

INDUSTRIAL BUILDING

1003-1013 SE HOLBROOK CT
PORT ST LUCIE FL, 34952

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RE/MAX
—DIRECT—



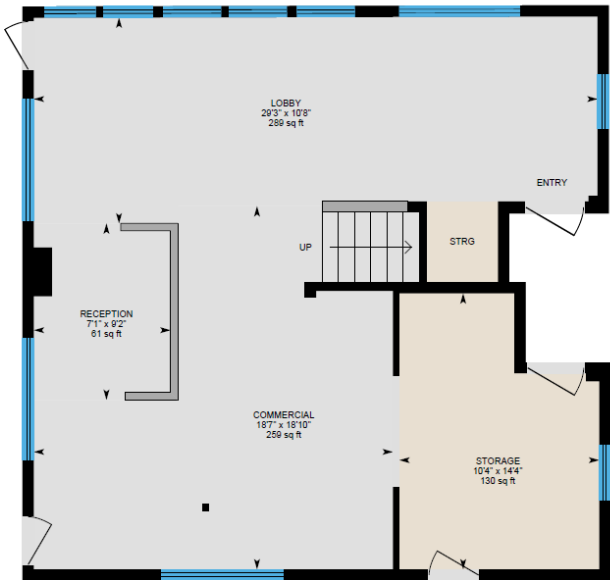


Information	
Offering Price:	\$2,250,000.00
Price/ SF	\$181.51
	Self standing Industrial Building
Address:	1003-1013 SE Holbrook Ct
	Port St Lucie FL, 34952
Building Sqft	12,120
Year Built	1987/ Renovated 2022
CAM/ Association Fee	\$30,717.19 per year = \$ 2.53/sf
Property Taxes 2025	\$23,399.77 (combined) = \$1.93 /sf

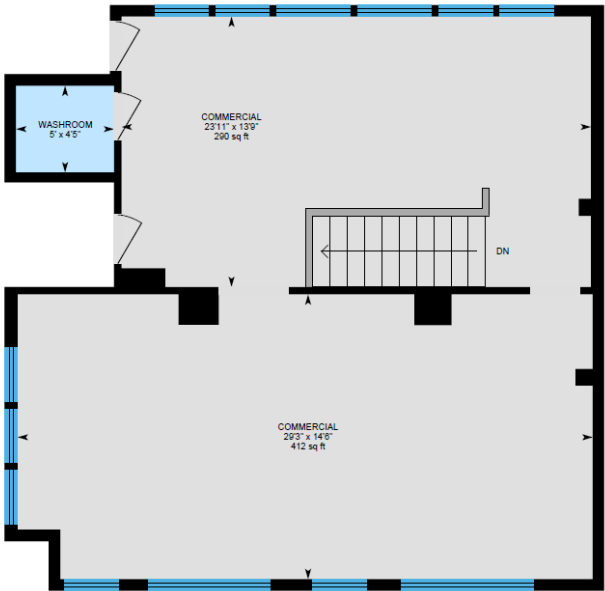
Property Description

Outstanding self-standing Industrial building comprised of 11,265 sf of warehouse & 855 sf office with two levels. building totaling 12,120 square feet Fully Air conditioned. boasts 18+foot ceilings, six 14-foot roll-up doors. located within the Warehouse Plaza Commercial Center. NEW ROOF in 2022 as well as Exterior Paint and Parking lot 2022. Positioned in a cul-de-sac accessible via SE Village Green Drive, providing swift access to US-1 and the newly inaugurated Crosstown Parkway. Originally 6 industrial condos- Each unit is independently metered, with their own AC, facilitating seamless subdivision into multiple spaces if desired. Ample parking 21 assigned + shared parking, and a fenced area, enhancing its appeal and functionality. Presently used as a Gym (will be delivered vacant)





