

FOR SALE

35,765 Sq.Ft.

**Fully air conditioned office / high tech
manufacturing building including 4,000 Sq. Ft.
outbuilding
Palm City, Florida**



President/Broker

Chris Klein

Office: 772-288-6646 Ext 202

Mobile: 772.708.3236

Email: Cklein@tccommercialre.com

TREASURE COAST
COMMERCIAL
REAL ESTATE, INC.
www.tcCOMMERCIALre.com

The above information has been obtained from sources we consider reliable, but we do

PROPERTY INFORMATION

| | |
|------------------------|---|
| ADDRESS: | 1935 SW Martin Hwy, Palm City, FL 34990 |
| LOCATION: | On the north side of 714, 1.3 miles west of the FL Turnpike. I-95 access south via High Meadows Boulevard and north via S.R. 714 |
| BUILDING SIZES: | Building 1 - 31,765 Sq. Ft., Incl. 1,741 Sq. Ft. of mezzanine Building 2 - 4,000 Sq. Ft. - Seller to lease back post-closing |
| ACRES: | 3.56 acres |
| PRICE: | \$8,695,000.00 Reduced to \$7,995,000.00 or \$223 p.s.f. |
| CONSTRUCTION: | 24 gauge ThermaSteel metal panel and stucco |
| YEAR BUILT: | 2002 |
| ROOF: | Standing seam metal |
| OVERHEAD DOORS: | 1 - 14' x 14' and 1 - 10' x 12' |
| ELECTRICAL: | 2500 AMP, 240/120 VAC - 3 PHASE |
| CEILING HEIGHT: | 14' clear span, 16' at center |
| ZONING: | Light Equipment Manufacturing |
| PARKING: | 79 paved spaces, including 2 handicapped spaces |
| COMMENTS: | <ul style="list-style-type: none">• Owner occupied since 2002 maintained in pristine condition• Fully fire sprinklered• Natural gas backup generator - lights only• Covered outdoor break area• Outdoor compressor room |

EXTERIOR PHOTOS



729A Colorado Avenue · Stuart, Florida · 772-288-6646

TREASURE COAST
COMMERCIAL
REAL ESTATE, INC.
www.tcCOMMERCIALre.com

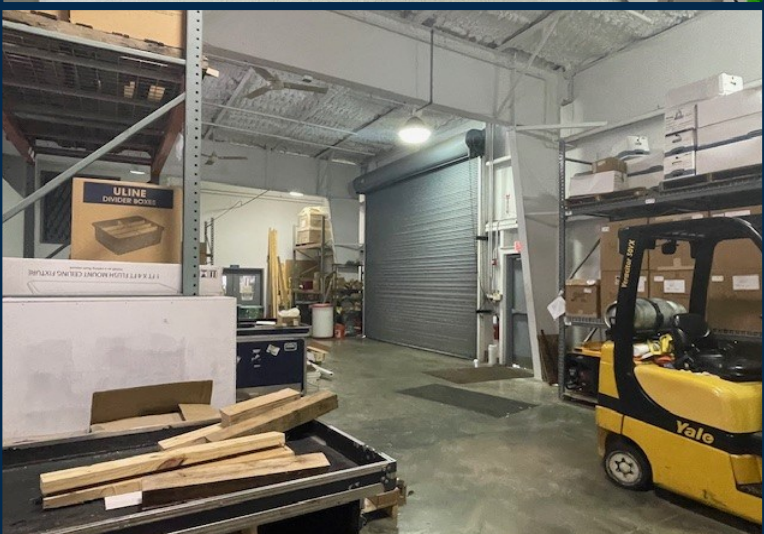
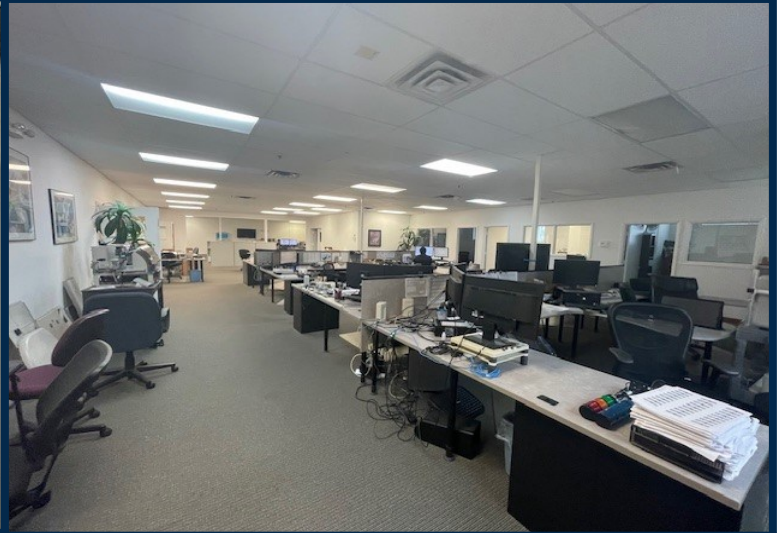
EXTERIOR PHOTOS



