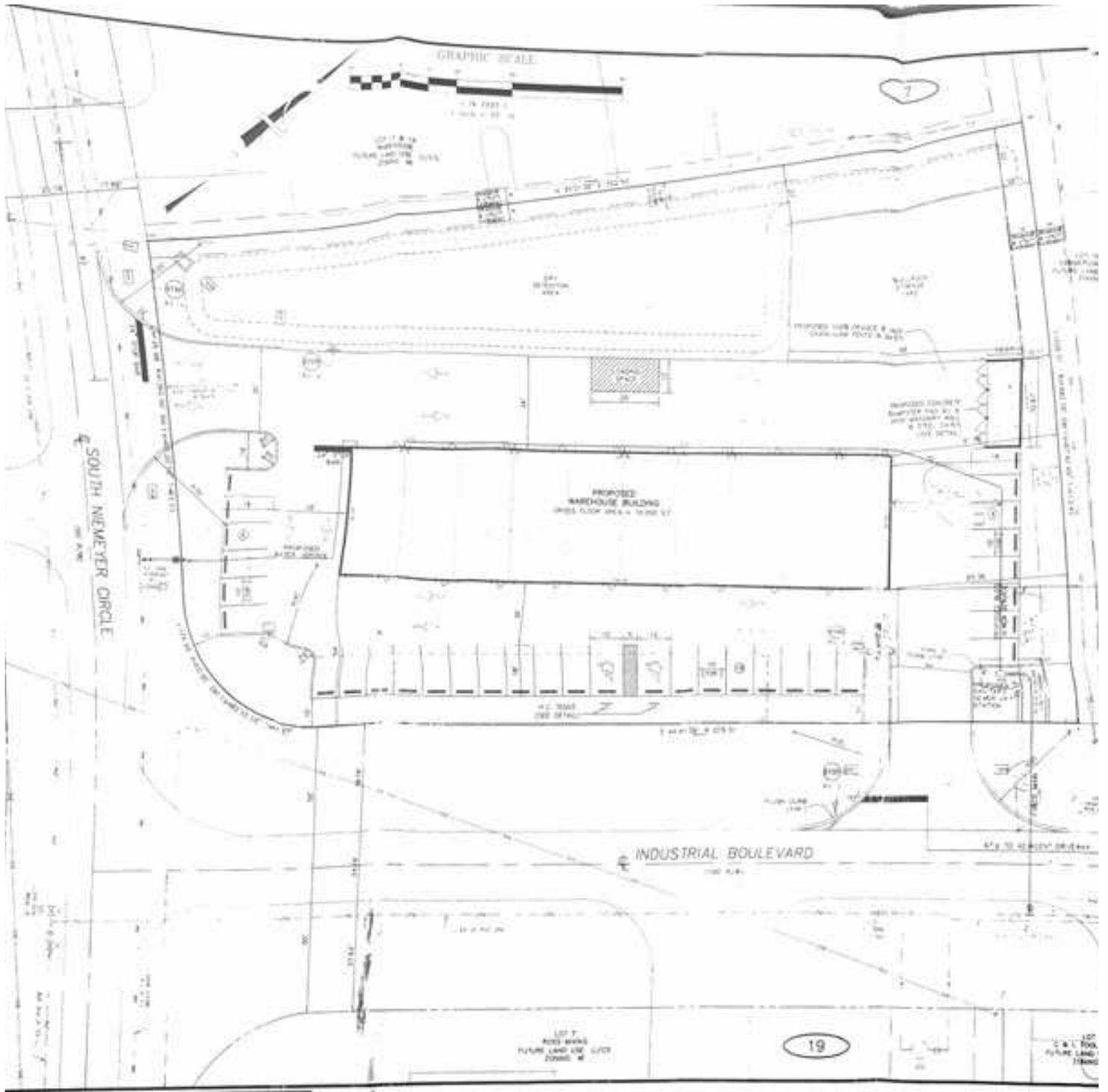
FOR SALE



Site Plans

VILLAGE GREEN INDUSTRIAL

FOR SALE



Disclaimer

VILLAGE GREEN INDUSTRIAL

FOR SALE

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.