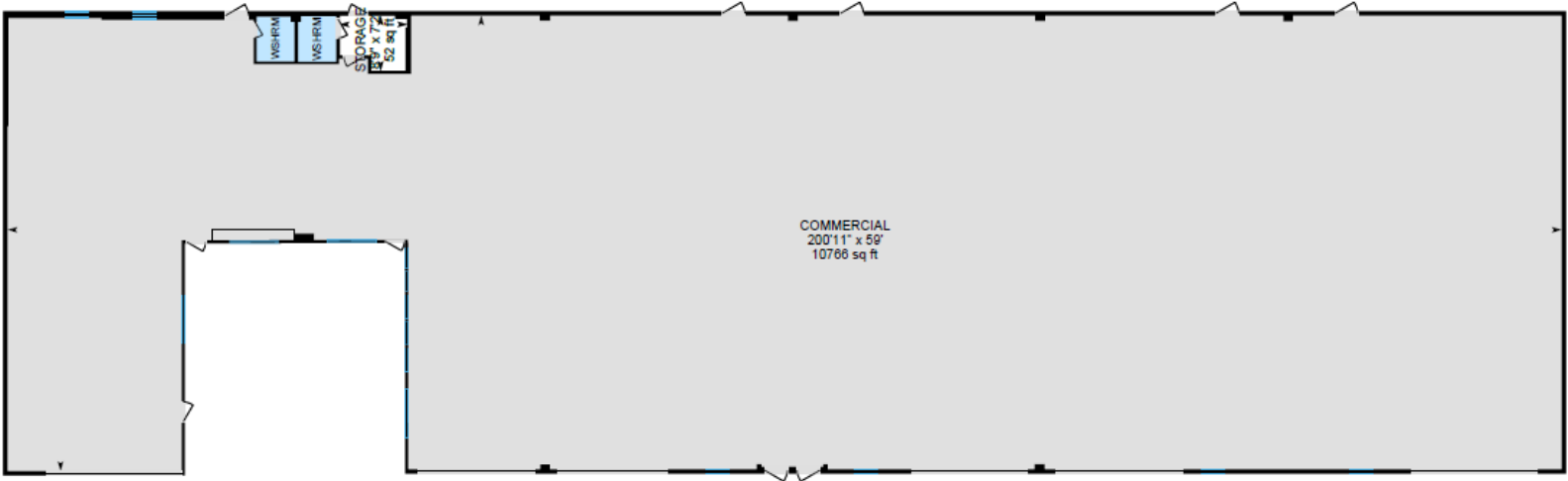
2nd Floor Finished Area 855.26 sq ft



FLOOR PLAN

1013 SE Holbrook Ct, Port St. Lucie, FL

Common Areas Finished Area 11193.37 sq ft
Unfinished Area 57.84 sq ft



Interior



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Interior



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WAREHOUSE PLAZA CONDOMINIUM

For subject property.

1003-1013 SE HOLBROOK CT PORT ST LUCIE FL, 34952

Association fees : \$30,717.19 per year equals to \$ 2.53/sf

Recent updates:

- ROOF 2022
- Parking & Paving (resealed 2022)
- Painting Exterior 2022

Covers:

Insurance, Pest control, Water/sewer, Trash , Roof, Exterior painting and Parking lot.

Uses:

The use of the units shall be restricted to contractors, builders, building trades, manufacturers, suppliers, retail or wholesale outlets, offices, gymnasiums, gymnastics facilities, martial arts facilities and ancillary or related businesses. **No automotive repair shall be permitted** other than minor repairs to the Unit Owners' own vehicles and in compliance with the rules and regulations promulgated by the Association.

