



FOR LEASE

■ 6901 - 6945 NW LTC Parkway

6901 - 6945 NW LTC Parkway	Port Saint Lucie, FL 34986
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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:	#6901	1,760 SF (100% Office)
	#6917	2,225 SF (30% Office/70% Warehouse)
	#6925	2,225 SF (30% Office/70% Warehouse)
Zoning:		Commercial - PUD

LEASE RATE	\$16.00 SF/yr (Gross; MG)
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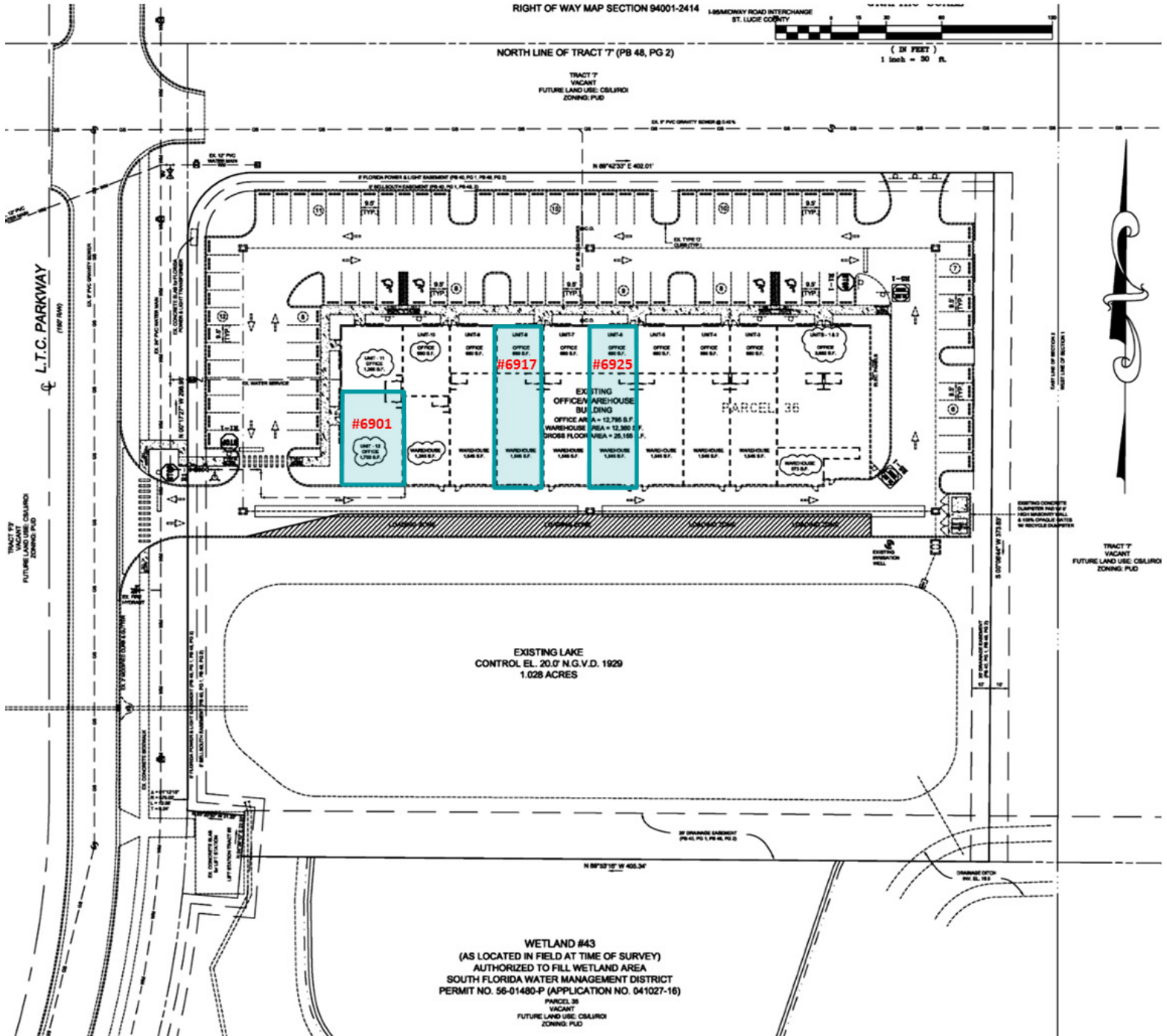
SLC Commercial
 Realty & Development

