

# FOR SALE/LEASE

## GOLDEN GATE PLAZA



- ADDRESS:** 3542-3574 SE Dixie Hwy; Stuart, FL
- PROPERTY SIZE:** 24,000 Total SF (See availability sheet)
- ZONING:** Lt. Industrial
- SALES PRICE:** \$115/SF
- LEASE AMOUNT:** \$9/SF (Gross)
- COMMENTS:** Full-turn key, small bay office/warehouse/condos ranging between 750-2,250 SF with built-out office space and attractive financing options in place. Each unit has 19ft ceilings and a 12x14 overhead roll-up door. Some units are currently leased...great investment opportunity. Fronting on Dixie Highway and seconds from Highway US 1 will allow high visibility and easy access north and south. You will be in the heart of Martin County!

### EXCLUSIVELY LISTED BY...

759 S. Federal Highway, Ste. 304  
Stuart, Florida 34994  
[www.ChristensonCommercial.com](http://www.ChristensonCommercial.com)

**Christenson  
Commercial**  
REAL ESTATE

**For Additional Information Contact:**  
Derrick Christenson  
(772) 419-5076  
[Derricksoldit@aol.com](mailto:Derricksoldit@aol.com)

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.

# Christenson Commercial

## REAL ESTATE

### GOLDEN GATE PLAZA STUART, FLORIDA

#### BUILDING 1 (10,500 Total SF)

#### BUILDING 2 (13,500 Total SF)

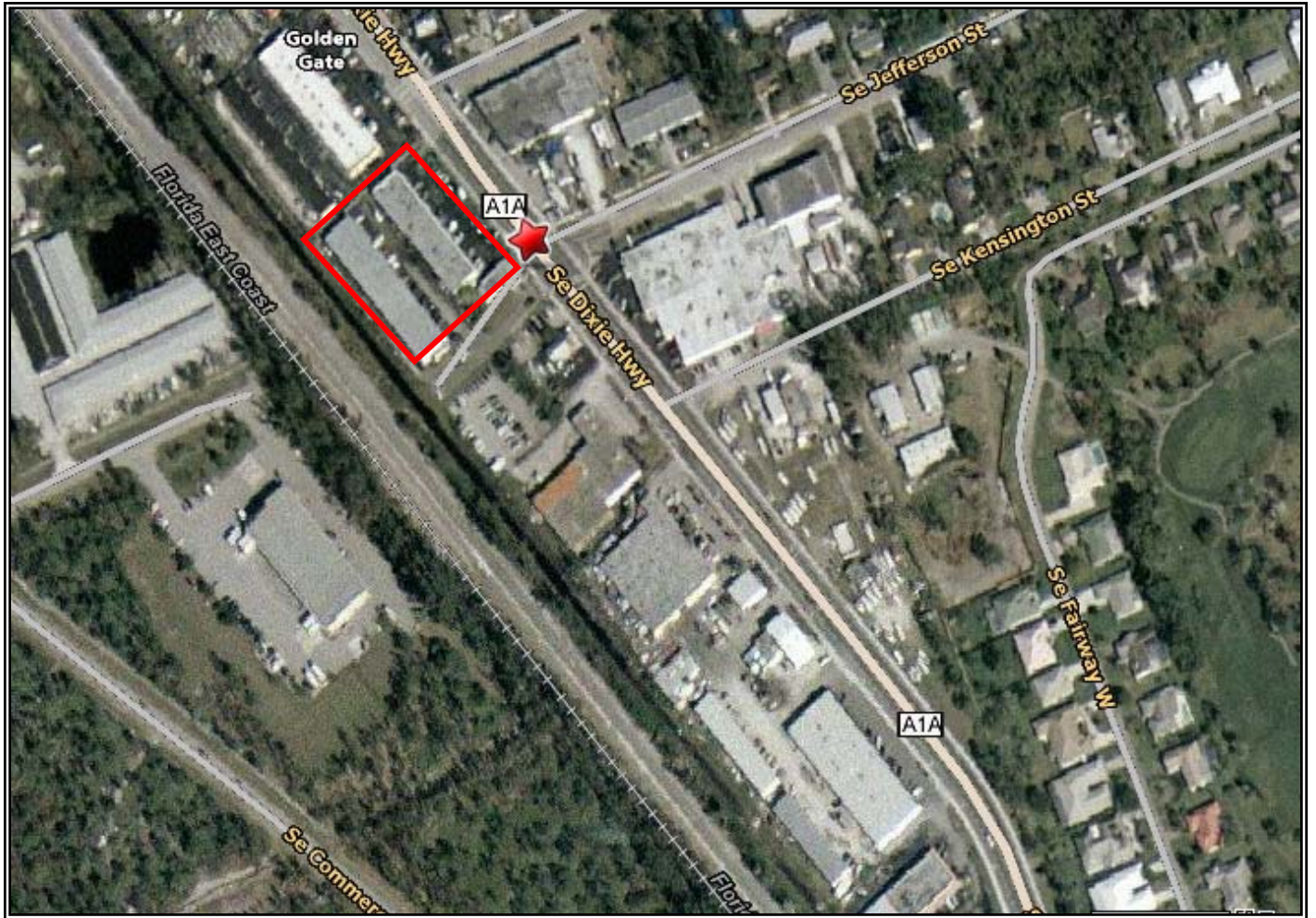
UNIT	SIZE/ SF	STATUS	SALE PRICE/ SF	LEASE COST/SF
3574	1,500	LEASED	\$115/ SF	
3572	1,250	SOLD		
3570	1,250	SOLD		
3568	1,250	SOLD		
3566	1,250	SOLD		
3564	1,250	SOLD		
3562	1,250	SOLD		
3560	1,500	LEASED	\$115/ SF	

UNIT	SIZE/ SF	STATUS	SALE PRICE/ SF	LEASE COST/SF
3558	1,500	LEASED	\$115/SF	
3556	2,250	LEASED	\$115/ SF	
3554	750	LEASED	\$115/ SF	
3552	1,500	SOLD		
3550	1,500	AVAILABLE	\$115/ SF	\$1,125/Mth (Gross)
3548	1,500	LEASED		
3546	1,500	AVAILABLE	\$115/ SF	\$1,125/Mth (Gross)
3544	1,500	LEASED	\$115/ SF	
3542	1,500	LEASED	\$115/SF	

Effective as of 3/24/08  
[www.ChristensonCommercial.com](http://www.ChristensonCommercial.com)

Office: (772). 419.5076 Fax: (772). 419.5074

# GOLDEN GATE PLAZA



**3542-3574 SE DIXIE HIGHWAY**  
**STUART, FLORIDA 34997**

EXCLUSIVELY LISTED BY...

**Christenson**  
**Commercial**  
REAL ESTATE

759 S. Federal Highway, Ste. 304  
Stuart, Florida 34994

[www.ChristensonCommercial.com](http://www.ChristensonCommercial.com)