



INDUSTRIAL WAREHOUSE/ OFFICE FOR LEASE

24,670 SF Industrial Suite Available

Parkway Commerce Center
8620 NW LTC Pky
Port Saint Lucie, FL 34986

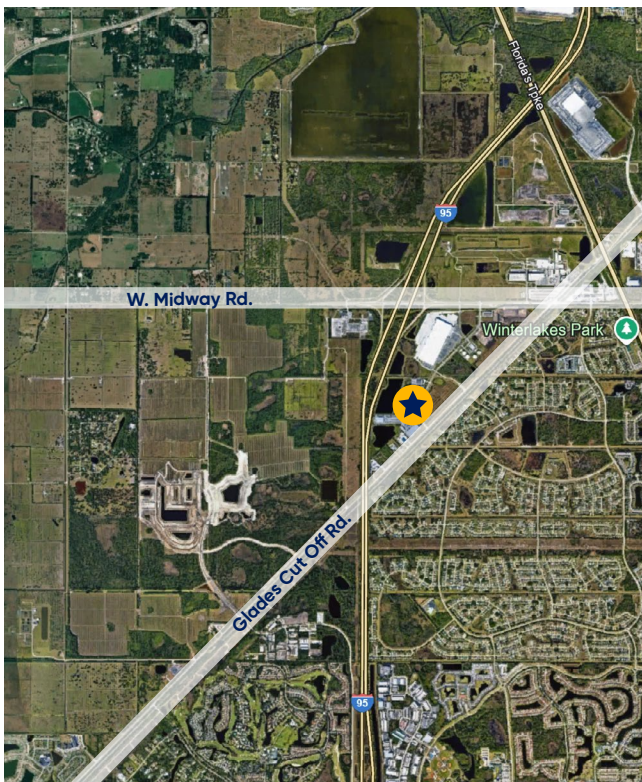
Rental Rate: \$11.00 PSF NNN + \$3.67 PSF OpEx

Building Overview

Available Space:	Suite 101
Premises SF:	24,670 SF
Rental Rate:	\$11.00 PSF NNN
OpEx:	\$3.67 PSF
Term:	Lease expires January 31, 2029
Warehouse:	23,170 SF
Office/Showroom:	+/-1,500 SF
Loading:	Dock and grade level
Doors:	4 dock high and 1 vehicle ramp
Parking:	1.50/1,000 SF
Clear Height:	22'-24'
Fire Sprinklers:	Fully sprinklered
Zoning:	Light Industrial
Construction:	Tilt-wall
Power:	3 phase power
Year Built:	2008

Features

- Located in a class A business park
- Immediate access to I-95 via Midway Road
- Existing racking can remain in place