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Site Plan

MIDWAY COMMERCE CENTER

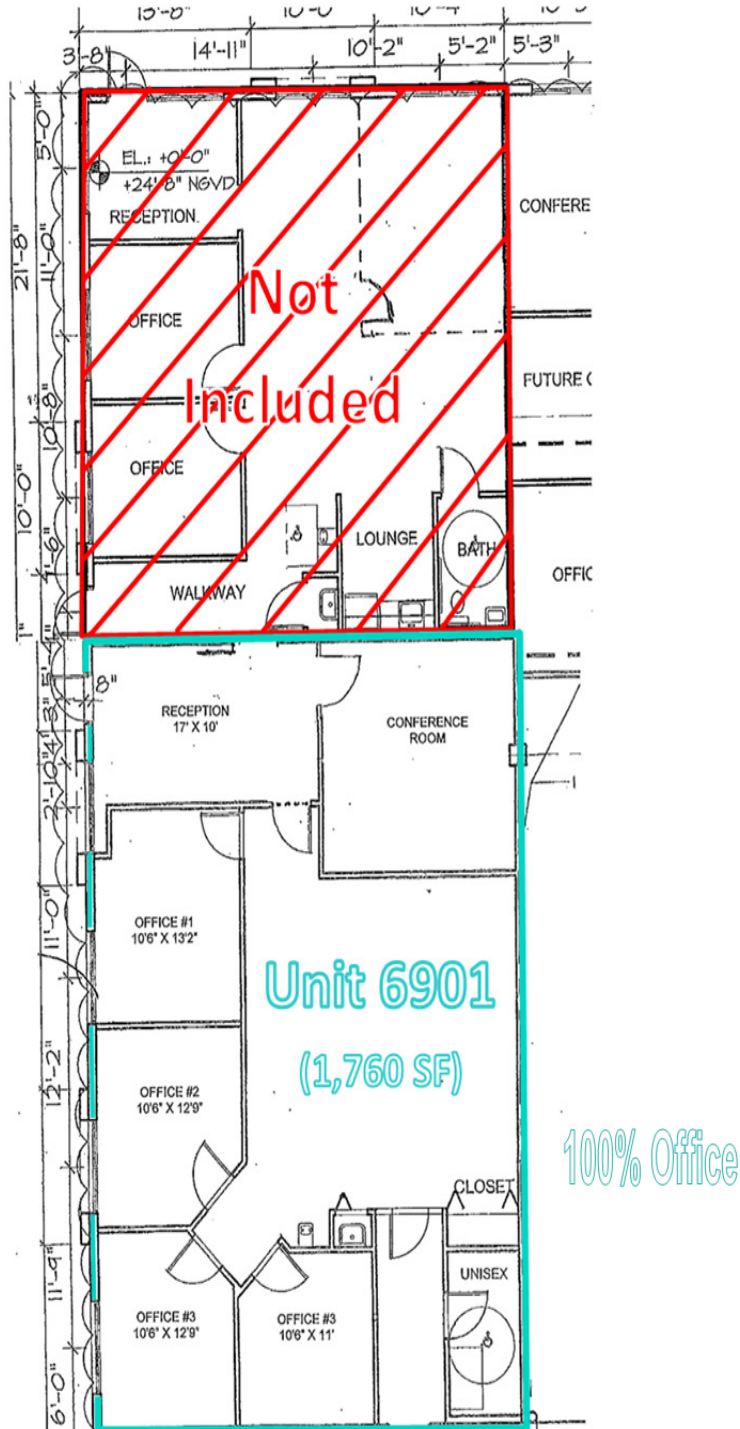
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6901 Floor Plan

