



Industrial (2 Loading Docks + 1 Grade Level)

**Alex Rodriguez-Torres**

P: (772) 353-0638 | E: RTEincorporated@aol.com

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

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## Property Details

- Exceptional 13,300 sf warehouse in one of Port St. Lucie's industrial sector.
- Site features metal wall construction, 1,200 sf office with A/C, 2 restrooms, (3) loading docks; (2) are dock high and (1) is grade level, single phase power, 400 amps, 120-240v, and 25 ft. ceilings.
- Easily accessible from US Highway 1
- Excellent access to the newly opened Crosstown Parkway Bridge & Village Green beautification project
- Excellent access to the Crosstown Parkway Bridge
- 25' ceiling height
- Exceptional space for manufacturing, storing, sales, repair and maintenance of vehicles and equipment, etc.

**Property Type: Industrial**

**Zoning: Warehouse**

**Building Size: 13,300 SF**

**Year Built: 1999**

**Service Type: Double Net**

**Office Size: 1,200 SF**

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Property Photos



Front Side View



Front Forward View

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**COMING SOON**



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#### Port St. Lucie Median Age

42.5 41.7 43.3



Total



Male



Female

#### Port St. Lucie Adults

There are 147,855 adults, (38,874 of whom are seniors) in Port St. Lucie.



TOTAL POPULATION

201,846

#### INCOME

##### PER CAPITA INCOME

Port St. Lucie

\$27,546

USA

\$34,103

##### MEDIAN HOUSEHOLD INCOME

Port St. Lucie

\$60,587

USA

\$62,843



INDIVIDUALS BELOW POVERTY LEVEL:

9.0%

#### Port St. Lucie Household Types

CSV JSON

| Type       | Owner | Renter |
|------------|-------|--------|
| Male       | 59.1% | 40.9%  |
| Female     | 62.4% | 37.6%  |
| Non Family | 73.9% | 26.1%  |
| All        | 76.9% | 23.1%  |
| Married    | 83.2% | 16.8%  |

76.9% Rate of Home Ownership

| Segment                  | Lanes* | Traffic (ADT) | Maximum ADT |
|--------------------------|--------|---------------|-------------|
| W. of South Niemeyer Cir | 4 LD   | 12,709        | 13,700      |
| W of Industrial Blvd     | 4 LD   | 10,883        | 13,100      |
| S of Niemeyer Cir        | 4 LD   | 11,311        | 11,600      |
| S of Walton Rd           | 2 L    | 3,877         | 6,900       |
| N of SE Tiffany Ave      | 2 L    | 4,138         | 6,900       |

\*L - Lane, LD - Lane Divided

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**Income Projections**

*National Tenant: The Part House is currently occupying space.*

*With 7% Annual Increases, NN Lease in Place*



**Gross Income: \$144,852.96**

**Expenses: \$26,000.00**

**NOI: \$118,000**

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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 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.

## PORT ST LUCIE INDUSTRIAL PARK

1649 SE South Niemeyer Cir

Port Saint Lucie, FL

**For Sale: \$3.3MM**

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PRESENTED BY:

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