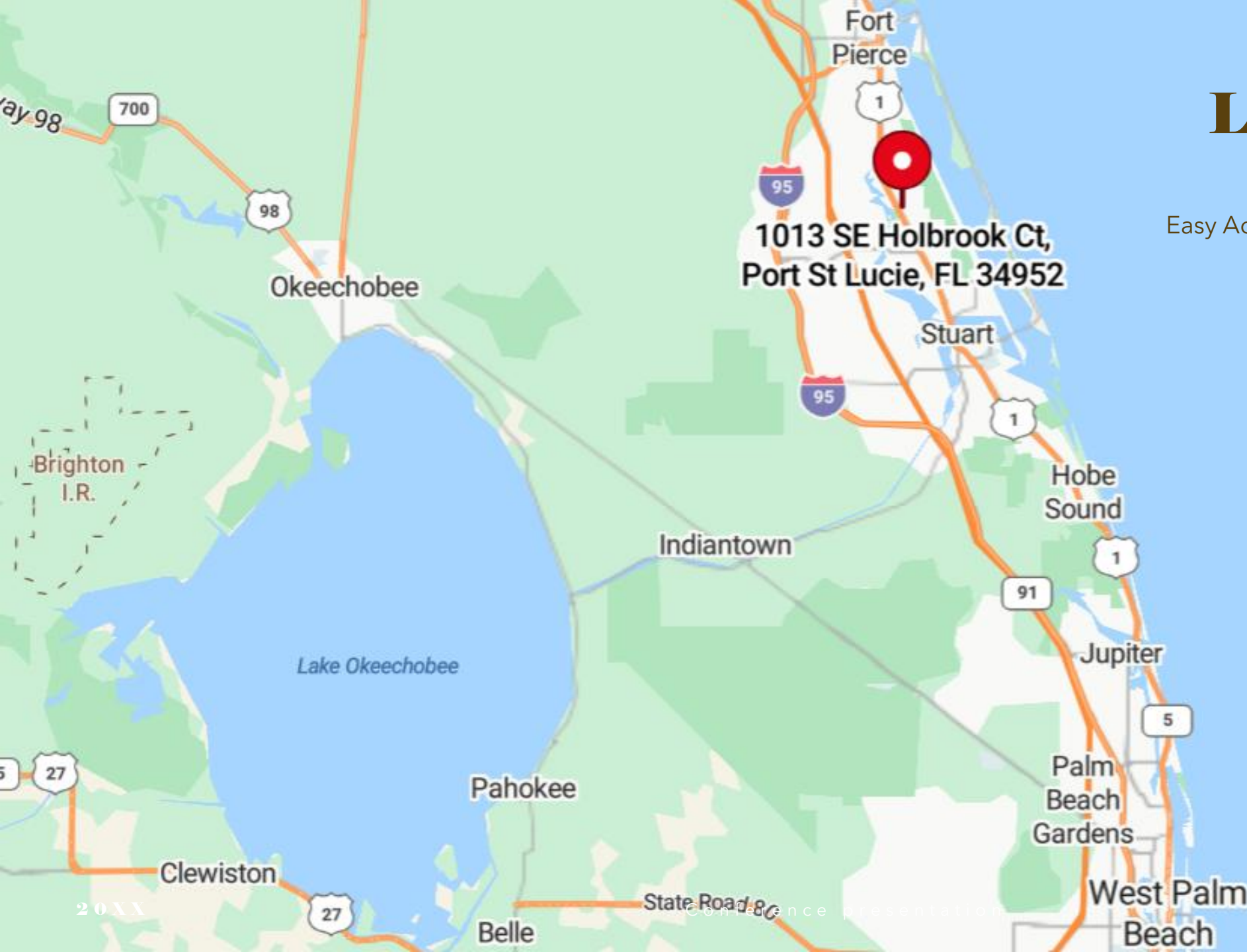


Location

Easy Access to transportation routes

Highways & Ports

St Lucie county



St. Lucie County, Florida, has a diverse industrial landscape. Its strategic location along Florida's Treasure Coast, proximity to major transportation routes, including highways and ports, and availability of land make it attractive for industrial development. Here are some key points:



- 1. **Port St. Lucie:** As one of the principal cities in St. Lucie County, Port St. Lucie hosts a significant portion of the county's industrial activities. It offers various industrial parks and commercial areas catering to different sectors, including manufacturing, distribution, and warehousing.
- 2. **Treasure Coast International Airport & Business Park:** This airport and business park complex serves as a hub for aviation-related industries and other businesses requiring air transportation services. It offers access to runways, hangars, and industrial space.
- 3. **Tradition Center for Commerce:** Located in Port St. Lucie, this mixed-use development area includes industrial, commercial, and office spaces. It aims to attract businesses involved in manufacturing, distribution, and logistics.
- 4. **Research and Development:** St. Lucie County has been focusing on attracting research and development (R&D) companies, especially in sectors like biotechnology, healthcare, and clean energy. The county aims to foster innovation and technological advancements through partnerships with educational institutions and private enterprises.
- 5. **Infrastructure and Amenities:** The county invests in infrastructure projects to support industrial development, including roadways, utilities, and telecommunications. Additionally, businesses in St. Lucie County benefit from the region's skilled workforce, business-friendly environment, and quality of life amenities.
- 6. **Economic Development Initiatives:** St. Lucie County Economic Development Council and other local agencies actively promote industrial growth through incentives, workforce training programs, and assistance with site selection and permitting processes.

