

# ±55,000SF OWNER-USER MANUFACTURING FACILITY FRONTING PEACOCK BOULEVARD



**660 NW PEACOCK BOULEVARD • PORT ST. LUCIE • FLORIDA**

**OPPORTUNITY PRESENTED BY**  **ASSET**  
SPECIALISTS, INC.

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# OFFERING HIGHLIGHTS



## OFFERING HIGHLIGHTS

- ±55,000 Square Foot Free Standing Warehouse Building situated on ±3.13 Acres with 72 parking spaces
- ±5,170 Square Feet of ground floor office space with the balance being warehouse
- ±19' to ±21' Clear Ceiling Heights
- Five (5) 12' x 14' grade level roll up doors
- ±3,000 Amps of Three Phase Electric servicing the current manufacturing facility
- Ideal opportunity for an Owner-User or partial Owner-User with 1 – 2 tenants
- Building can be subdivided into Two (2) ±20,000 SF bays and One (1) ±10,000 SF bay
- Located in the Prime Industrial District in St. Lucie West with Easy Access to I-95 and the Turnpike

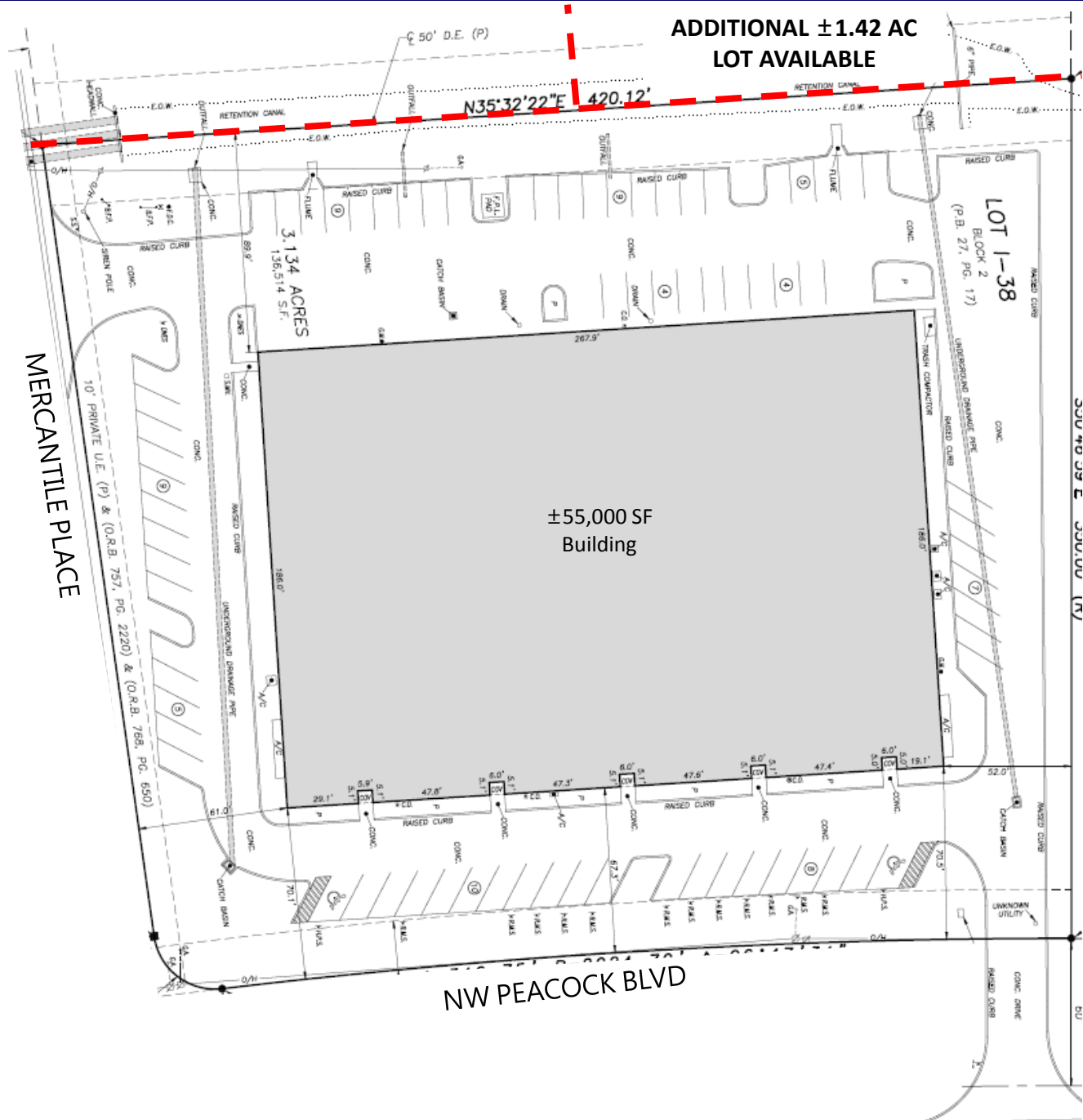
## DEAL SYNOPSIS

- Currently leased to an International Credit Tenant
- Current Tenant is having a new facility built to consolidate their operations
- Current Tenant is scheduled to vacate the building by Q1 2020
- Owner may consider a long term lease with a credit tenant
- Opportunity to purchase now and collect rent while planning for your future use