729A Colorado Avenue · Stuart, Florida · 772-288-6646

TREASURE COAST
COMMERCIAL
REAL ESTATE, INC.
www.tcCOMMERCIALre.com

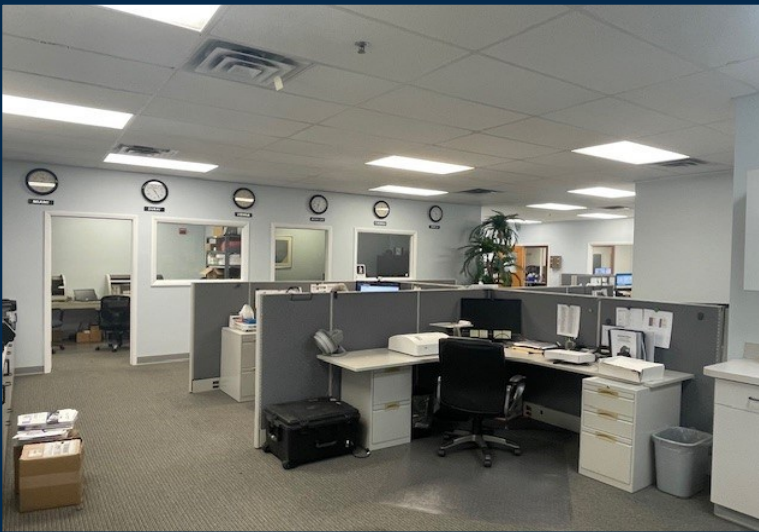
INTERIOR PHOTOS



