

IDEAL 1031 EXCHANGE OR PARTIAL OWNER-USER OPPORTUNITY ±69,924 SF WAREHOUSE PROPERTY WITH FENCED YARD

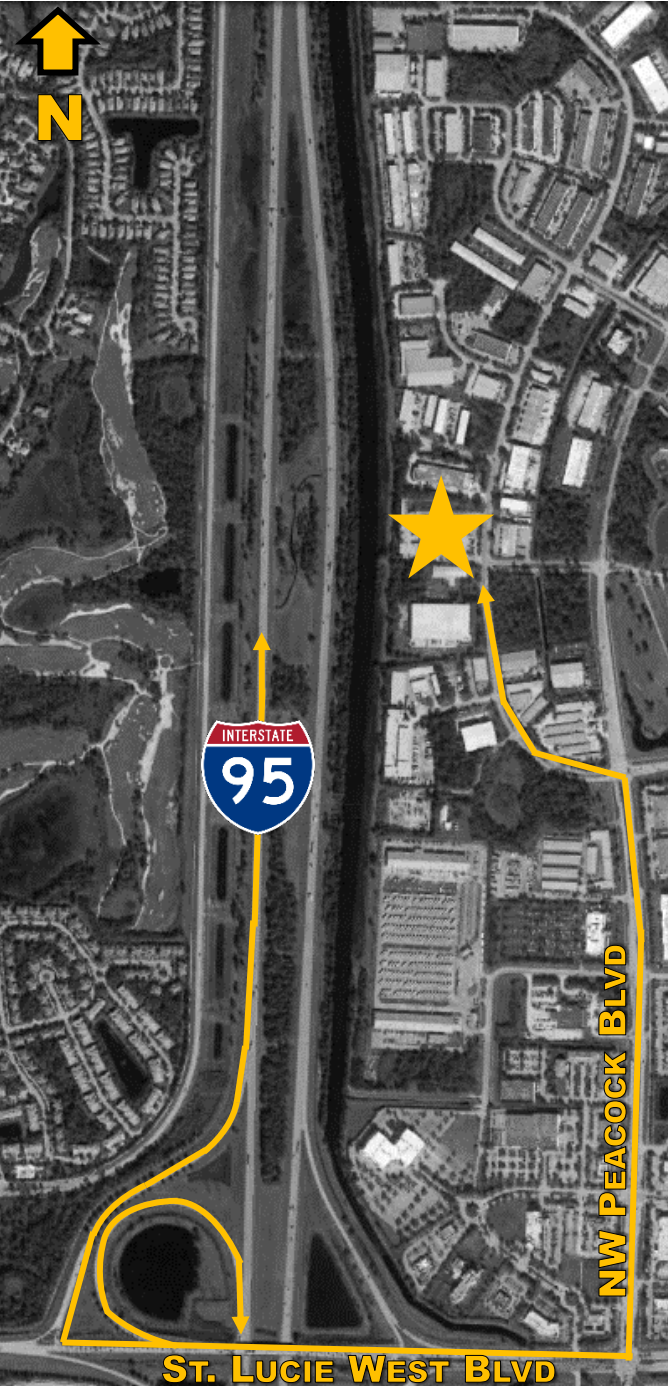
RECENT PRICE REDUCTION!

460 NW ENTERPRISE DRIVE • PORT ST. LUCIE • FLORIDA

OPPORTUNITY PRESENTED BY  ASSET
SPECIALISTS, INC.

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OFFERING HIGHLIGHTS



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- Ideal opportunity for a partial owner-user or investor looking for upside potential
- ±69,924 square foot free standing warehouse building and open-air storage structure
- ±7,808 square feet of built-out office space with the 2nd floor being serviced by elevator
- Situated on ±5 acres with a secure fenced and concrete yard area and 51 parking spaces
- Up to ±24' Clear Ceiling Heights
- Eight (8) loading docks with 10' x 12' overhead access doors and Three (3) 10' x 12' grade level doors
- 1,200 Amps of Three Phase Electric
- Located in the Prime Industrial District in St. Lucie West with Easy Access to I-95 and the Turnpike
- **Offered at \$5,777,000.00**
- **The vacant portion of the building is also available for lease at \$7.95/sf NNN**

