



Turnpike (Toll road)



Interstate Industrial
Park Condo
3395 SW 42nd Ave,
Palm City, FL 34990

Juan Alarcón & Jorge Tovar

(772) 777-0526 Email: jalarcon3000@gmail.com

(772) 200-9396 | Email: jtovar.rtcommercial@gmail.com

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



FOR SALE
\$920,000

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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 to 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.

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PROPERTY FACTS

Price: \$920,000

Nº. Stories 2

Price Per SF \$151

Year Built 1985

Sale Type Owner User

Tenancy Single

Property Type Industrial

Parking Ratio 0.41/1,000 SF

Property Subtype Warehouse

Clear Ceiling Height 22 FT

Building Class C

Nº. Drive In / Grade - Level Doors 2

Lot Size. 1030 AC

Opportunity Zone No

Rentable Building Area: 4,940 SF

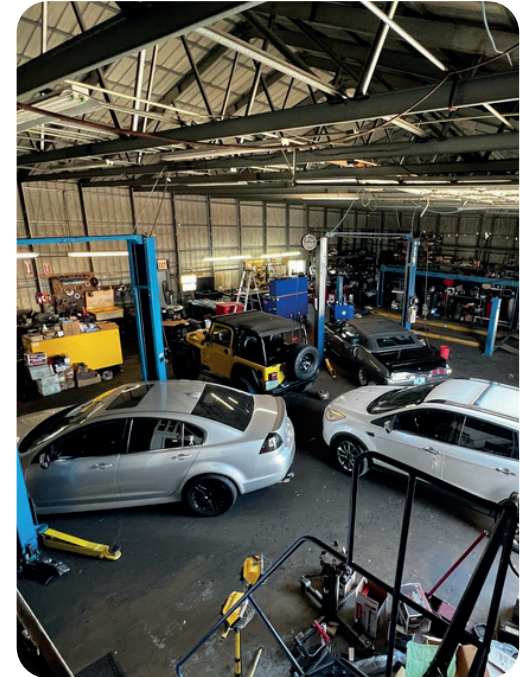
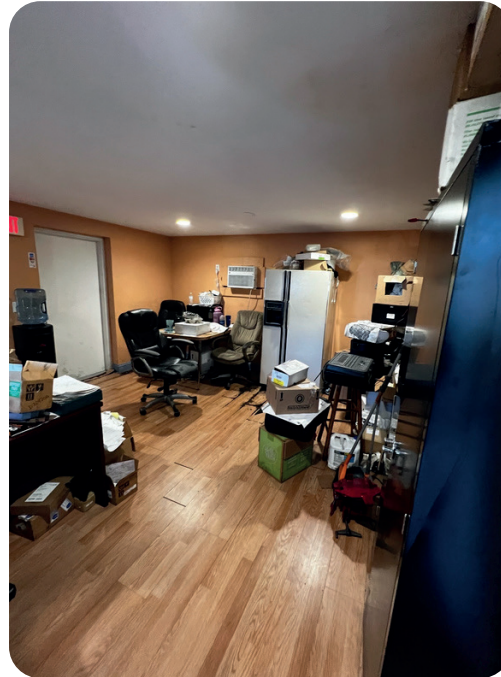
- **4,940 Sq/ft free standing building,**
- **Approx. 1000 Sq. /ft additional upstairs Storage and loft space**
- **Approx. 25' X 60' Fenced Outside Storage**
- **3 heavy capacity lifts & air compressor.**
- **3 phase electric**

