



FOR LEASE

■ 6901 - 6945 NW LTC Parkway

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Port Saint Lucie, FL 34986

PROPERTY OVERVIEW

Industrial/Flex space available in Midway Commerce Center. Units have overhead doors in the rear.

LOCATION OVERVIEW

On the southeast corner of Midway Road and LTC Parkway within the Midway Business Park. Property is just east of the I-95 and Midway Road interchange and 3.2 miles south of the Florida Turnpike interchange at Okeechobee Road.

OFFERING SUMMARY

Building Size:		25,155 SF
Available Sizes:	#6925	2,225 SF (30% Office/70% Warehouse)
	#6945	4,344 SF (85% Office/15% Warehouse)
Zoning:		Commercial - PUD

LEASE RATE

\$16 SF/yr (MG; NNN)



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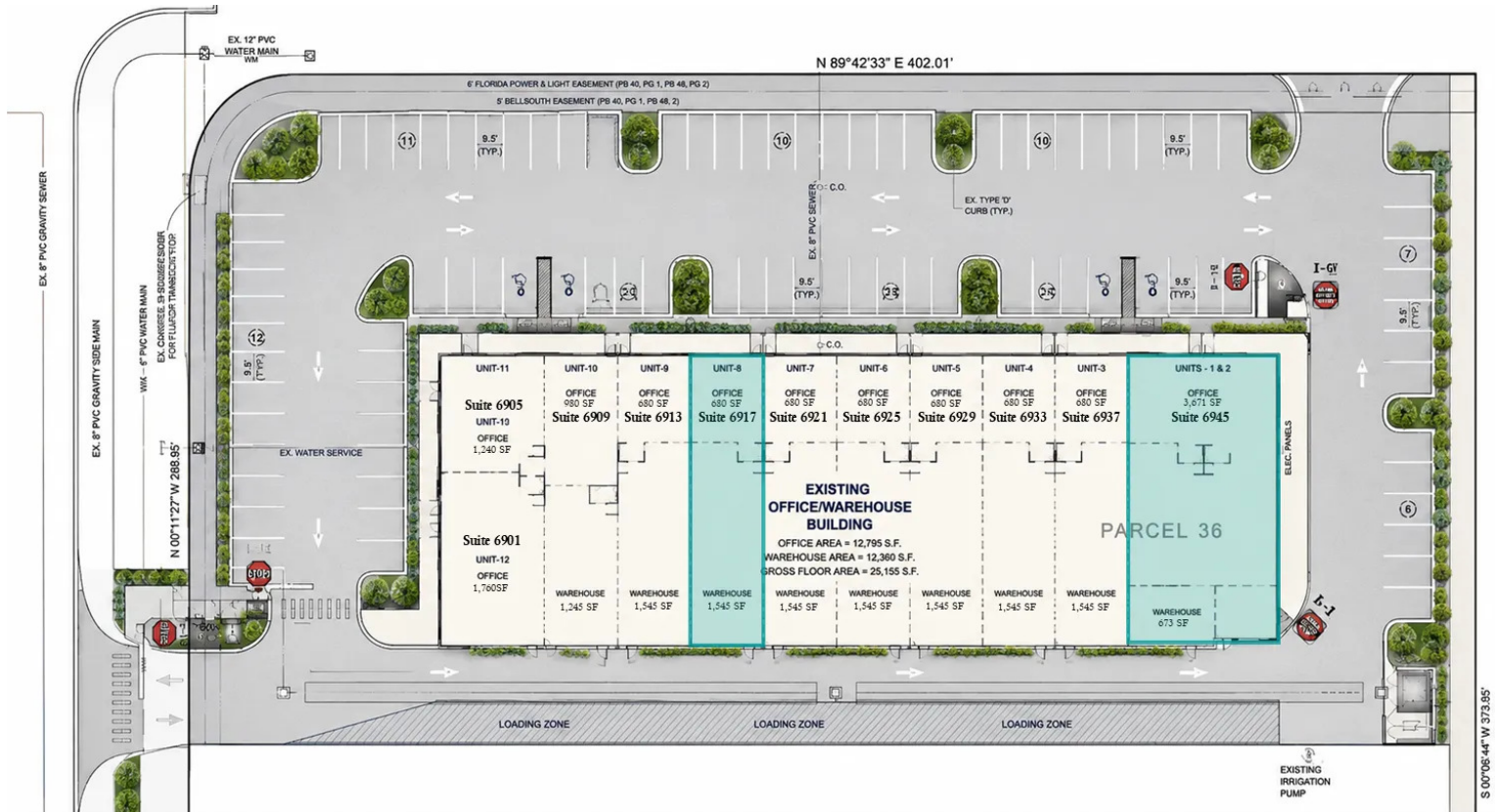
SLC Commercial
Realty & Development