## PROPERTY DETAILS

Legal Address	660 NW Peacock Boulevard Port St. Lucie, FL 34986
Parcel Control Number	3323-640-0004-000-5
Zoning Description	Warehouse Industrial – Port St. Lucie
Gross Building Area	±55,000 Square Feet
Type of Construction	Concrete Block with a standing seam metal roof
Parcel Size	±3.13 Acres (±136,513 SF)
Asking Price	\$5,500,000.00

MERCANTILE PLACE





# 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



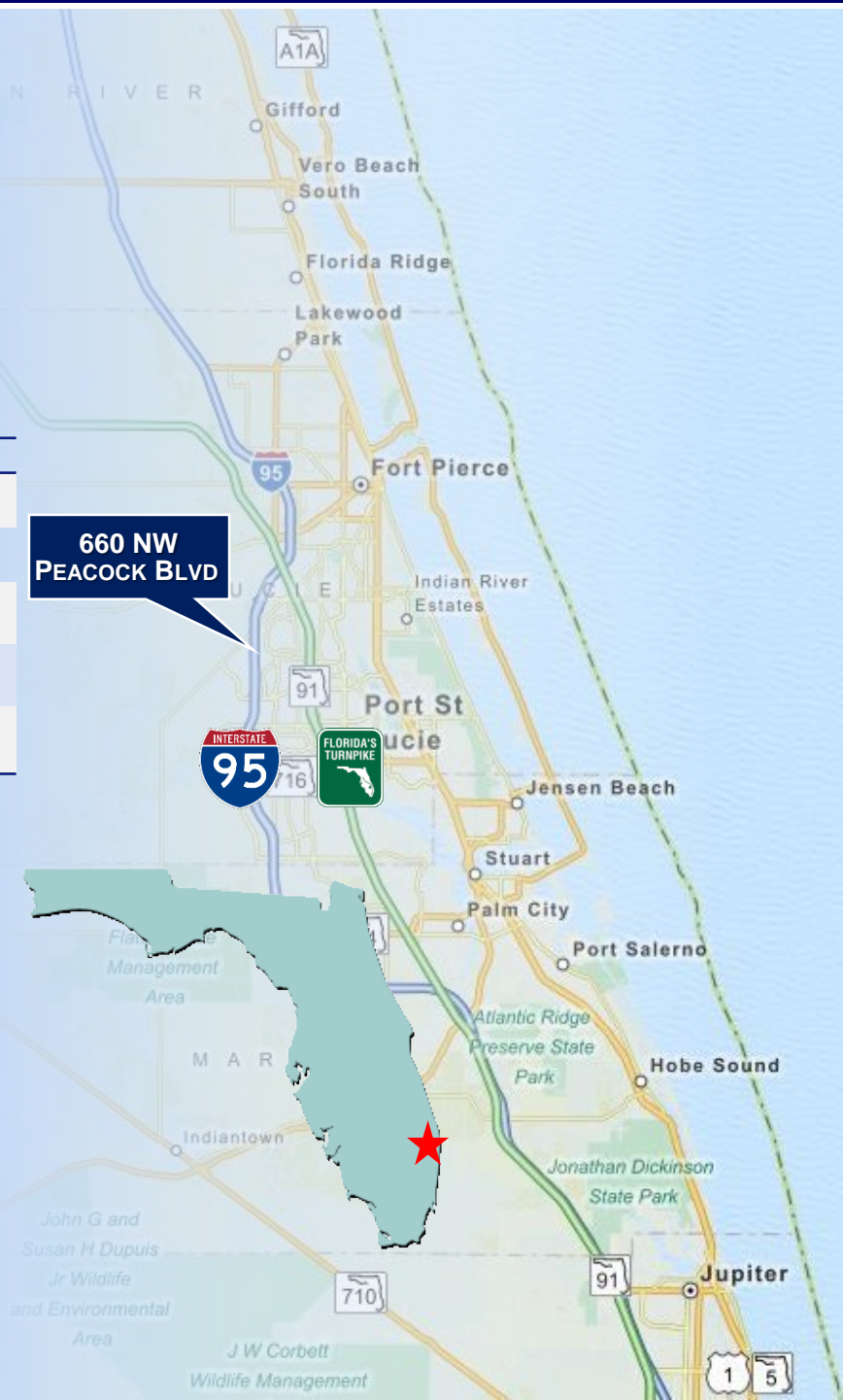
Population  
164,603