Contact



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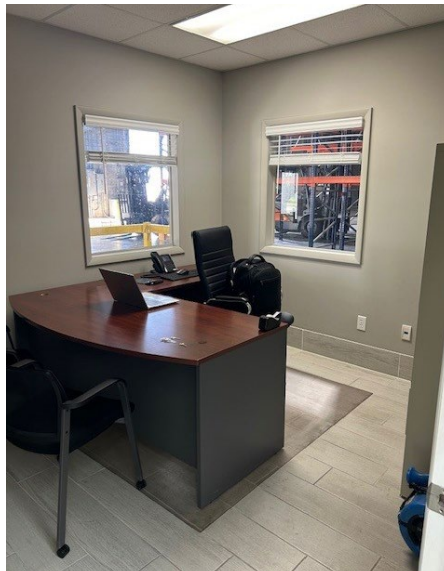
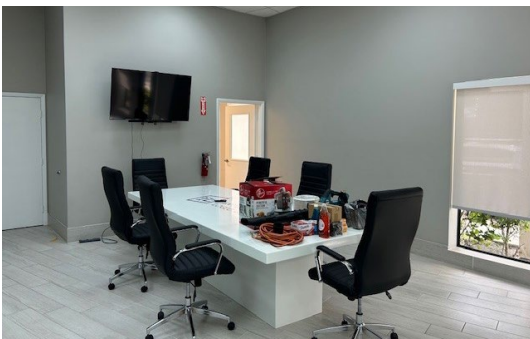
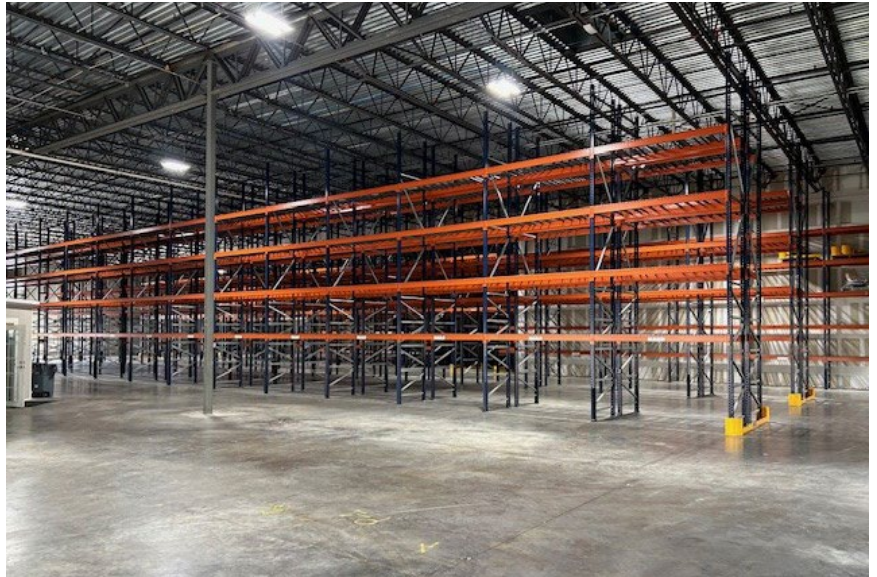
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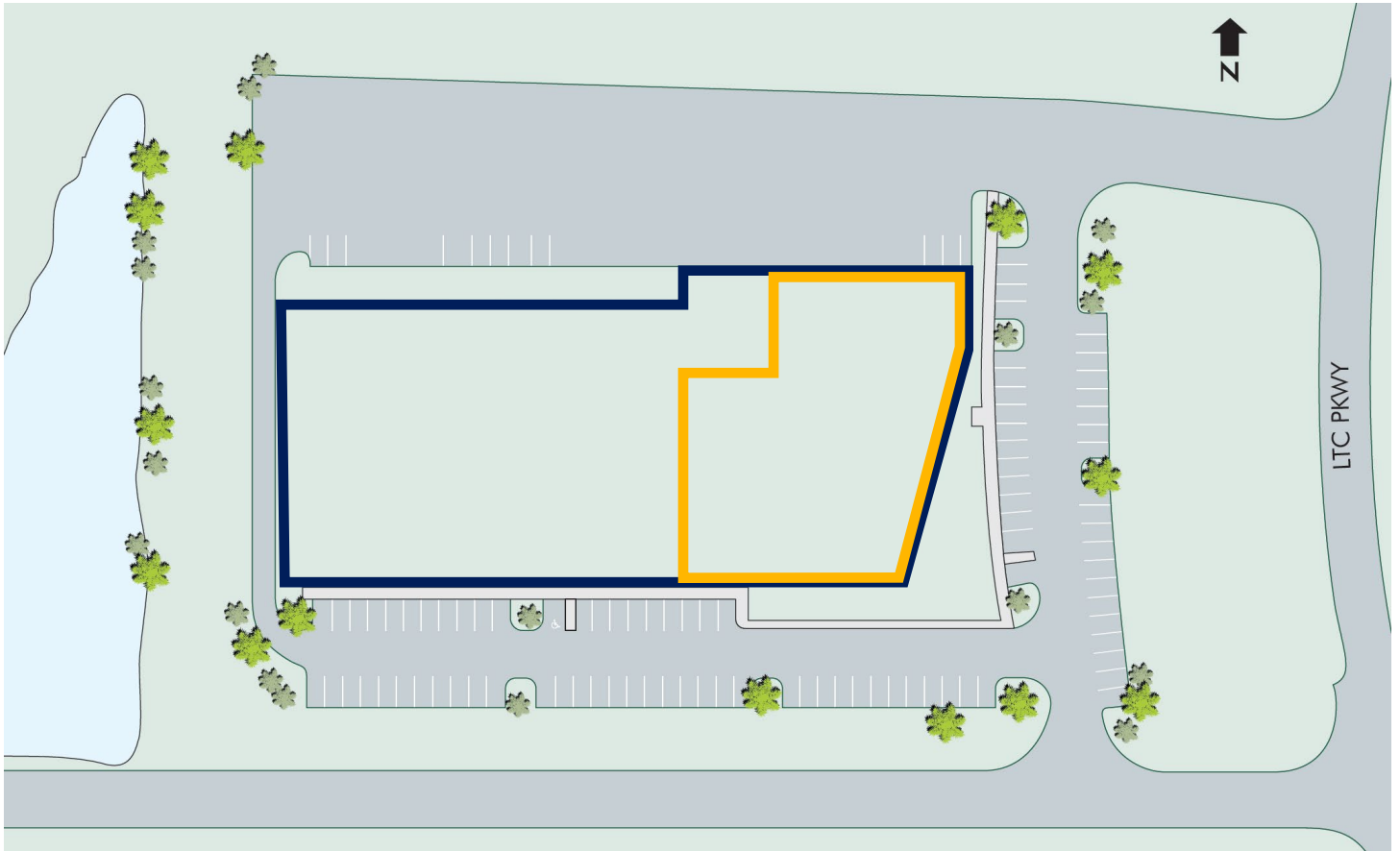
1 SE 3rd Avenue, Suite 1980, Miami, FL 33131

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SITE PLAN



FLOOR PLAN