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OFFICE/WAREHOUSE COMPLEX

MIDWAY COMMERCE CENTER

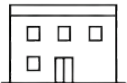
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SITE PLAN OVERVIEW

SUITE 6901

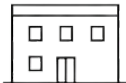
1,760 SF



OFFICE: 1,760 SF

SUITE 6905

1,240 SF



OFFICE: 1,240 SF

SUITE 6909

2,225 SF



OFFICE: 980 SF
WAREHOUSE: 1,245 SF

TYPICAL SUITES
6913-6937

2,225 SF



OFFICE: 680 SF
WAREHOUSE: 1,545 SF

SUITE 6945

4,344 SF



OFFICE: 3,671 SF
WAREHOUSE: 673 SF

ACCESS & PARKING



**MULTIPLE
ACCESS POINTS**
CONVENIENT
INGRESS/EGRESS



**56 PARKING
SPACES**
SURFACE PARKING



**ACCESSIBLE
PARKING**
DESIGNATED
ADA SPACES



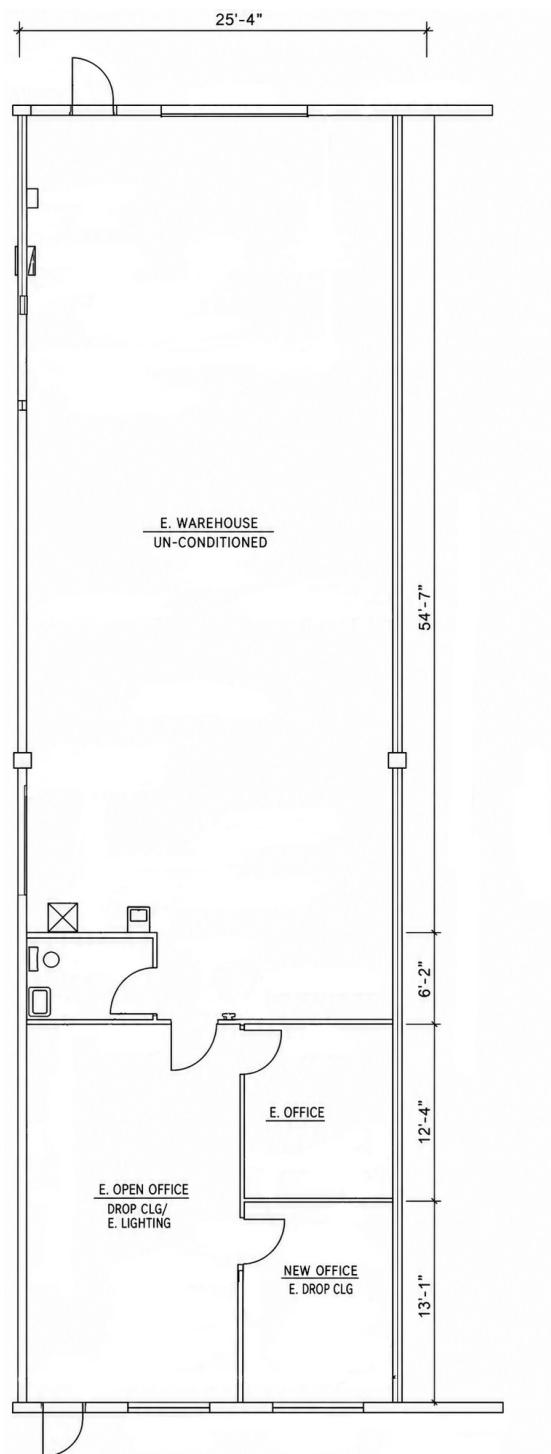
**TWO-WAY
CIRCULATION**
EFFICIENT ON-SITE
VEHICLE FLOW



Typical Floor Plan - 6917

MIDWAY COMMERCE CENTER

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SPACE OVERVIEW

WAREHOUSE

70% Warehouse
Unconditioned warehouse area
Existing overhead door

OFFICE LAYOUT

30% Office
Open office
Two private offices

ACCESS

Warehouse-to-office access
Exterior personnel doors
Office-to-warehouse access

FEATURES

Private restroom
Mop sink + water cooler
400w high-bay lighting
1-hour fire walls

