



Current Truck Parking NOI \$170K!

Site Improved for Parking

High Demand Industrial Area

Next to St Lucie International Airport

Alex Rodriguez-Torres

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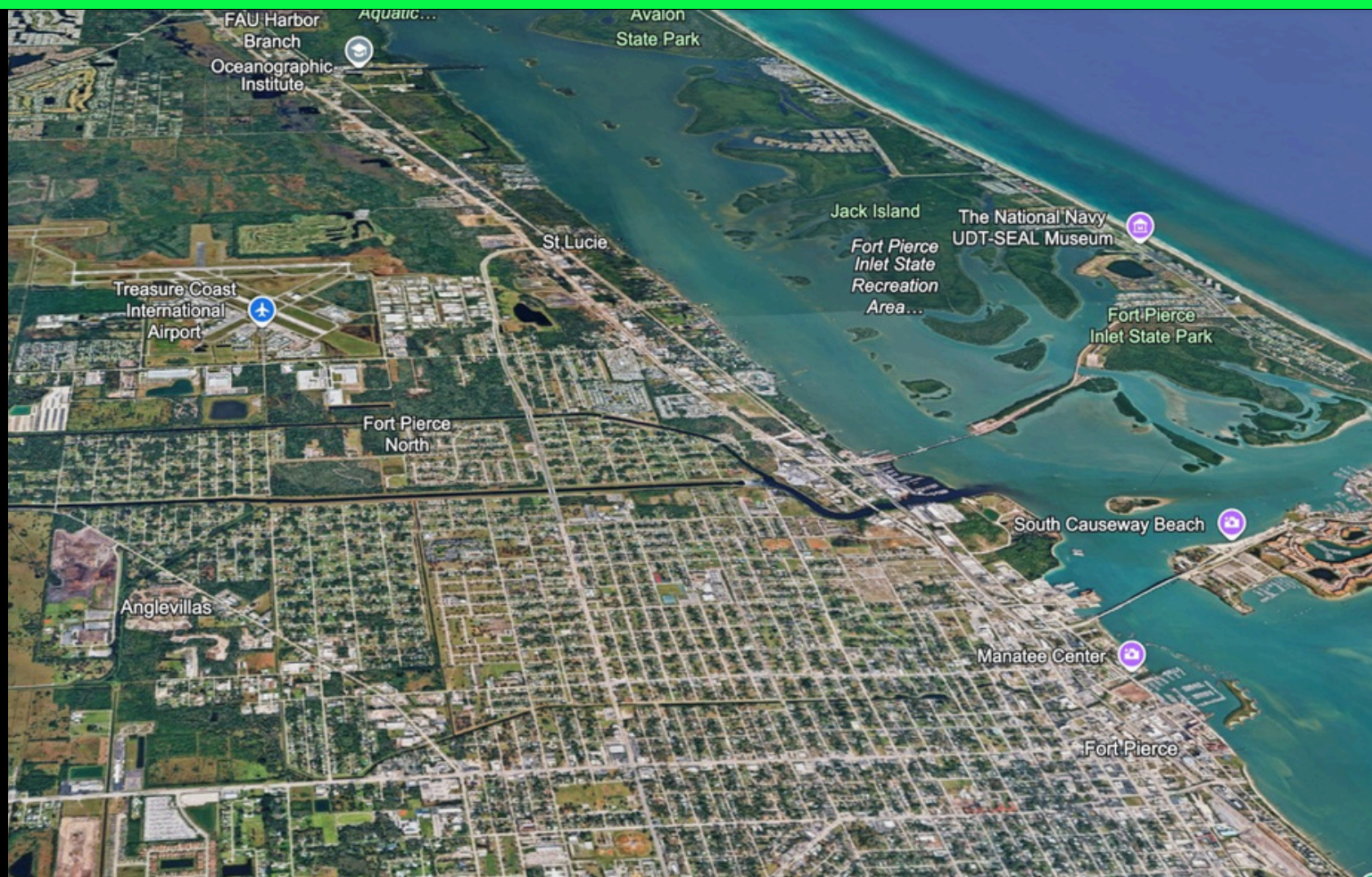
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W W W . R T - C R E . C O M

PROPERTY DESCRIPTION

TAMPA TRL & HAWTHORNE RD

- Parcel No.: 1428-702-0260-000-2
- Parcel No: 1428-702-0627-000-3
- Total Acreage : 2.44
- Zoning : **Industrial**
- Property Currently located within
- Approximately 5 miles to I-95
- Approximately 5 miles to the Florida Turnpike
- Immediate access to US-1
- Rail service nearby
- Access to the Port of Fort Pierce
- Airport access for corporate and international aviation



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Industrial Income Land

Hawthorne & Tampa Trl FORT PIERCE, FL 34946

2.44 Total Acreage

For Sale \$1.9MM



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For Sale \$1.9MM

INCOME

Gross Annual Income (100 Storage Trucks):

Gross Income: \$180,000.00

Property taxes: **-\$3,620.00**

Solar Power & Water Available

Lawn Service: **-\$5,400.00**

Total Annual Expenses: -\$9,020.00

Note: There is room for 3X more trucks and rate increases (current rates are under market) HUGE UPSIDE

Current Net Operating Income: \$170,980.00

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Industrial Income Land

2.44TotalAcreage

Hawthorne & Tampa Trl FORT PIERCE, FL 34946



PRESENTED BY:
Alex Rodriguez- Torres

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.



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