

# FOR SALE

## INVESTMENT OPPORTUNITY

1071 SW SOUTH MACEDO BLVD, PORT ST LUCIE, FL 34983



PARCEL ID:	3420-635-0493-000-1
BUILDING SIZE:	10,660 Sq. Ft. (2 buildings), built in 2003
SITE ACRES:	1.38 Acres
DESCRIPTION:	Industrial property with office/showroom space in larger building and 3-Phase power in manufacturing building. Property is completely secured with Chain Linked Fence (6' x 8'). There is a 5 ton overhead crane available for purchase
ZONING:	CS — Service Commercial, City of Port St. Lucie
EXTERIOR WALLS:	Primary-Corrugated Metal, Secondary-CB Stucco
ROOF:	Cover-Metal, Structure-Steel Truss
PARKING SPACES:	23 Marked parking spaces
FRONTAGE:	240 Ft. SW S Macedo Blvd and the Florida Turnpike
UTILITIES:	Electric—Florida Power & Light Water & Sewer—City of Port St Lucie Gas—Florida City Gas
DAILY TRAFFIC:	36,000 Vehicles per day on the turnpike
REAL ESTATE TAXES:	\$15,911.01 (2016)
<b>PRICE:</b>	<b>\$1,000,000.00</b>

**Major Tenant  
Building Material  
Supplier**

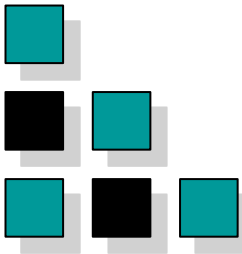


### For More Information:

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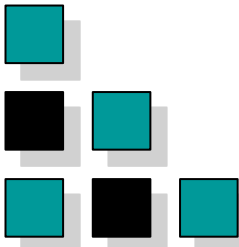




