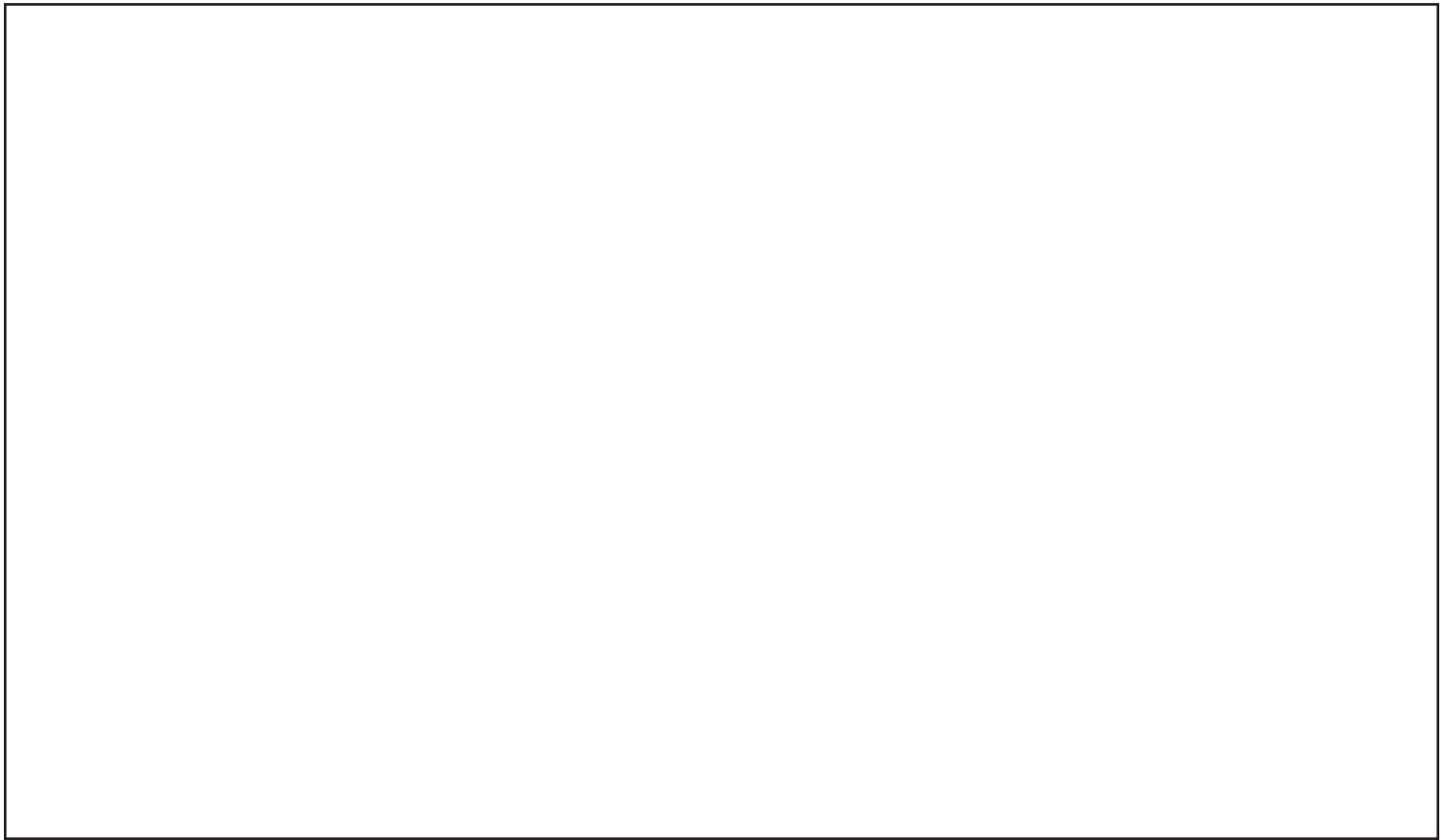


FOR SALE
BANK FORECLOSURE
70,000 SF WAREHOUSE/INDUSTRIAL FACILITY
ST. LUCIE COUNTY, FLORIDA



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

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

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