# of Households  
60,512



Median HH Income  
\$50,829.00





# AREA MAP



**SUBJECT  
PROPERTY**

TRADITION  
FIELD  
*Mets*

INDIAN RIVER STATE COLLEGE

PGA VILLAGE



PEACOCK BLVD



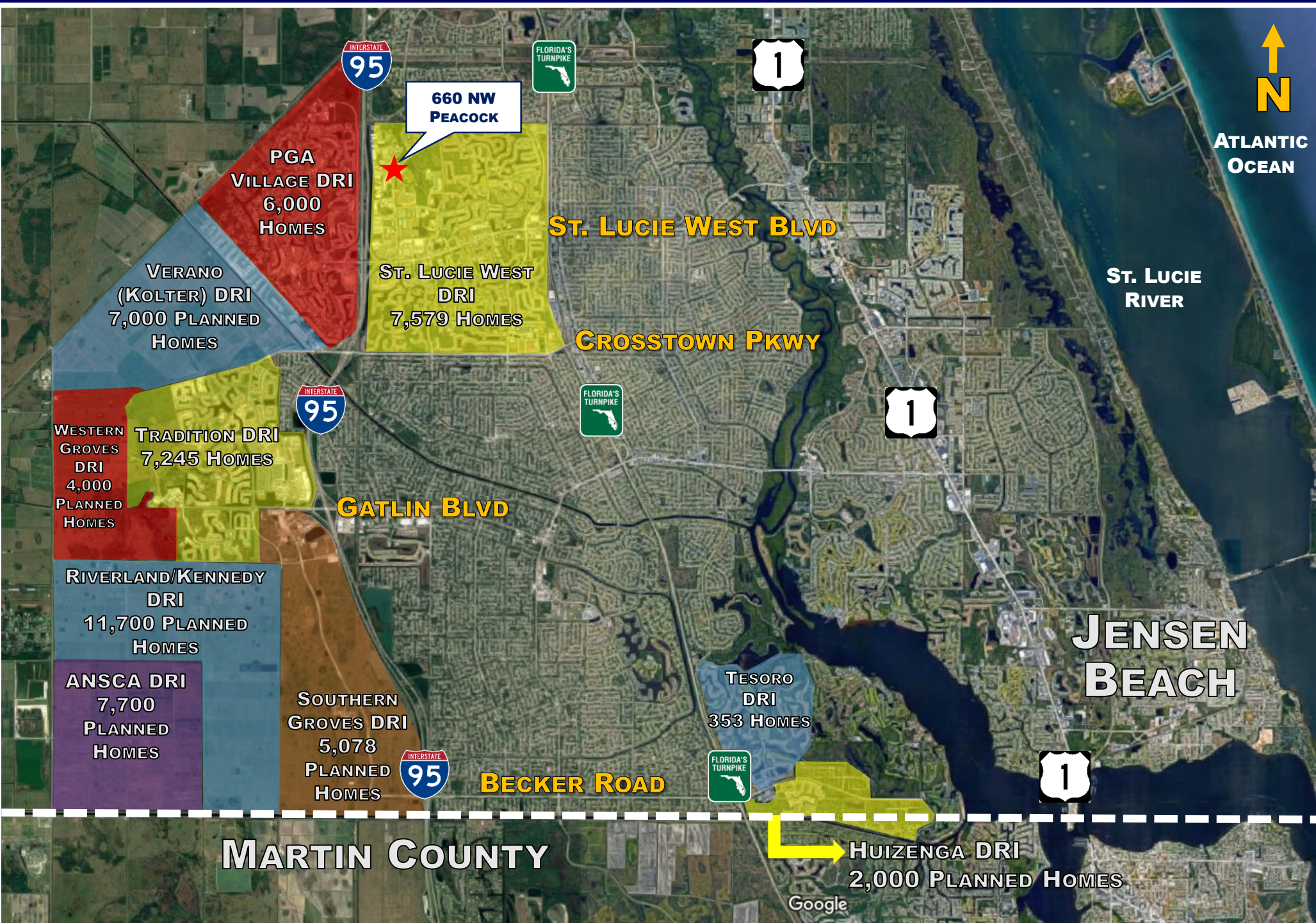
ST. LUCIE WEST BLVD



CROSSTOWN PARKWAY



# SURROUNDING MASTER-PLANNED COMMUNITIES





# COMMERCIAL REAL ESTATE SERVICES



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RIGHT PEOPLE TOGETHER  
AT THE RIGHT TIME.



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