729A Colorado Avenue · Stuart, Florida · 772-288-6646

TREASURE COAST
COMMERCIAL
REAL ESTATE, INC.
www.tcCOMMERCIALre.com

INTERIOR PHOTOS



729A Colorado Avenue · Stuart, Florida · 772-288-6646

TREASURE COAST
COMMERCIAL
REAL ESTATE, INC.
www.tcCOMMERCIALre.com

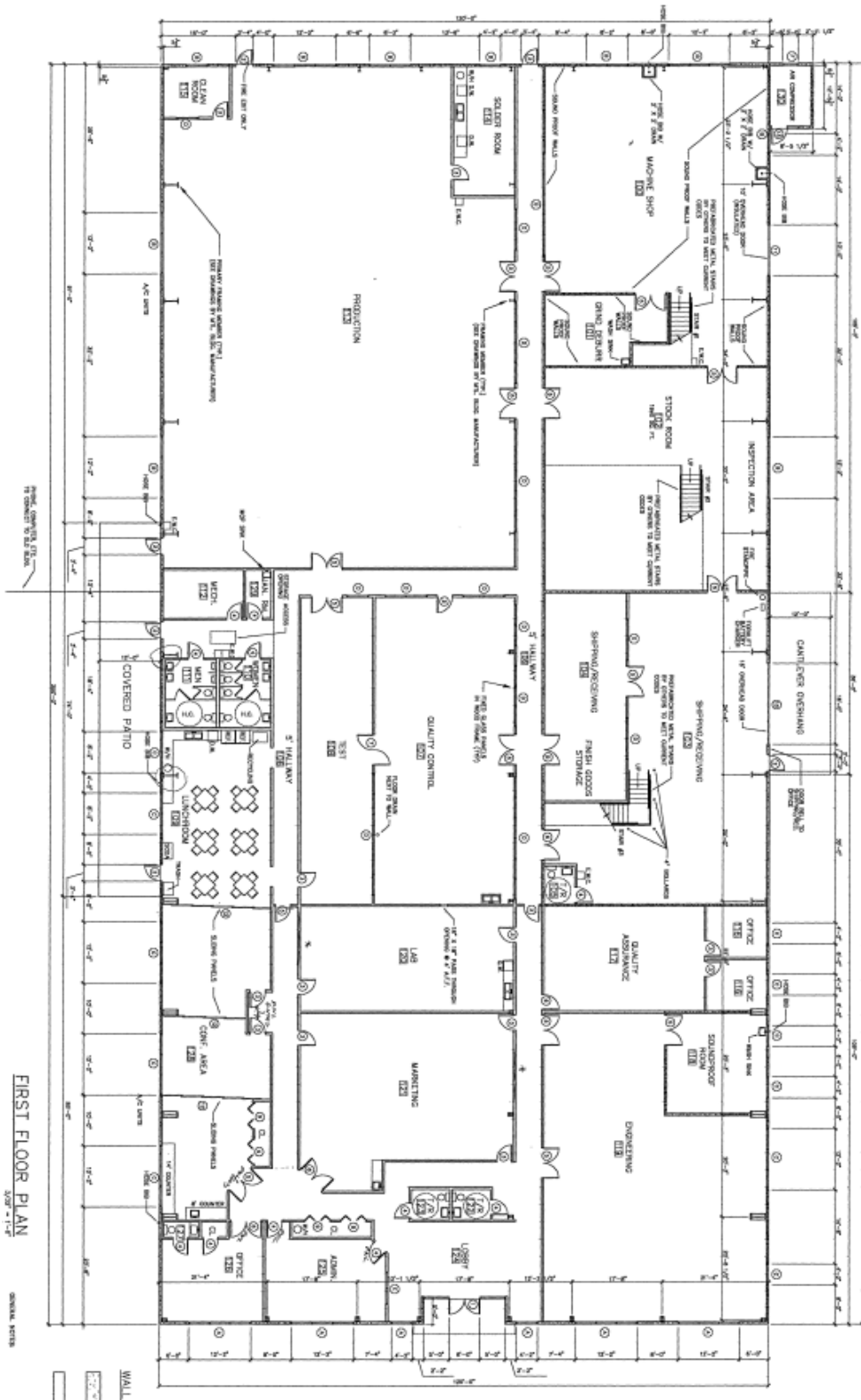
Aerial



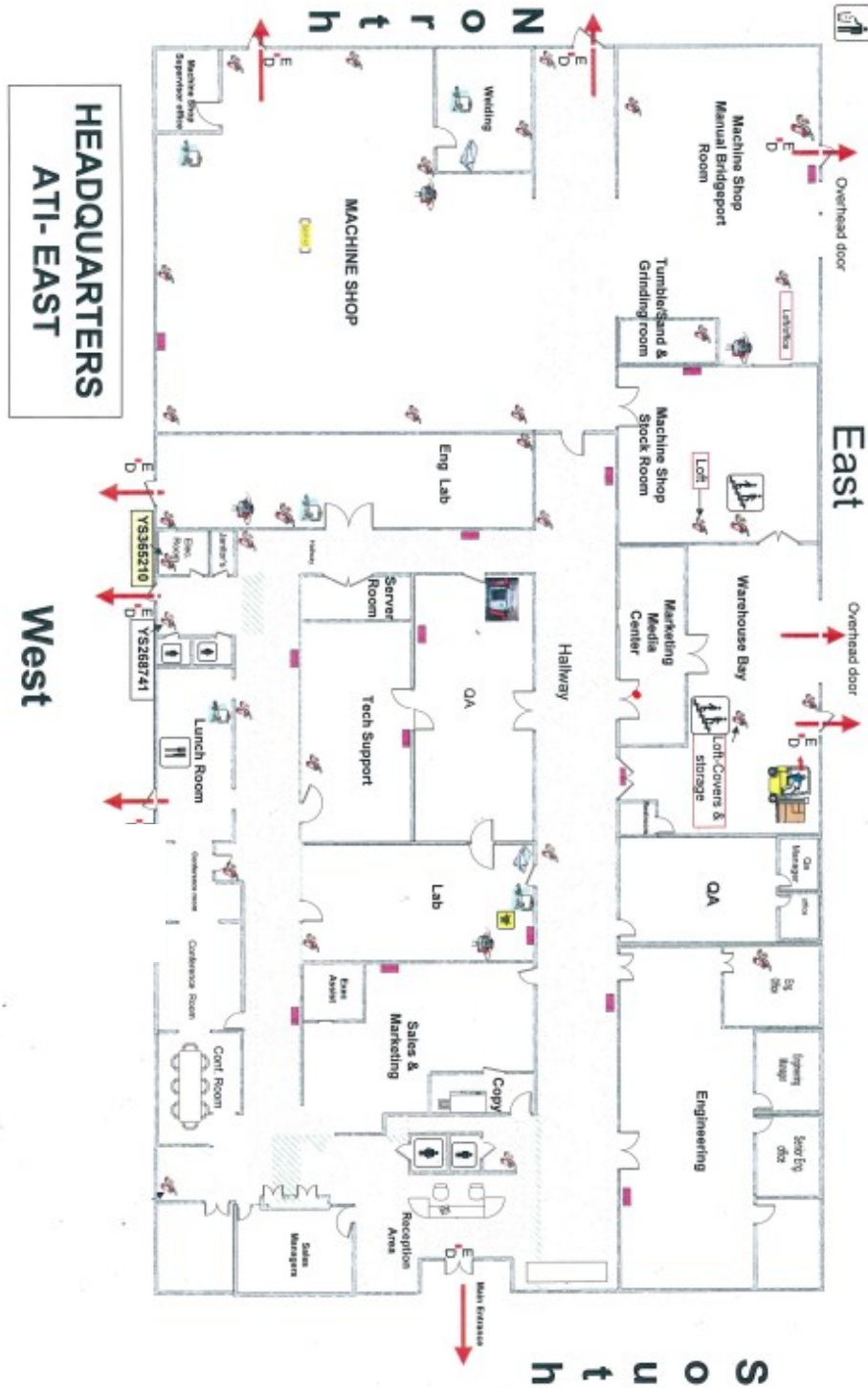
729A Colorado Avenue · Stuart, Florida · 772-288-6646