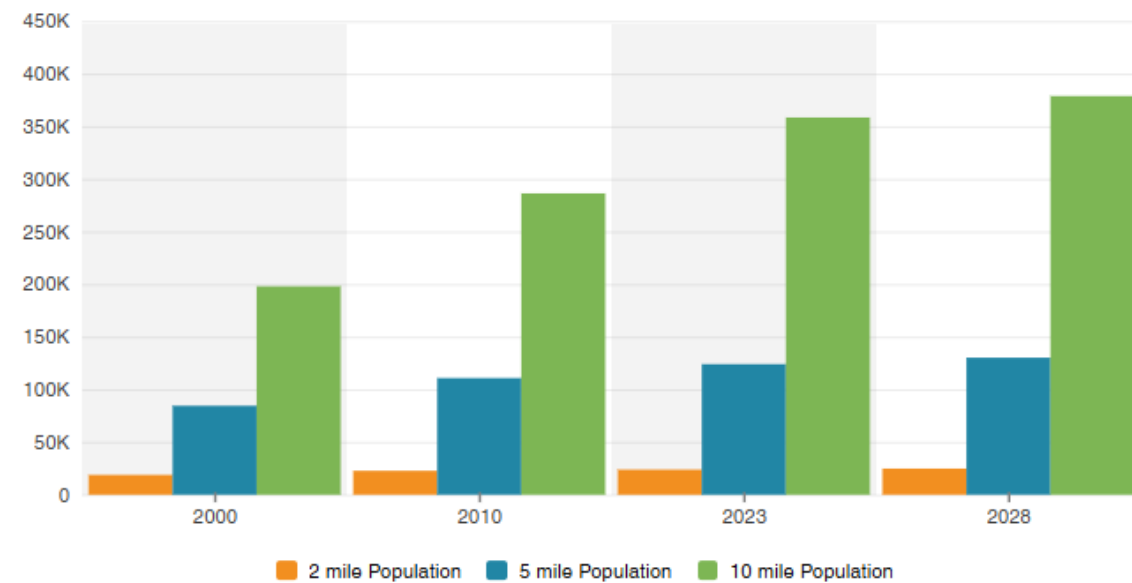
Aerials



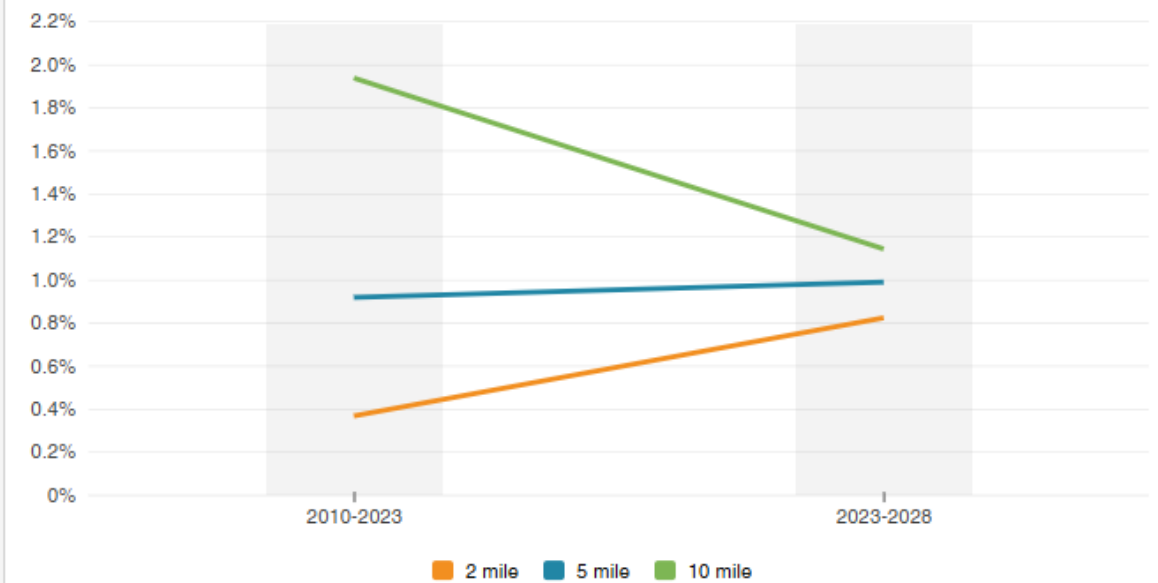
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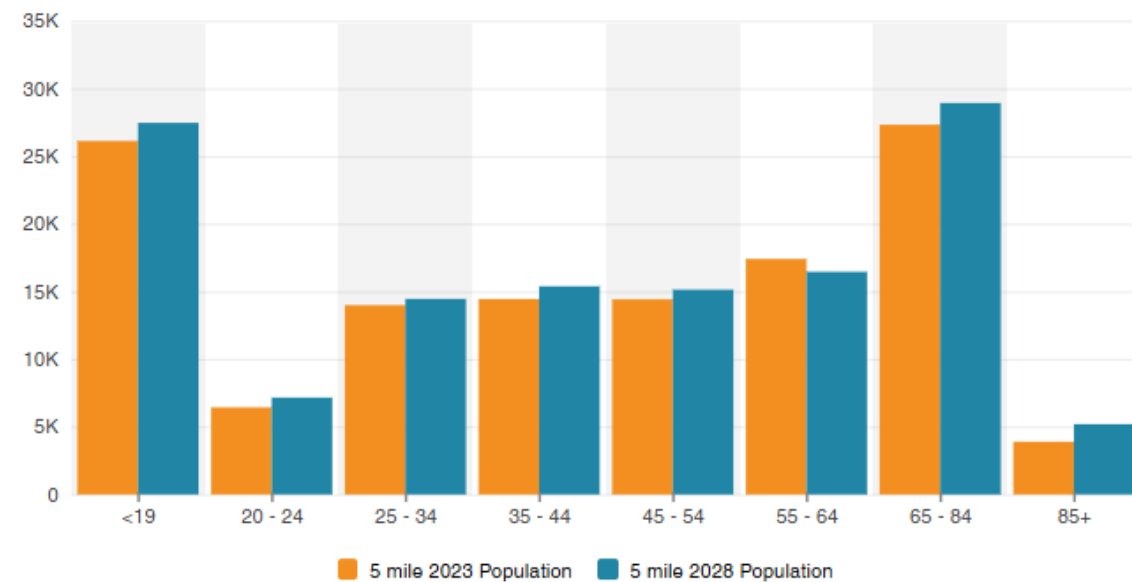
Population