MIDWAY COMMERCE CENTER

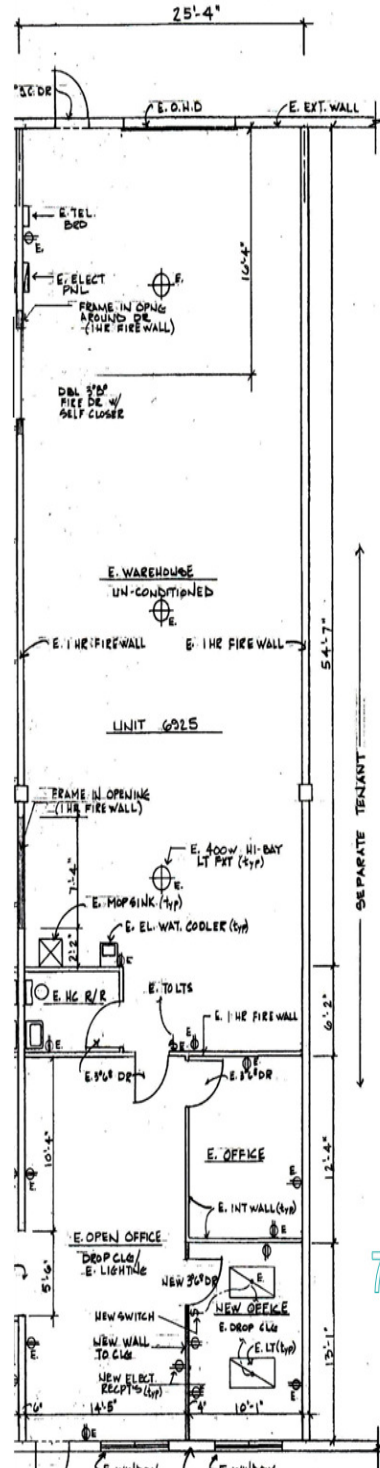
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Typical Floor Plan - 6917 & 6925

MIDWAY COMMERCE CENTER

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2,225 SF
30% Office
70% Warehouse

Typical Office/Warehouse Unit

MIDWAY COMMERCE CENTER

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Zoning - Permitted Uses

MIDWAY COMMERCE CENTER

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COMMERCIAL (CS/CG) PERMITTED USES