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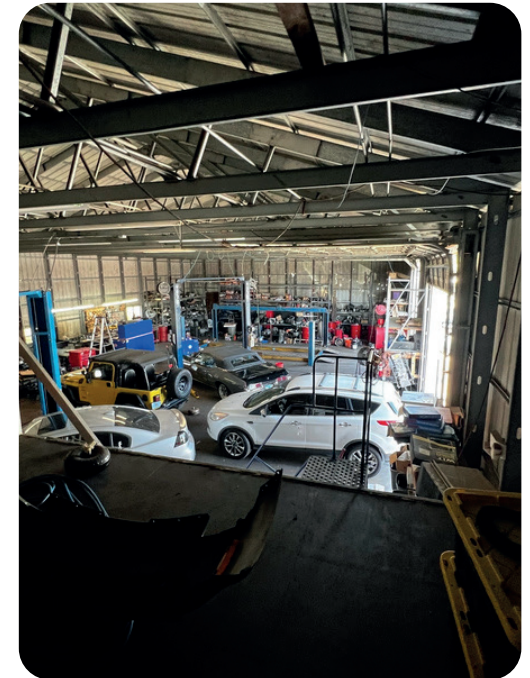
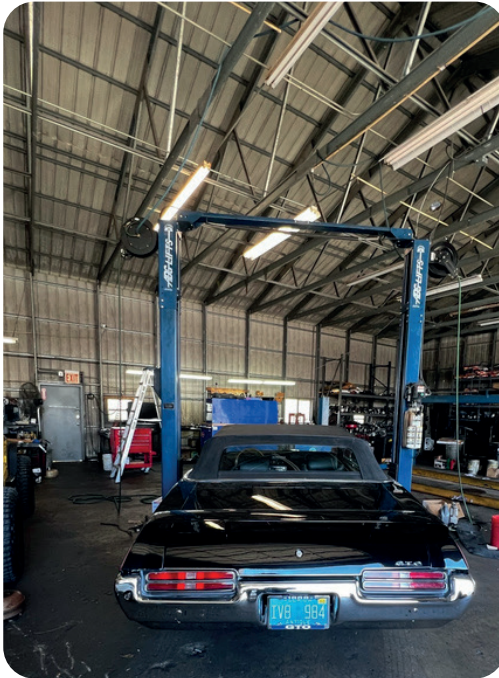


