

FOR SALE OR LEASE

MIDWAY BUSINESS PARK

8300 NW LTC PARKWAY

PORT ST LUCIE, FL

34986



FEATURES

- + ±19,920 SF on ±4.82 Acres. Built in 2008, sprinklered. Offices have energy efficient features. Warehouse has 48 lights, 400 amp 3 phase power with grade level access. Three large overhead doors.
- + Seconds from I-95 exit 126 Midway Road
- + Zoning: Industrial Utility (HI/LI/U), LTC Ranch Industrial Park PUD
- + Roof Height: 22 Ft., 22 Ft. Under construction (BR-Bar Jst/Rigid)
- + Exterior Walls: Tilt Wall Concrete Construction
- + Foundation & Frame: CG - Conc Grd
- + Security: 8 Ft. Chain Link Fence, Outdoor cameras
- + Parking Spaces: ±50 spaces
- + Ceiling Height: 20' Minimum Clear Ceiling Height
- + Lease Rate: \$10.50 PSF NNN
- + Asking Sale Price: \$2,995,000



CONTACT

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CBRE, Inc. | Licensed Real Estate Broker

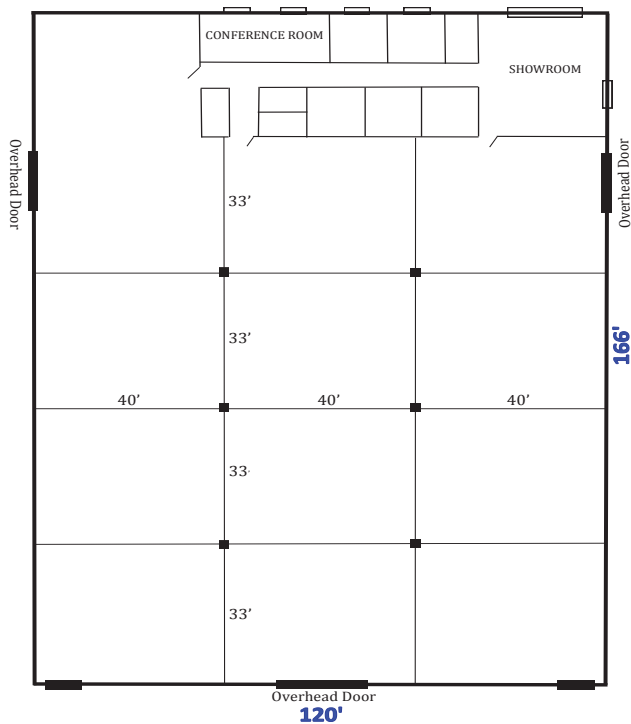
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PHOTOS



PROPERTY SITE PLAN



PROPERTY AERIAL



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