TREASURE COAST
COMMERCIAL
REAL ESTATE, INC.
www.tcCOMMERCIALre.com

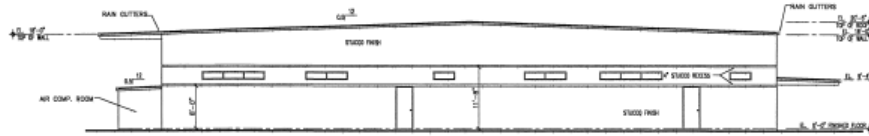
Floor Plan



Fire Escape Plan



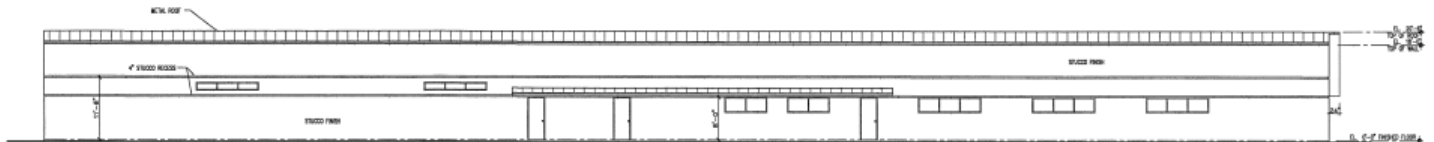
Elevations



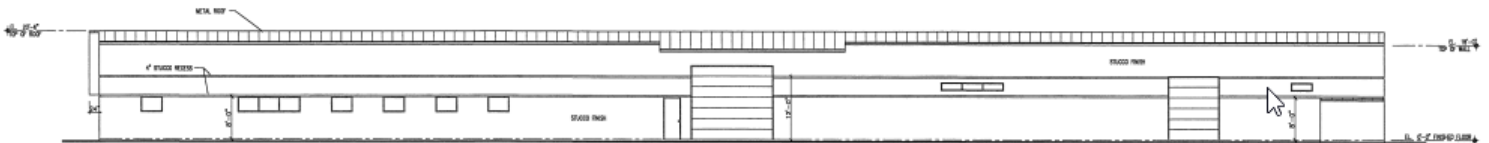
NORTH ELEVATION
DATE: 1/14



SOUTH ELEVATION
DATE: 1/14



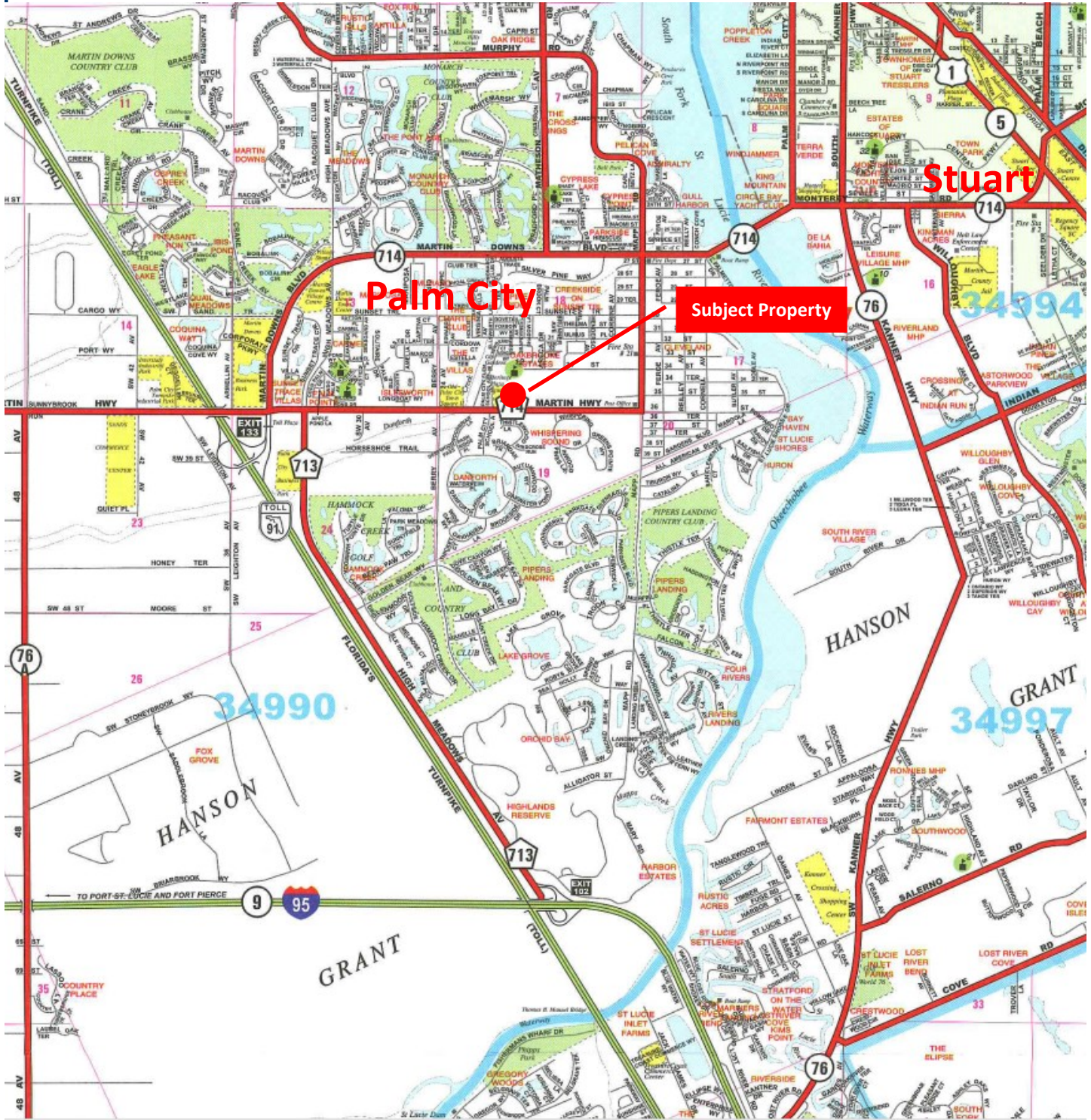
WEST ELEVATION
DATE: 1/14



EAST ELEVATION
DATE: 1/14

NOTE:
SEE DRAWINGS BY METAL
BUILDING MANUFACTURER
FOR ROOF AND CANOPY
DETAILS.

Map



729A Colorado Avenue · Stuart, Florida · 772-288-6646

ThermaSteel Panels

The ThermaSteel Advantage

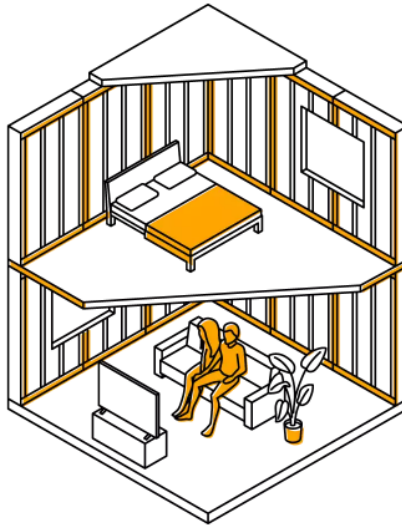
With 53 years of worldwide experience, we are the world leader in panelized building methods.

ENERGY EFFICIENCY

With an effective R-Value of up to R-61 and no thermal bridging, our insulated panels will **reduce heating and cooling costs by 75% or more** over traditional construction methods and are well suited for Net-Zero and Passive House designs.

SUSTAINABLE & SAFE