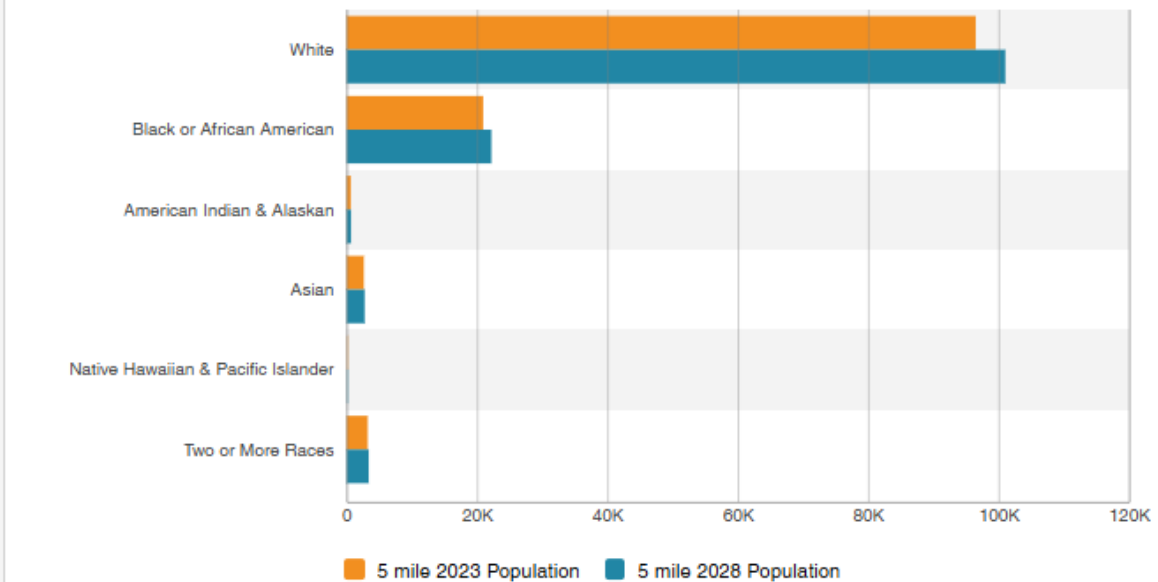
Annual Population Growth



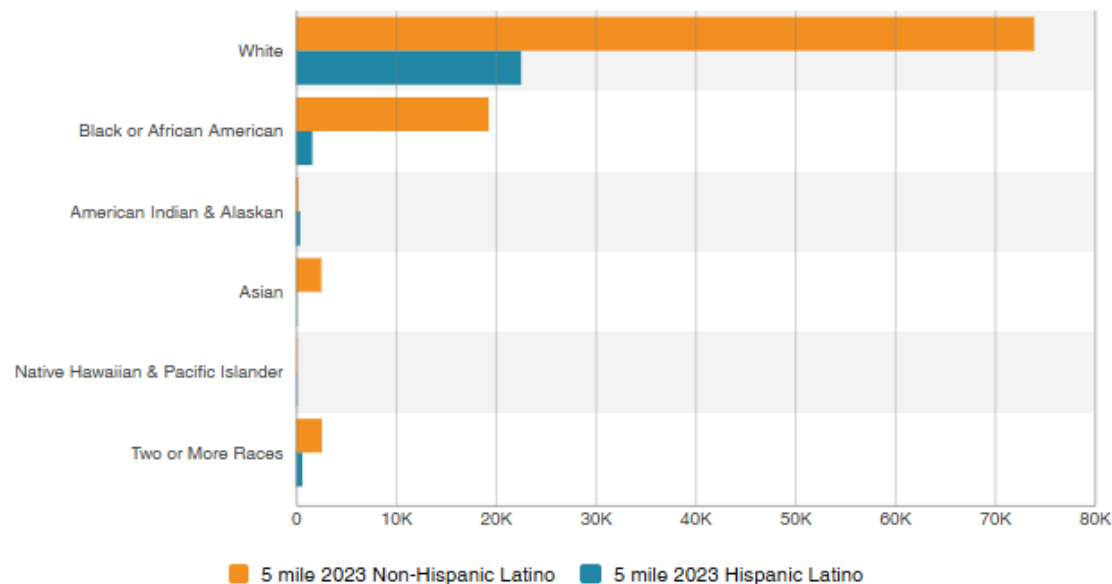
Population By Age



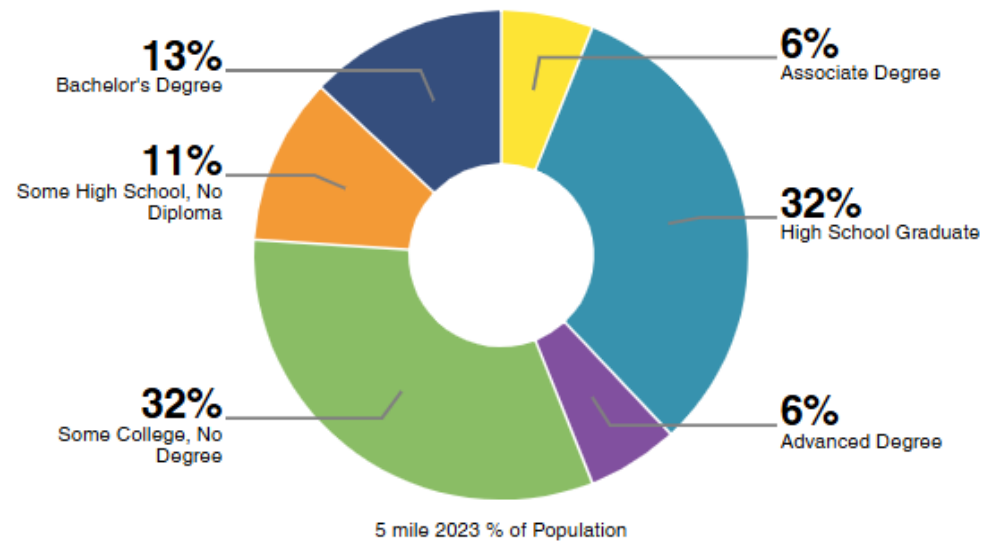
Population By Race



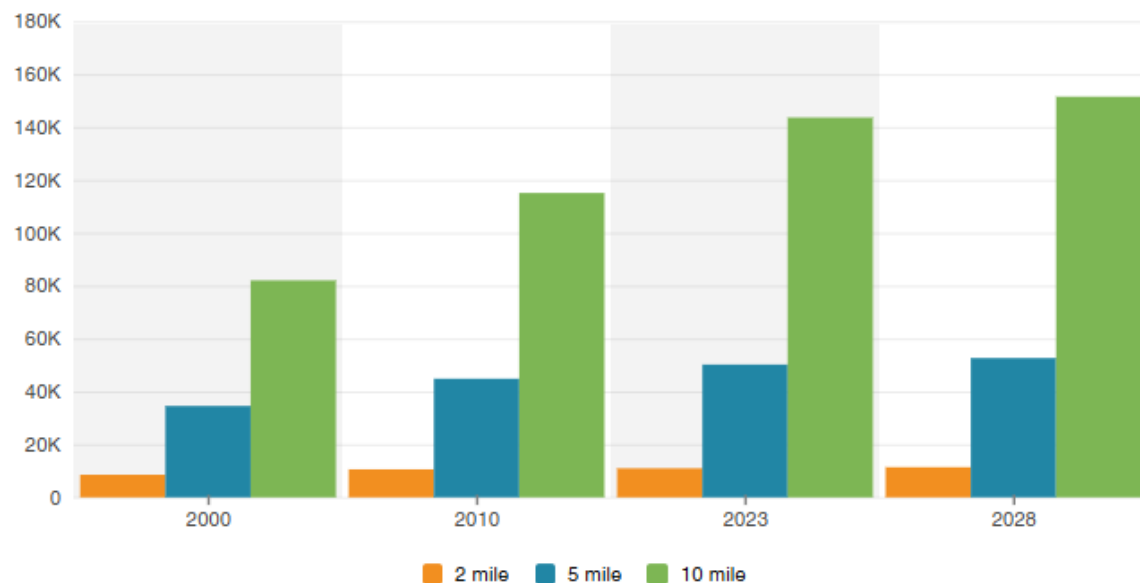
Population By Race & Hispanic Origin