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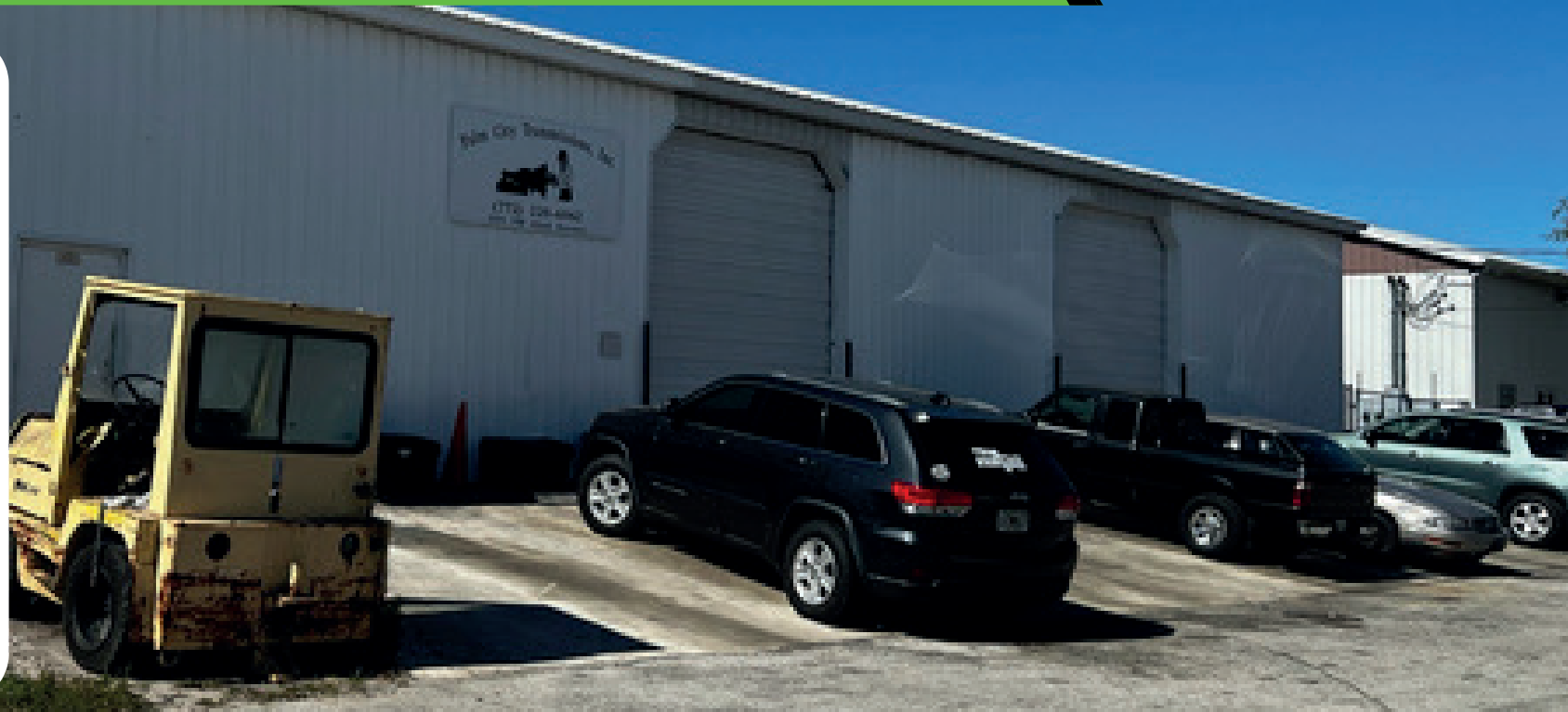
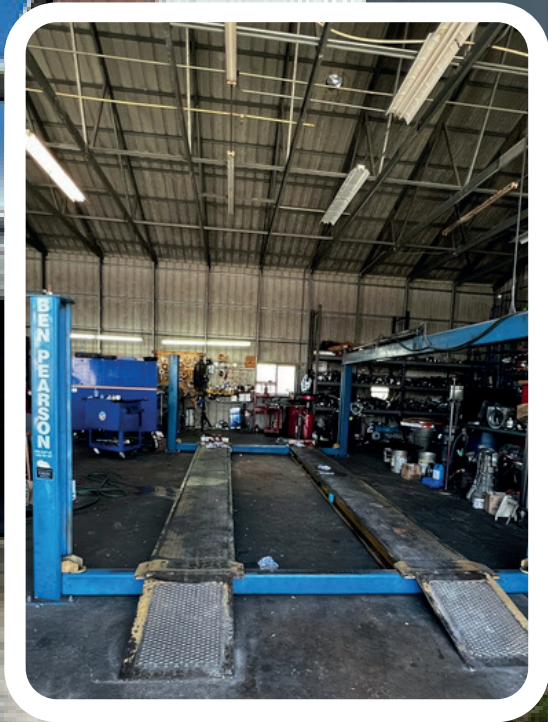


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MARTIN COUNTY, FL

COUNTY

 ADD COMPARISON

2019 POPULATION

159,065

0.942% 1-YEAR GROWTH

US SENATOR



Marco
Rubio

REPUBLICAN PARTY

US SENATOR



Rick
Scott

REPUBLICAN PARTY

2019 MEDIAN AGE

52.2

0.578% 1-YEAR INCREASE

2019 POVERTY RATE

9.86%

6.04% 1-YEAR DECREASE

2019 MEDIAN HOUSEHOLD INCOME

\$61,133

5.48% 1-YEAR GROWTH

2019 MEDIAN PROPERTY VALUE

\$273,700

7.33% 1-YEAR GROWTH

2019 EMPLOYED POPULATION

65,826

0.378% 1-YEAR GROWTH



ABOUT



DIVERSITY



COVID-19



ECONOMY



CIVICS



EDUCATION



HOUSING &
LIVING



HEALTH

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