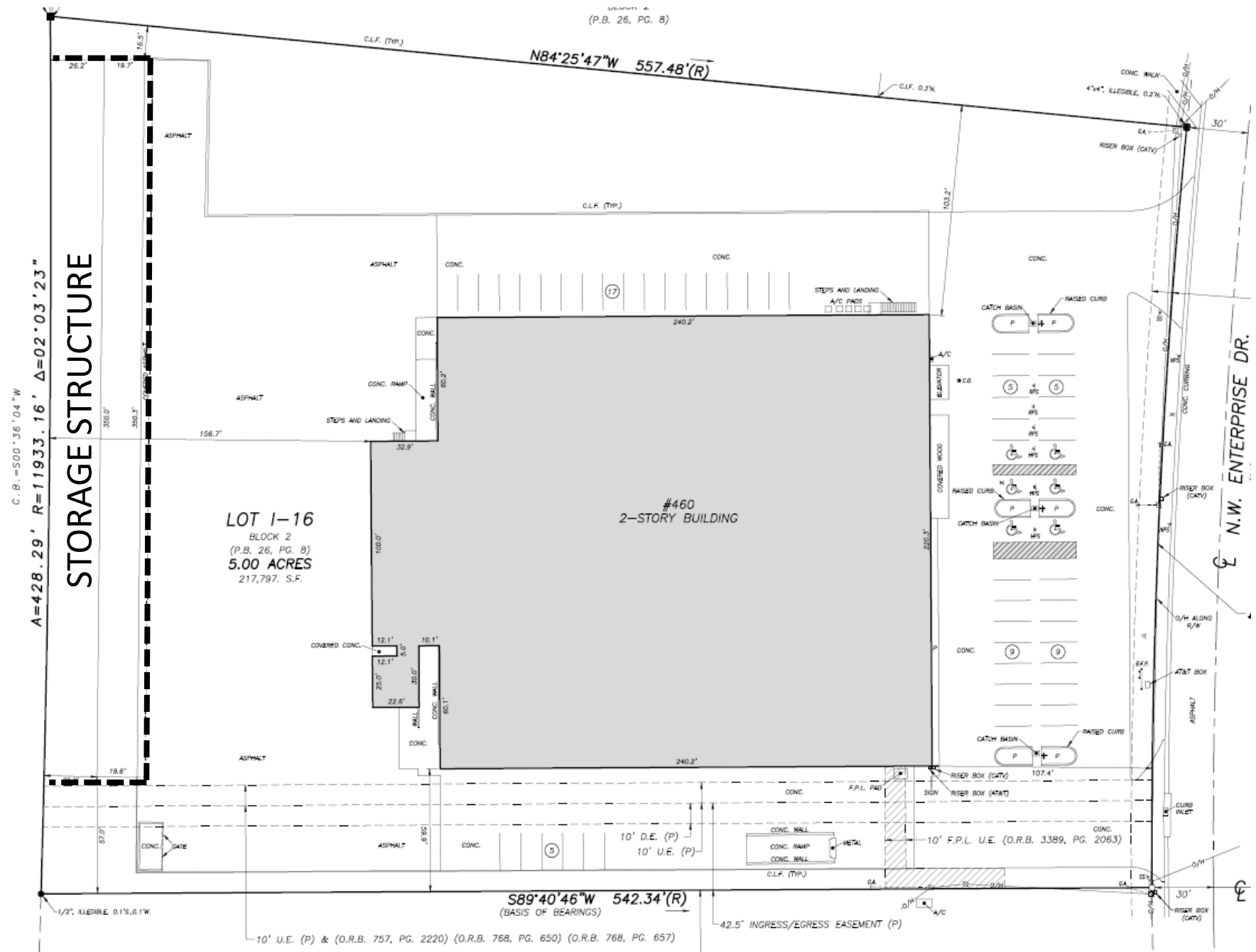
DEAL SYNOPSIS

- ±27,650 sf of the building is leased to an International Credit Tenant
- Existing Tenant lease commences a new seven (7) year term in Q1 2021
- Existing Tenant is on a NNN lease with a Year 1 NOI of \$192,167.50
- The balance of the building is offered vacant with built out showroom on the ground floor and build out offices on the second floor which is serviced by elevator.
- Perfect opportunity for a user to occupy and offset their debt service with the rental income
- Great opportunity for an investor to purchase a property with existing positive cash flow and upside potential through the leasing of the balance of the vacant space at market rents

RECENT RENOVATIONS

- Extensive reconditioning of the interior warehouse concrete floors
- Extensive paint work to the exterior of the building including a color change
- Existing landscape was removed and replaced with all new landscaping material
- Rear yard area asphalt underwent extensive repairs and was seal coated
- All concrete at the exterior of the property was pressure cleaned
- Parking stops repaired/replaced and all parking spots re-striped and site signage replaced

SURVEY



PROPERTY PHOTOS



LOCATION OVERVIEW

Location Highlights

- Immediate access to I-95 via St. Lucie West Boulevard
- Located in the prime industrial district in St. Lucie West – Enterprise Industrial Park
- Corporate neighbors include Oculus, City Electric, Daltile, POOLCORP, Hajoca & more
- Port St. Lucie was recently recognized as the 4th fastest Real Estate Market in the US
- In the heart of it all: This property is surrounded by a mix of commercial, retail and residential developments
- The St. Lucie West DRI contains ±7,579 built out residential units
- ±48,723 planned residential units will be in the surrounding DRIs