# AERIALS

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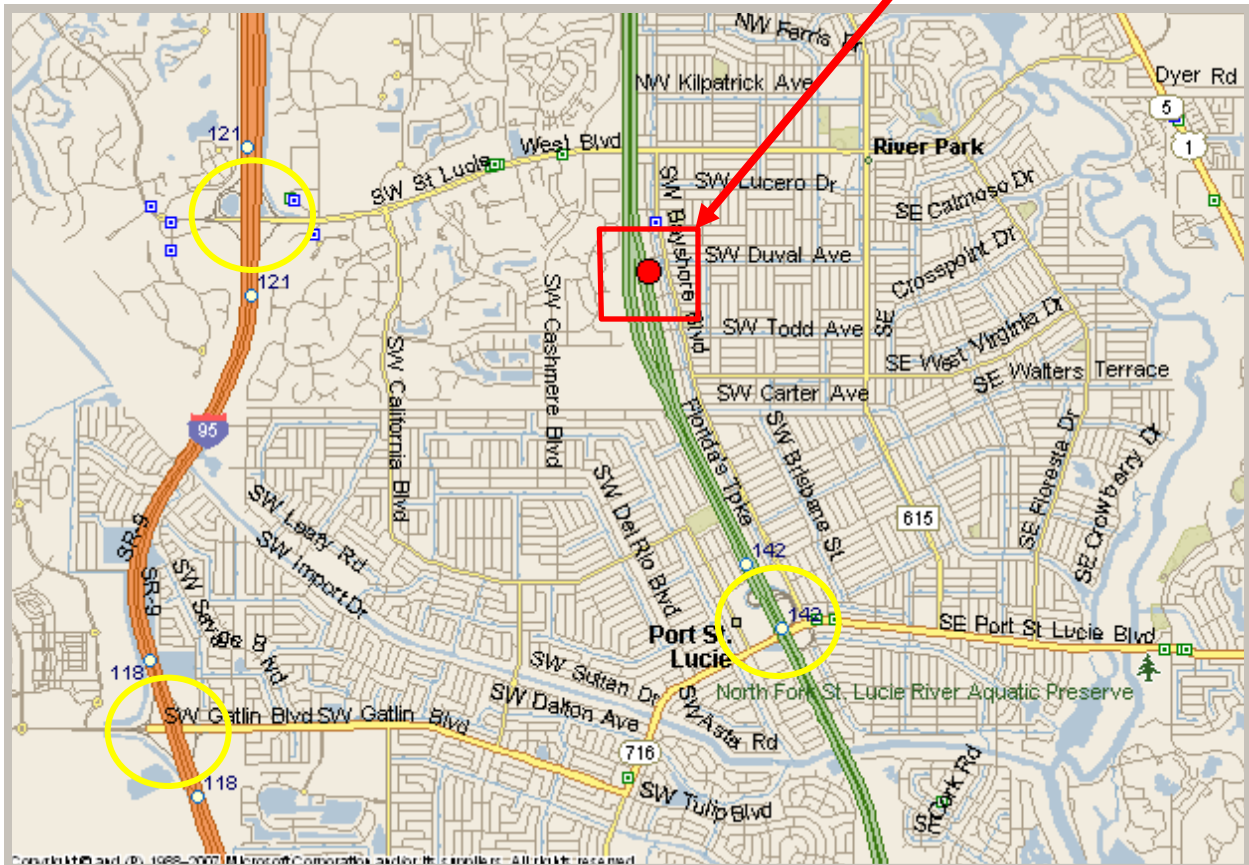
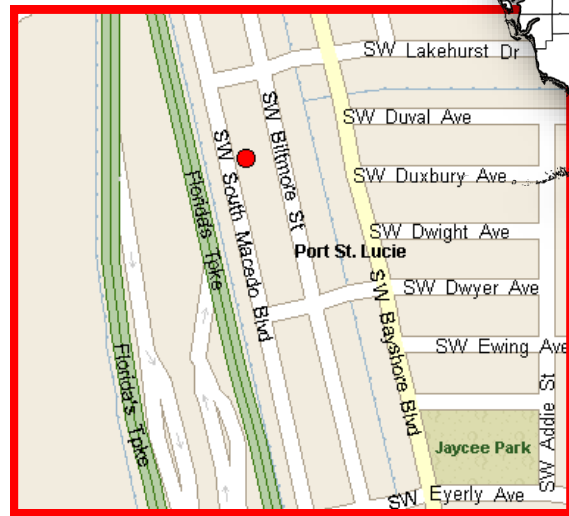
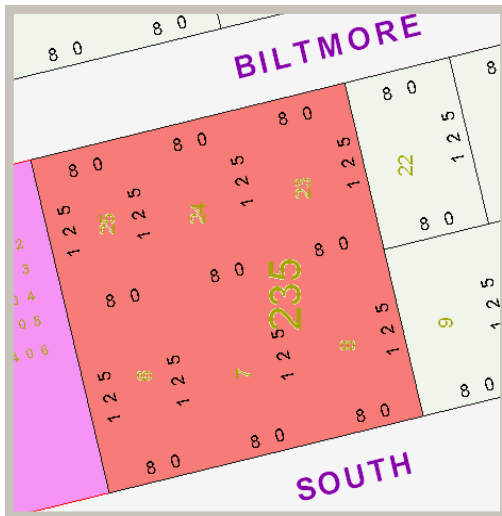
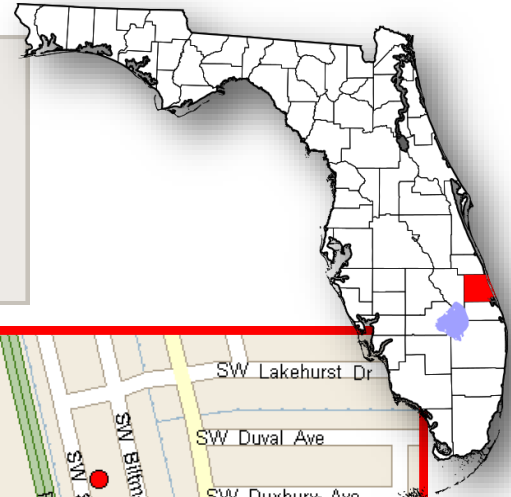


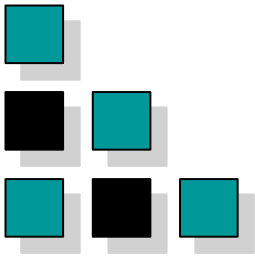


# LOCATION

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- Located in Bayshore Blvd. industrial/retail corridor
- Minutes to Interstate 95 access at Exit 121 St Lucie West Blvd.
- Minutes to the Florida Turnpike entrance for Port St. Lucie at Port St. Lucie Blvd.





## **DISCLAIMER**

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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.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.