KEY PLAN DIMENSIONS

25'-4" WIDTH

warehouse section: 54'-7"
Office sections: 6'-2", 12'-4" and 13'-1"

PLAN NOTES

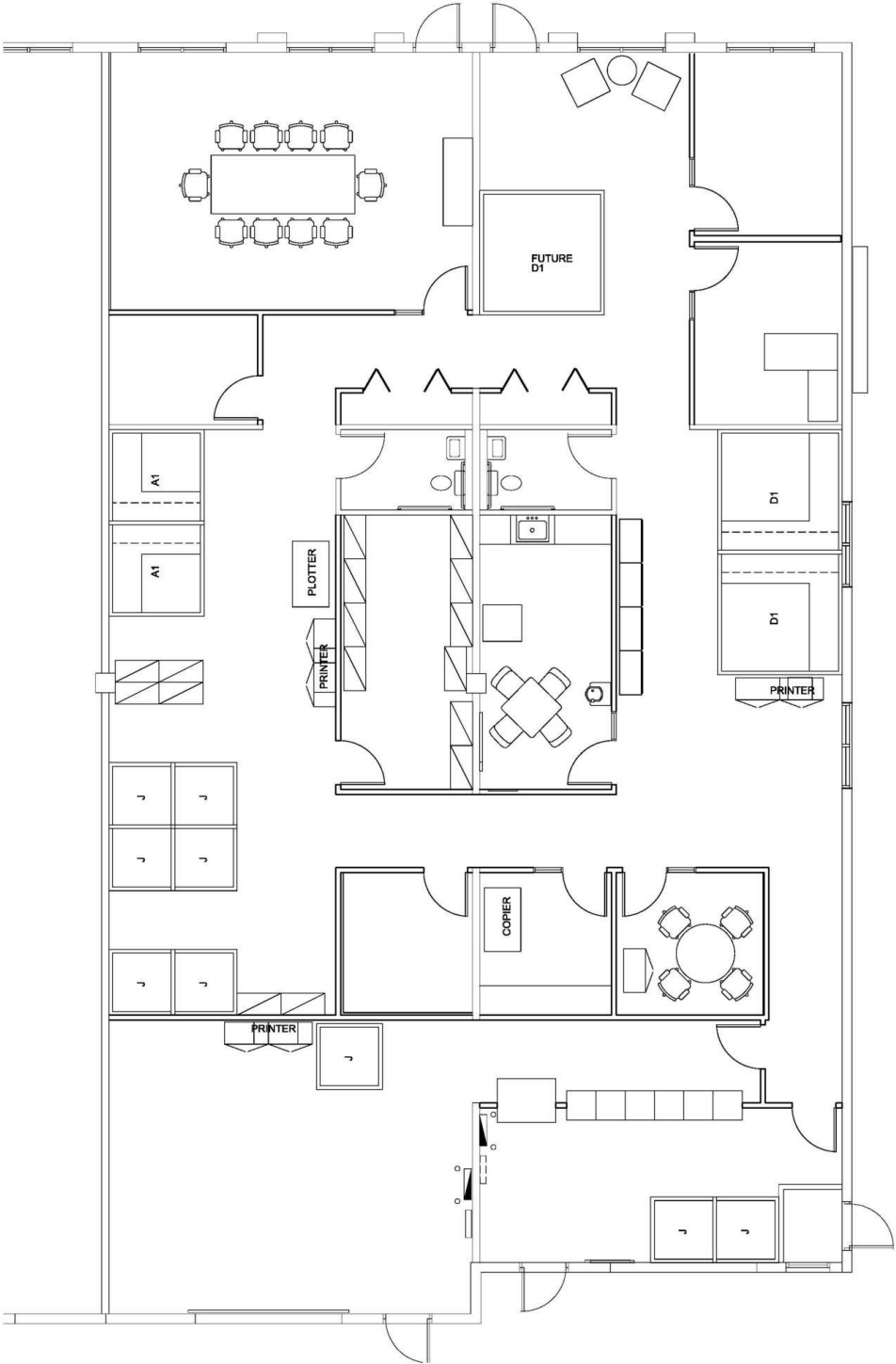
Information is reproduced from attached original unit architectural floor plan.

