

\$900,000 PRICE REDUCTION & OWNER FINANCING FAMILY RETIREMENT SALE

HOYT C. MURPHY INC.

JOHN GOODMAN

**1461 COMMERCE CENTRE DR.
PORT ST. LUCIE, FL 34986**



ASKING \$1,400,000.00

PURCHASE OR LEASE OPTION TO PURCHASE

- 35,000 Total Square Feet - Offices/Warehouse (A/C)
- Multiple Tenant Property Potential
- 5 Acres - Room for Expansion



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Hoyt C. Murphy Inc.
411 N. US Hwy 1
Fort Pierce, FL 34950

Property Description

The Reserve Commerce Centre
1461 NW Commerce Centre Drive
Port St. Lucie, Florida 34986

Site Size: 4.87 Acres, 212,137 Square Feet (Approximate - Irregular Shape)

- Access from NW Commerce Centre Drive
- Utilities: Electric, telephone, water & sewer at site
- Zoning: IN (Industrial) (City of Port St. Lucie)
- Improvements: 35,000 Square Foot Pre-Engineered Industrial Building

Present Configuration:

- 4,066 Square Foot Air-Conditioned Office
- 15,000 Square Foot Warehouse & Shop
- 5,000 Square Foot Warehouse
- 10,000 Square Foot Warehouse
- 1,500 Square Foot Outdoor Storage Area (Fenced)

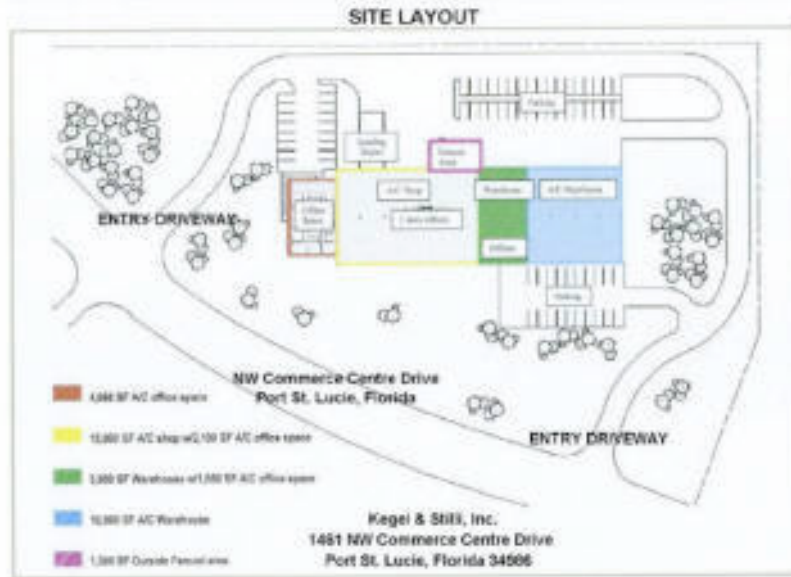
Other Features:

- Large Asphalt Parking Lot with 2 Entrances
- (2) Truck Wells
- Fire Walls In Place
- (9) New Overhead Roll-Up Doors
- 3-Phase Electrical
- 22 Foot Ceilings (Warehouse)

Real Estate Tax Information:

- Parcel Identification St. Lucie County Property Appraiser's Office
Parcel ID: 3315-701-0012-000-5
- Assessed Value: \$1,655,500.00 (2009)
- Real Estate Taxes: \$38,894.14 (2009)

SITE LAYOUT AND FLOOR PLAN



FEATURES

- **Site Size:** 4.87 Acres
 - 212,137 Square Feet (Approximately)
- **Dimensions:**
 - Irregular Shape
 - Access into property provided by two paved driveways from NW Commerce Centre Drive
- **Utilities:** Electric, telephone, water & sewer at site
- **Zoning:** IN (Industrial) City of Port St. Lucie, Florida
- **Improvements:** 35,000 Square Foot Pre-Engineered Industrial Building
- Present Configuration
 - 4,066 Square Foot Air-Conditioned Office
 - Currently subdivided into 14 Executive Offices
 - Board Room
 - Lunch Room
 - 2 Bathrooms
 - Reception Area
 - 2 Separate Entrances
 - Large Parking Area
- 15,000 Square Foot Warehouse & Shop
 - 2,100 Square Foot Air-Conditioned 2-Story Office
 - 100% Climate Controlled Work Areas
 - Air Compressor & Electrical Lines to Work Areas
 - (2) Bathrooms
 - Storage Rooms
 - Lunch Room
- 5,000 Square Foot Warehouse
- 10,000 Square Foot Warehouse
- 1,500 Square Foot Outdoor Storage Area (Fenced)
- **Other Features:**
 - Large Asphalt Parking Lot with 2 Entrances
 - (2) Truck Wells
 - Buildings Accessible From Both Sides
 - Fire Walls In Place
 - (9) New Overhead Roll-Up Doors
 - 3 Phase Electrical
 - 22 Foot Ceilings (Warehouse)
 - Beautiful Rural Setting With Lush Landscaping
 - Present Configuration Provides Room For Expansion
- **Location:**
 - Easy Access from I-95 via Midway Road (Exit #126) or St. Lucie West Boulevard (Exit #121)
 - Easy Access from Florida's Turnpike via Okeechobee Road (State Road 70 - Exit #152)
 - Main Entrance Via Glades Cut-Off Road
 - Prime Location For All Points In The Treasure Coast Area
- **Real Estate**
- **Tax Information:**
 - Parcel Identification
 - St. Lucie County Property Appraiser's Office
 - Parcel ID: 3315-701-0012-000-5
 - Assessed Value: \$1,515,200.00 (2010)
 - Real Estate Taxes: \$37,630.00 (2010)
- **Other Information:** Because of the configuration of this building, it would be ideal for occupancy by multiple tenants. The building was designed to allow alterations to meet the needs of tenants as seen by physical placement of overhead truck doors and entry doors. The attached executive offices can be used in conjunction with a manufacturing, distribution or similar business since it is connected by doors and hallways. These hallways and doors can be closed for other tenant usage or for multiple office tenants. This building is ready for immediate occupancy and must be seen to appreciate its quality features.