Destinations	Distance (Miles)	Travel Time
Interstate 95	1	2 mins
The Florida Turnpike	5.6	10 mins
Downtown Stuart	17.2	20 mins
Vero Beach	23.8	35 mins
Palm Beach International Airport	54.8	50 mins

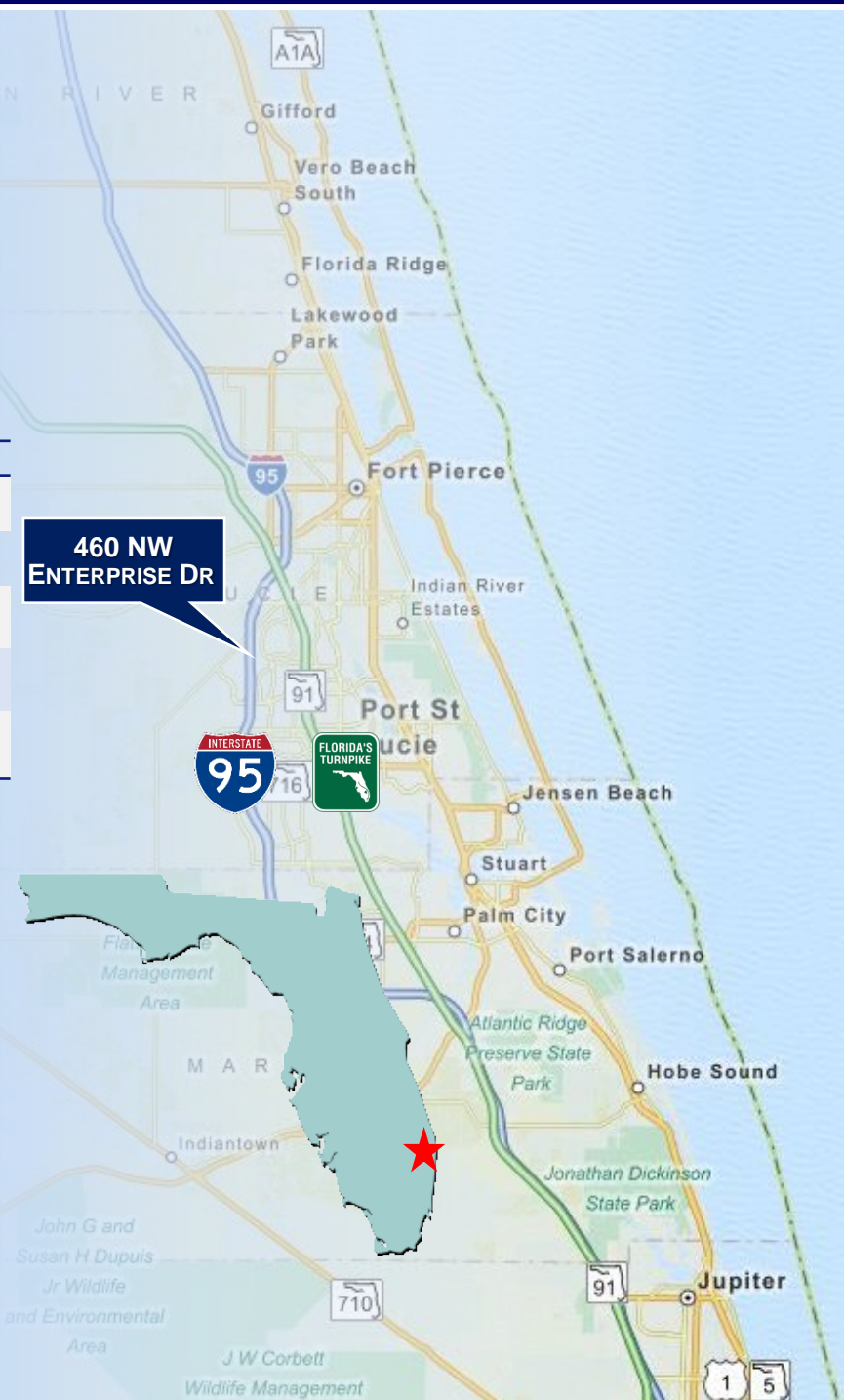
About the City of Port St. Lucie

With more than 164,000 residents, the City of Port St. Lucie is Florida's ninth largest city by population. It occupies an area of 116 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, half way between Miami and Orlando. Over the years, this bustling community has transitioned from a residential bedroom community to one of Florida's fastest growing and dynamic cities.

