

Office / Warehouse | For Lease

CBRE

Available - All or Part - With Additional Land For Parking or Expansion

760 NW Enterprise Drive

Port St Lucie, Florida

EXISTING $\pm 116,944$ SF CLASS A OFFICE/WAREHOUSE ON ± 9 ACRES OF INDUSTRIAL LAND WITH ± 7.9 ADDITIONAL ACRES FOR EXPANSION OR BUILD TO SUIT FOR LEASE



Property A: Existing Building

- » $\pm 116,944$ SF Total
- » ± 9 Acres - Zoned Industrial (IN)
- » Direct I-95 Visibility
- » Nicest Existing Park in St Lucie
- » Close Proximity to Substantial Amenities
- » Fastest Growing Area in South Florida
- » Clear Height - From 18' to 36'
- » Grade level Loading Docks with 8 Doors
- » Ample Parking
- » Owner Will Consider Creative Lease Option, Build-to-Suit, For Sale or Lease

Property B: Expansion Land

- » ± 7.9 Acres
- » $\pm 106,600$ SF Proposed For Grade Level Warehouse Buildings
- » Land can be leased as a Build To Suit for another building, parking, or expansion

Contact Us

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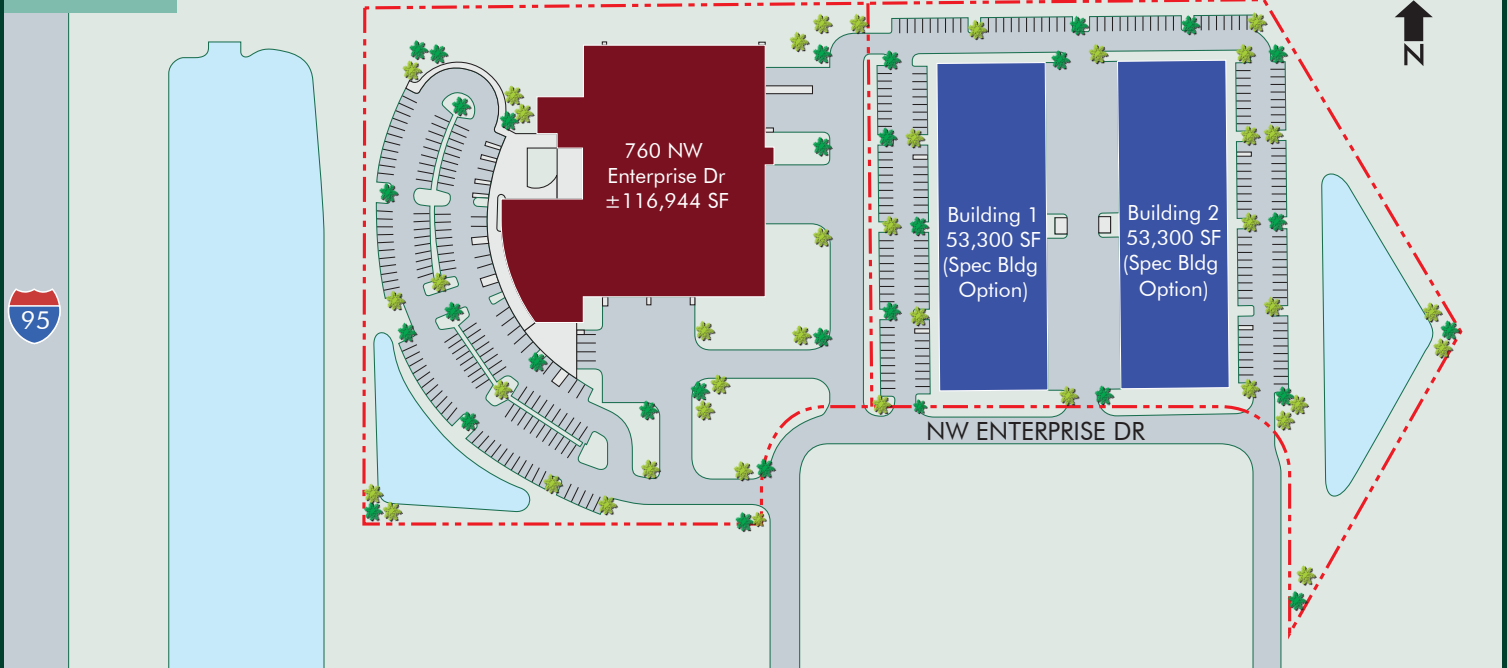
Rental Rate / Pricing: - Call for Details

