



SANDS COMMERCE CENTER
Phase IV

FOR LEASE

Sands Commerce Center Phase IV Palm City, FL 34990

PROPERTY OVERVIEW

Join SandsCommerce Center, containing 1,426,400 sf built and fully leased, as the premier destination for light industrial operations on the Treasure Coast. Phase IV is under construction, with an estimated building delivery date of late 2025 and will consist of five concrete tilt-wall buildings totaling 456,600 sf. The units are in contiguous increments of 4,800 sf for grade level and 9,750 sf for dock high. All have 3-phase power and large rear loading areas. Buildings 18 and 19, located along Newfield Parkway, have the potential for retail and showroom due to exposure generated from high traffic counts and the development of Newfield, which will be home to more than 4,000 families. Buildings 20, 21, and 22 will serve businesses requiring loading docks and higher clear ceiling heights. Don't miss your chance to secure your spot in the region's number 1 light industrial/business facility.

LOCATION OVERVIEW

Conveniently located on Martin Highway (SR Route 714), fronting the Florida Turnpike in Palm City, Florida, Sands Commerce Center is just off the Stuart exit of the Florida Turnpike and between the north and southbound exits at I-95. Its central location is about 2 hours from Miami and Orlando, making it an ideal hub for serving the markets of southeastern and central Florida.


OFFERING SUMMARY

- Building 18 & 19: Grade Level 4,807SF - 64,800 SF
- Building 20 & 21: Dock High 9,780SF - 81,000 SF
- Building 22: Dock High 9,750SF - 165,500 SF

LEASE RATE: \$9.25 - \$9.75 SF/YR (NNN)

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 Progressive Properties of Stuart, Inc

BUILDING PLAN

Sands Commerce Center Phase IV - BLDG 21



Progressive Properties of Stuart, Inc



LOCATION MAP

Sands Commerce Center Phase IV



Progressive Properties of Stuart, Inc



ADDITIONAL INFO

Sands Commerce Center Phase IV



ProgressiveProperties of Stuart, Inc

FEATURES

- 3 phase power
- Tilt wall construction
- Tall clear heights
- Light Industrial zoning
- FedEx and a restaurant in the park for convenience.
- Within 2 hours of both Miami and Orlando and just 35 miles from West Palm Beach.



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