St. Lucie West is a 4,600-acre Planned Unit Development (PUD) which surrounds St. Lucie West Boulevard east of I-95 in Port St. Lucie. This community contains more than 6,000 families, 200 businesses and employs over 7,500 people.

Local Demographics Snapshot

 Population 164,603	 # of Households 60,512	 Median HH Income \$50,829.00
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AREA MAP



**SUBJECT
PROPERTY**

TRADITION
FIELD
Mets

INDIAN RIVER STATE COLLEGE

PGA VILLAGE

Publix Mobil
HomeGoods Pollo Tropical
LA FITNESS Cheddar's
Burlington SUNTRUST

TOWN CENTER @ ST. LUCIE WEST
Walmart CHASE
STAPLES Starbucks Panera

AMC THEATRES chili's OUTBACK STEAKHOUSE
Marriott Shell

PEACOCK BLVD

ST. LUCIE WEST BLVD

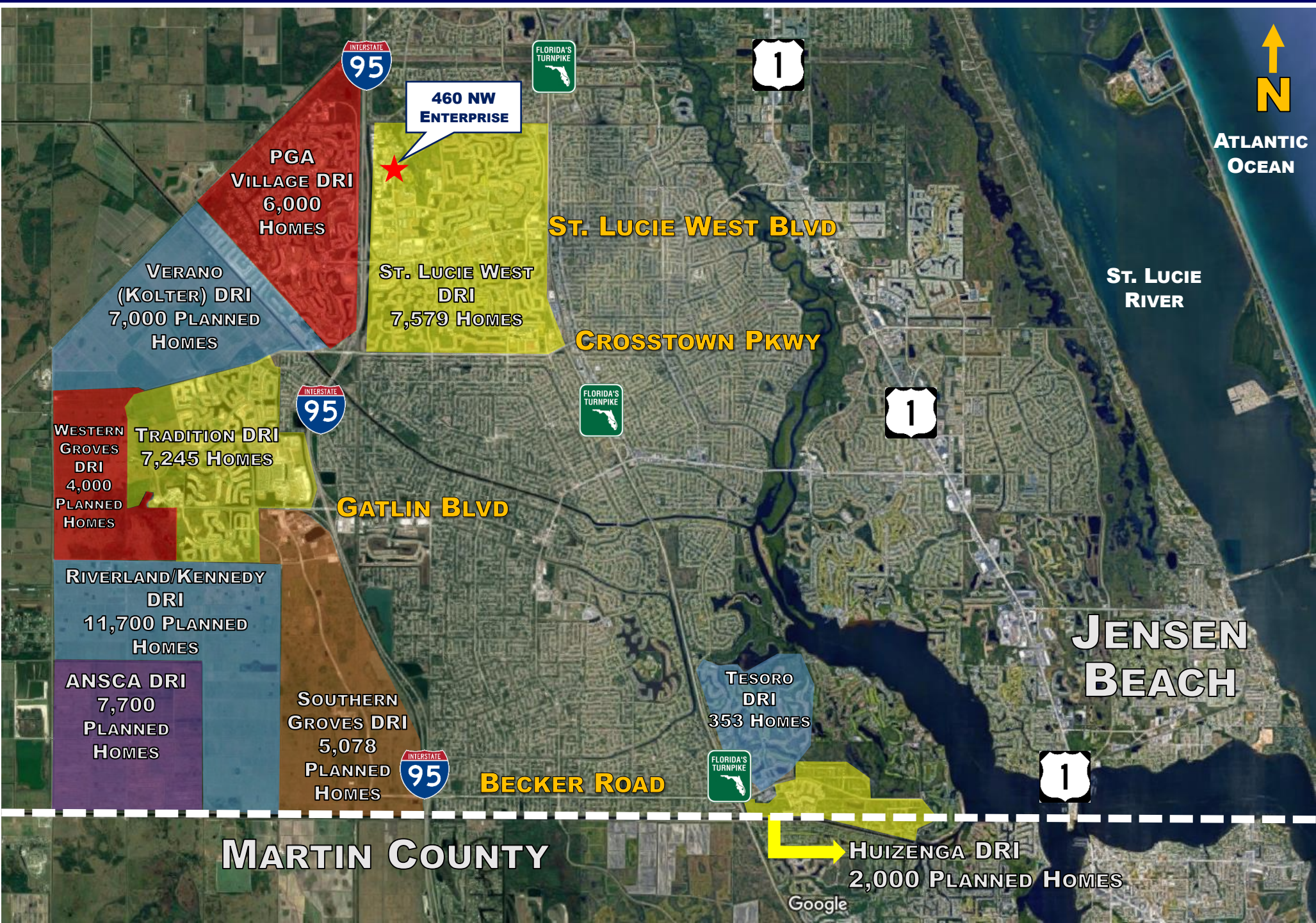


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