±116,944 SF Office/Warehouse on ±9 acres of Industrial land

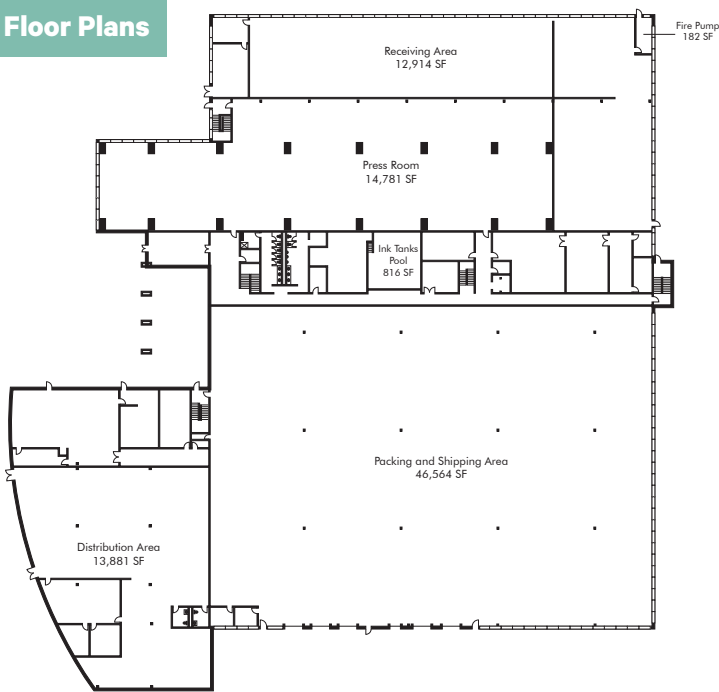
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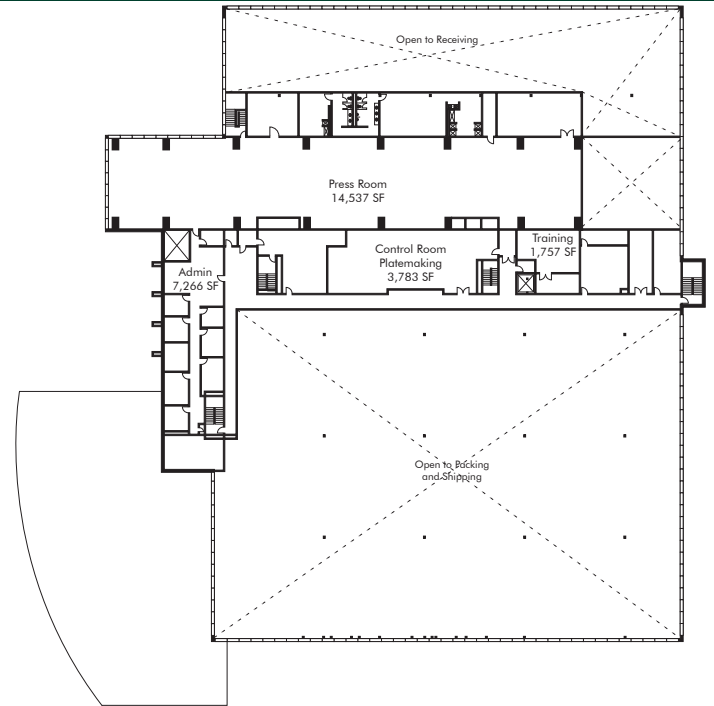
Site Plan



Floor Plans



FIRST FLOOR



SECOND FLOOR

Space Breakdown

- » ±116,944 SF Total
- » ±46,564 SF of Class A Warehouse
- » ±12,914 SF Receiving Area
- » ±14,781 SF Press Area
- » ±13,881 SF Low Ceiling Warehouse and/or Additional Office Area
- » ±7,266 SF Second Floor Office Area

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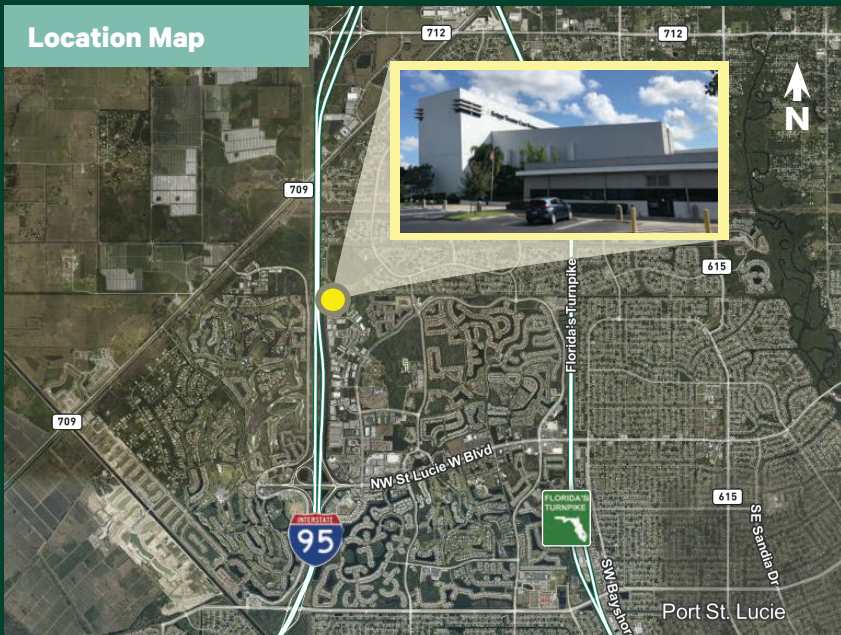
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Location Map



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