With a **life expectancy of 425 years**, our panels do not off-gas, are mold & mildew resistant, are fire resistant with low smoke and flame spread properties, are 100% recyclable, AND are produced with recycled materials in a zero-waste facility.

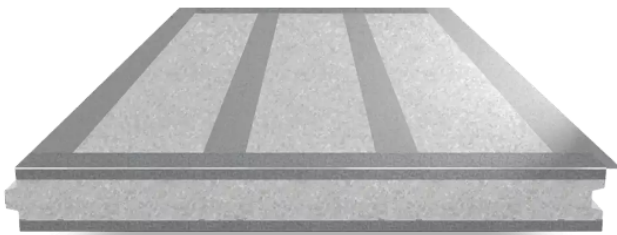


CONSTRUCTION EFFICIENCY

4-in-1 lightweight true load bearing panels **reduce framing time by 50%** translating into significant labor & equipment cost savings. Your project will be delivered pre-cut, diagrammed, and labeled for quick assembly.

UNLIMITED POSSIBILITIES

No manufacturing limitations. If you can dream it, we can produce it! From simple sheds to custom homes, from hotels to mid-rise buildings, we do it all! Panel packages available for exterior walls, interior walls, below grade walls, floors, and roofs, including curved walls and openings.



- Used mainly for exterior wall applications
- 5.5" or 7.5" thick, up to 4' wide and 12' tall
- Effective thermal performance of R51 to R61
- 4 or 5 structural studs on both faces of the panel (16" or 12" o.c.)
- Up to 42,000 plf load LRFD
- Ready for direct application of final skin