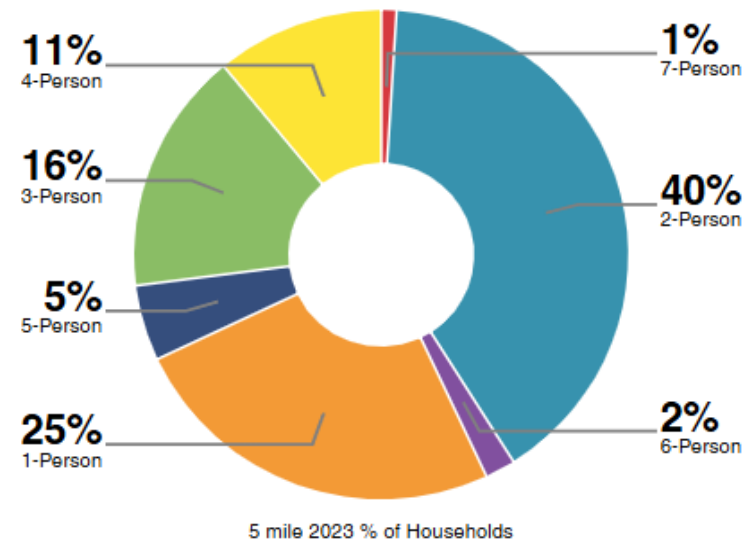
Educational Attainment



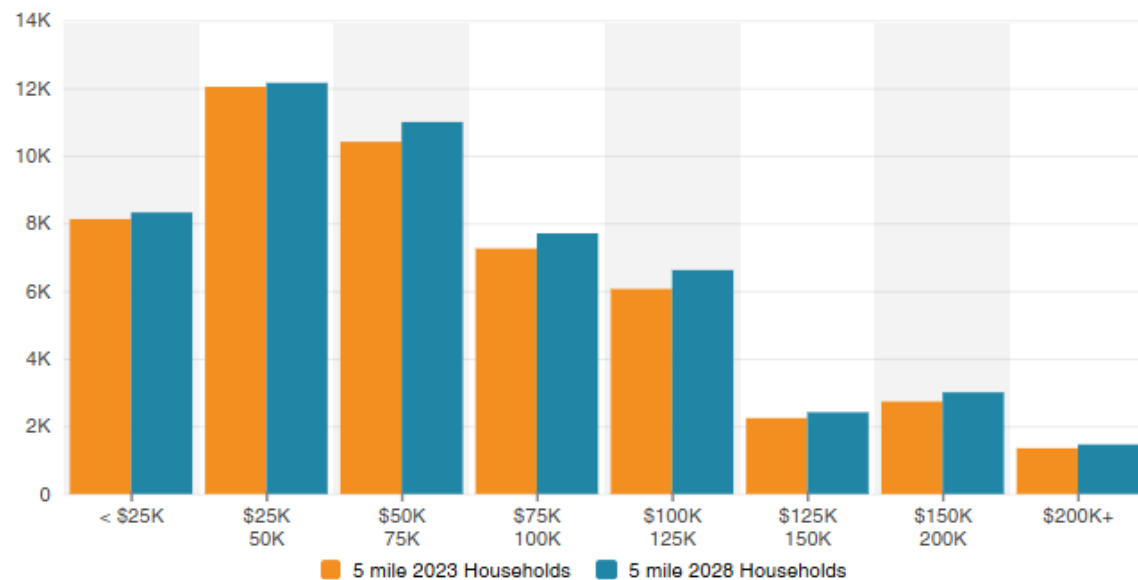
Households



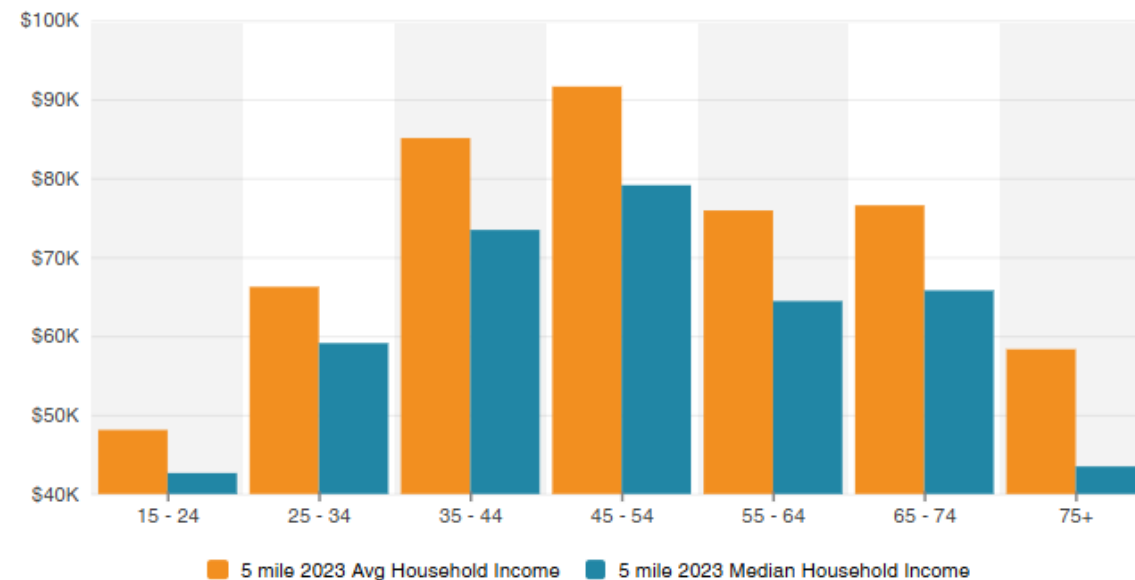
Household Size



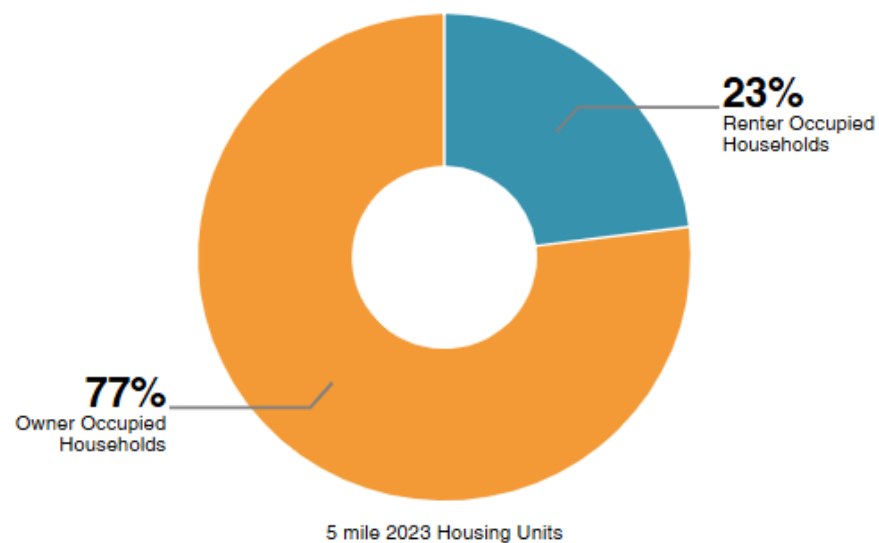
Household Income



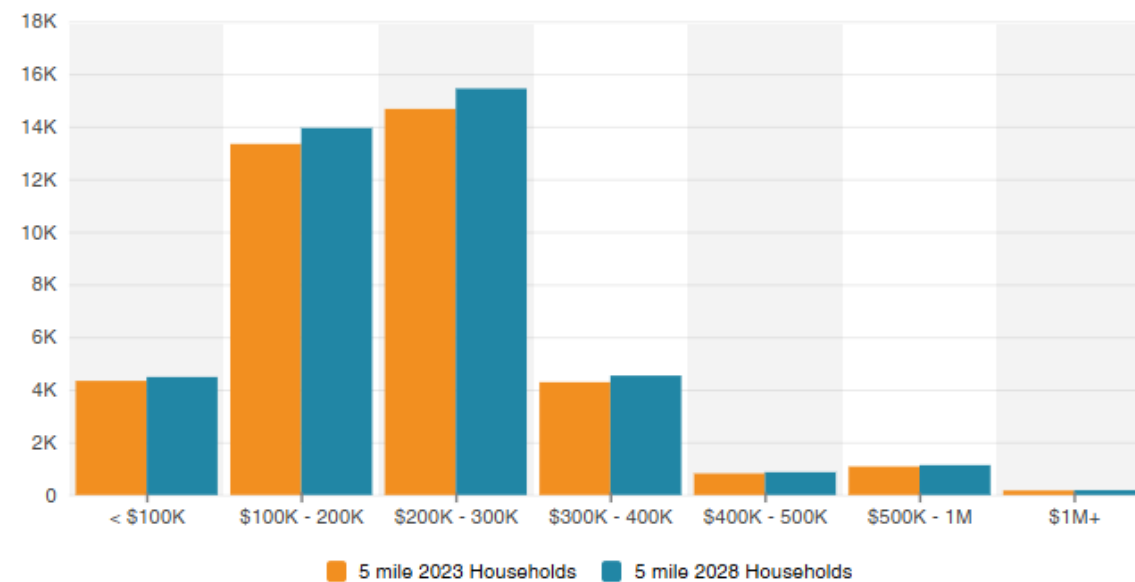
Household Income By Age



Housing Occupancy



Home Values



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Despite being sourced from what is believed to be reliable channels, REMAX DIRECT/ LCRE GROUP has not independently verified any of the provided information. Prospective buyers are strongly urged to conduct their own thorough investigations and assessments. They assume full responsibility for the costs and expenses associated with such due diligence efforts.



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