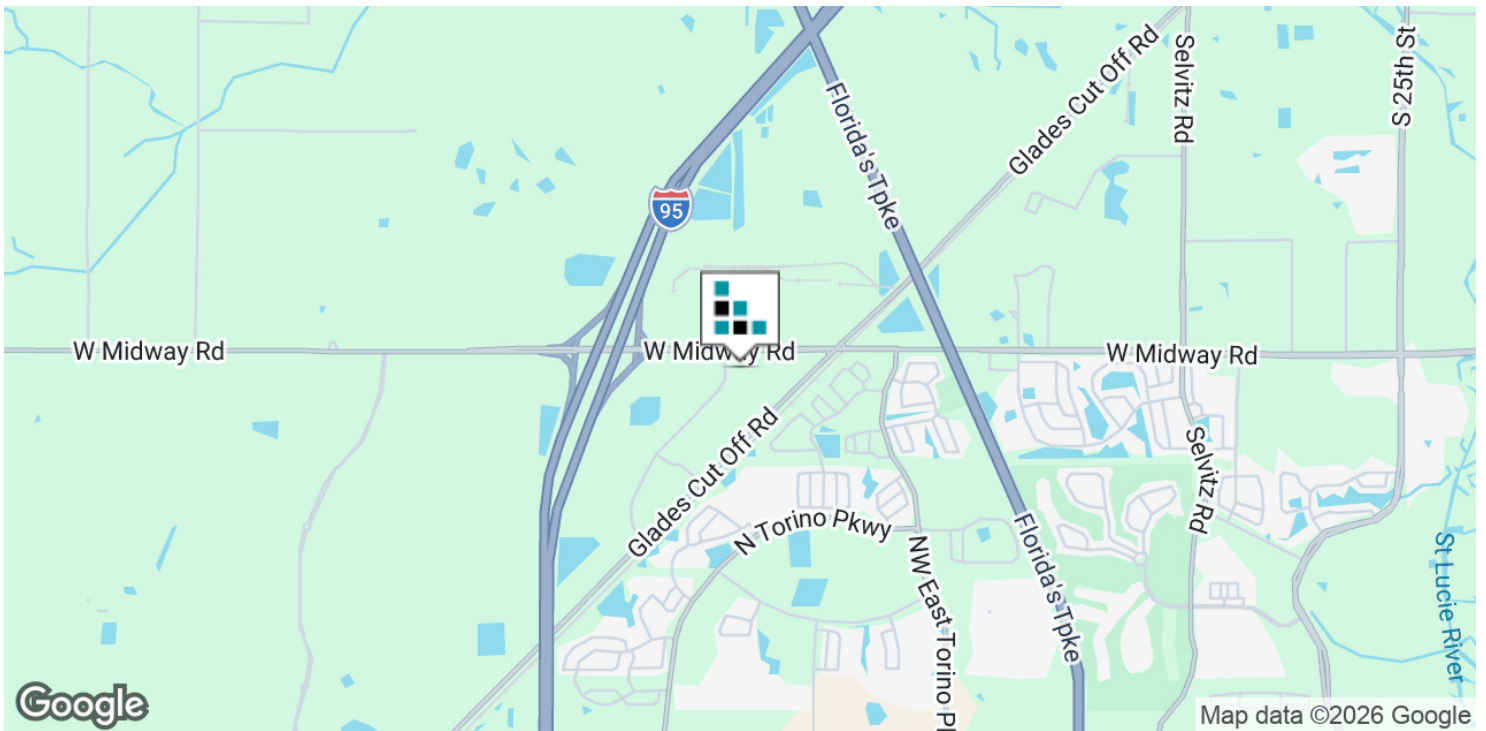
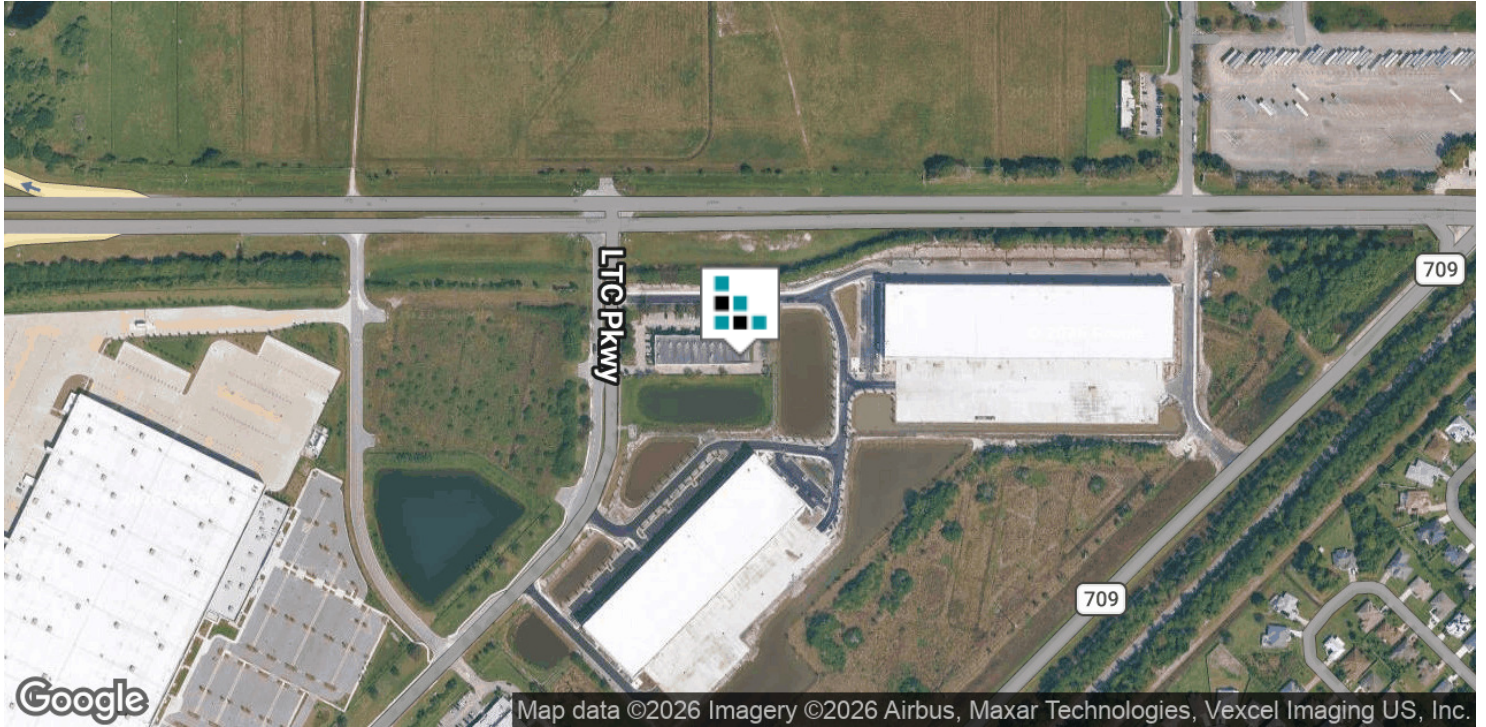
- Automotive, boat or truck repair
- Bakery
- Building material sales
- Cabinet shop
- Contractor's shop
- Sign company
- Semi-public facility or use
- Trade shop (roofing, plumbing, electrical, and the like)
- Wholesale establishment
- Food processing facility
- Manufacturing and assembly associated 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

MIDWAY 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.

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