FLOOR PLAN

Typical Floor Plan - 6917

MIDWAY COMMERCE CENTER

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SPACE OVERVIEW

WAREHOUSE

15% Warehouse

MEETING SPACES

Large conference room
Additional meeting room
Informal collaboration areas

WORKSPACE

Multiple private offices
Open workstation areas
Built-in storage and cabinetry

SUPPORT AREAS

Break/collaboration area
Sink and counter area
Dedicated copy/print stations

ACCESS & LAYOUT

Multiple exterior entrances
Central interior circulation
Flexible office configuration

PLAN NOTES

Configuration and furnishings shown are reproduced from the supplied plan.

OFFICE PLAN



Typical Office/Warehouse Unit

MIDWAY COMMERCE CENTER

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Zoning - Permitted Uses

MIDWAY COMMERCE CENTER

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COMMERCIAL (CS/CG) PERMITTED USES

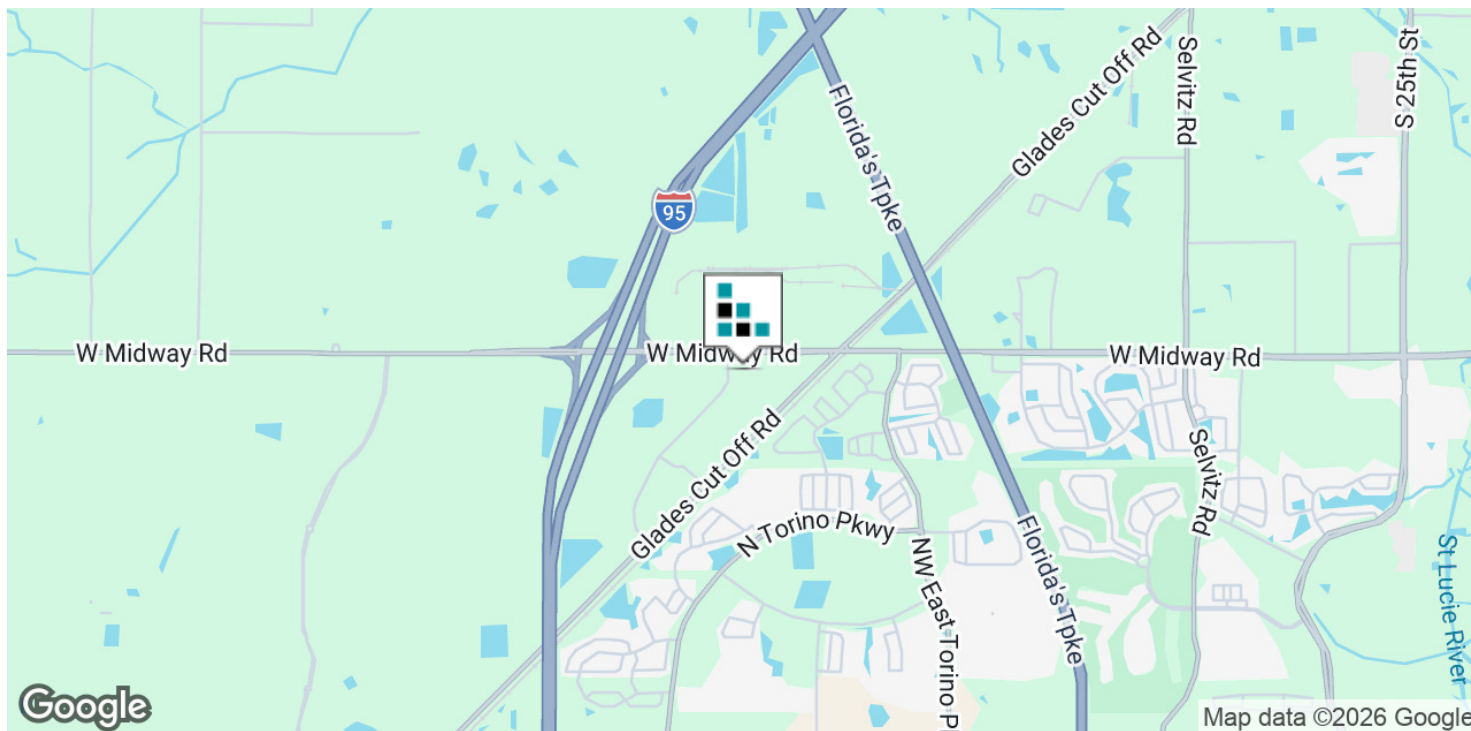
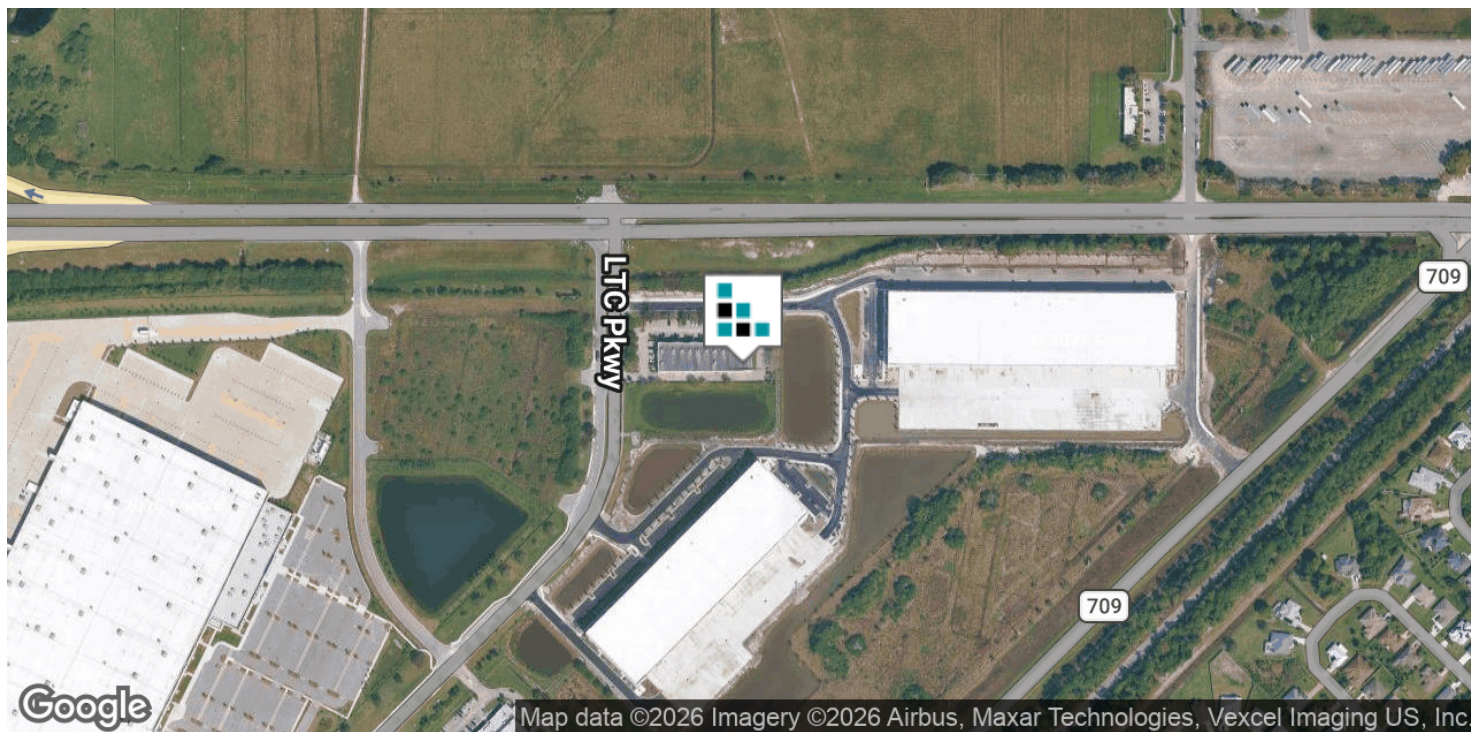
- Automotive, boat or truck repair
- Bakery
- Building material sales
- Cabinet shop
- Contractor's shop
- Sign company
- Semi-public facility or use
- Trade shop (roofing, plumbing, electrical, and the like)
- Wholesale establishment
- Food processing facility
- Manufacturing and assembly associated with warehousing, storing, processing and packages of goods and materials
- Public facility or use
- Analytical laboratory
- Equipment rental business
- Warehousing and mini-warehouses
- Commercial driving school
- Gymnastic school
- Indoor shooting facility
- Other uses as listed in LTC Ranch PUD



Location Maps

MIDWAY COMMERCE CENTER

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Disclaimer

MIDWAY COMMERCE CENTER

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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