

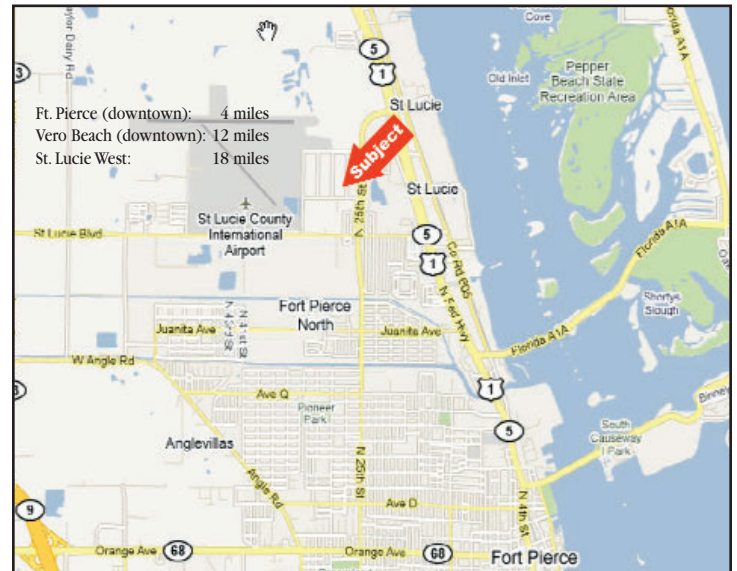
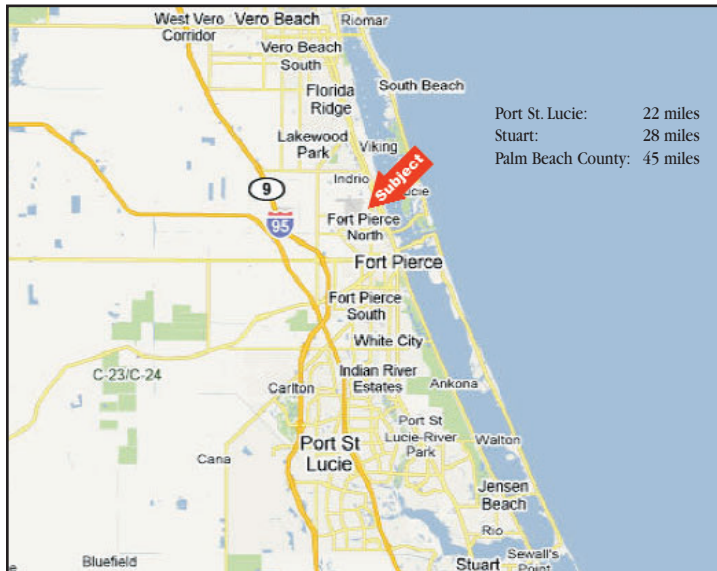
FOR SALE
BANK FORECLOSURE
70,000 SF WAREHOUSE/INDUSTRIAL FACILITY
ST. LUCIE COUNTY, FLORIDA



ATLANTIC WESTERN REALTY CORPORATION
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414
561-832-3400
www.atlantic-western.com

DESCRIPTION: 70,000 sf Warehouse/Manufacturing/Distribution facility situated on 4.86 acres in the St. Lucie Airport Industrial Park, St. Lucie County, Florida

LOCATION: The Property is located at 2700 Industrial Ave. Two, in the St. Lucie Airport Industrial Park, which is immediately east of the St. Lucie County International Airport. This location is only one mile west of US 1, providing convenient access to central and northern St. Lucie County, downtown Ft. Pierce, King's Highway, I-95 and the Florida Turnpike.



ST. LUCIE COUNTY INTERNATIONAL AIRPORT & SUB-MARKET:

St. Lucie County International Airport, located just west of the Property, encompasses 3,660 acres and is owned and operated by the St. Lucie County Board of County Commissioners. It is managed and maintained by a municipal airport department that includes maintenance, operations and administrative staff. The airport is an international non-scheduled field, servicing corporate jet traffic and general aviation with over 6,000 international flights cleared through on-site US customs in 2009.

The Airport and adjacent Airport Industrial Park (including the Subject Property) enjoy Federal Trade Zone status. Regional and corporate headquarters of notable companies such as Coca-Cola, Pursuit Watercraft, Phoenix Metals, Roadway Freight, Gator Trucking, & Cold Air Distributors are all located in or immediately adjacent to the St. Lucie Airport Industrial Park.



PROPERTY FEATURES: The Property consists of a one-story, metal construction warehouse and distribution center, constructed in two phases with appx. 40,000 sf built in 1986, and 30,000 sf added in 2000. The property is one of the largest facilities within the St. Lucie Airport Industrial Park, and includes:

- ◆ Appx. 2,035 sf of Office Area including private reception area, private offices, and 2½ bathrooms.
- ◆ Appx. 16,675 sf of air- conditioned manufacturing/assemblage area with maintenance shop, break room, one office & 2 bathrooms.
- ◆ Appx. 51,000 sf of storage area
- ◆ Five (5) Dock-High Overhead Doors
- ◆ Metal Access Ramp
- ◆ 20'- 23' ceiling heights
- ◆ Fire Sprinklers Throughout
- ◆ Ample Parking
- ◆ Three Phase, 225 v service with estimated 800 amp capacity

ZONING: Zoned IL, Limited Industrial. Permitted uses allow for a wide variety of light industrial uses including Construction Services, Manufacturing, Warehousing & Distribution, Research Development & Testing, and select Wholesale Trades.

REAL ESTATE TAXES:

2009 Assessment: \$3,153,100
2009 Tax: \$61,307
Tax ID: 1429-501-0073-000-0

PRICE: \$1,999,999
 (\$28.57 PSF)

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. Printed by NML www.GoNML.com 1-800-327-5770 NML 183365-I

CONTACT:

Atlantic Western Realty Corp., Exclusive Agents
Jay Romfh, Director of Investment Sales
Brad Scherer, President

ATLANTIC WESTERN REALTY CORPORATION
3500 FAIRLANE FARMS ROAD, SUITE 9
WELLINGTON, FL 33414
561-832-3400
www.atlantic-western.com





ATLANTIC WESTERN REALTY CORPORATION
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414
561-832-3400
www.atlantic-western.com