

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

**Christenson
Commercial**
REAL ESTATE

For Additional Information Contact:
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(772) 419-5076
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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.

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GOLDEN GATE PLAZA STUART, FLORIDA

BUILDING 1 (10,500 Total SF)

BUILDING 2 (13,500 Total SF)

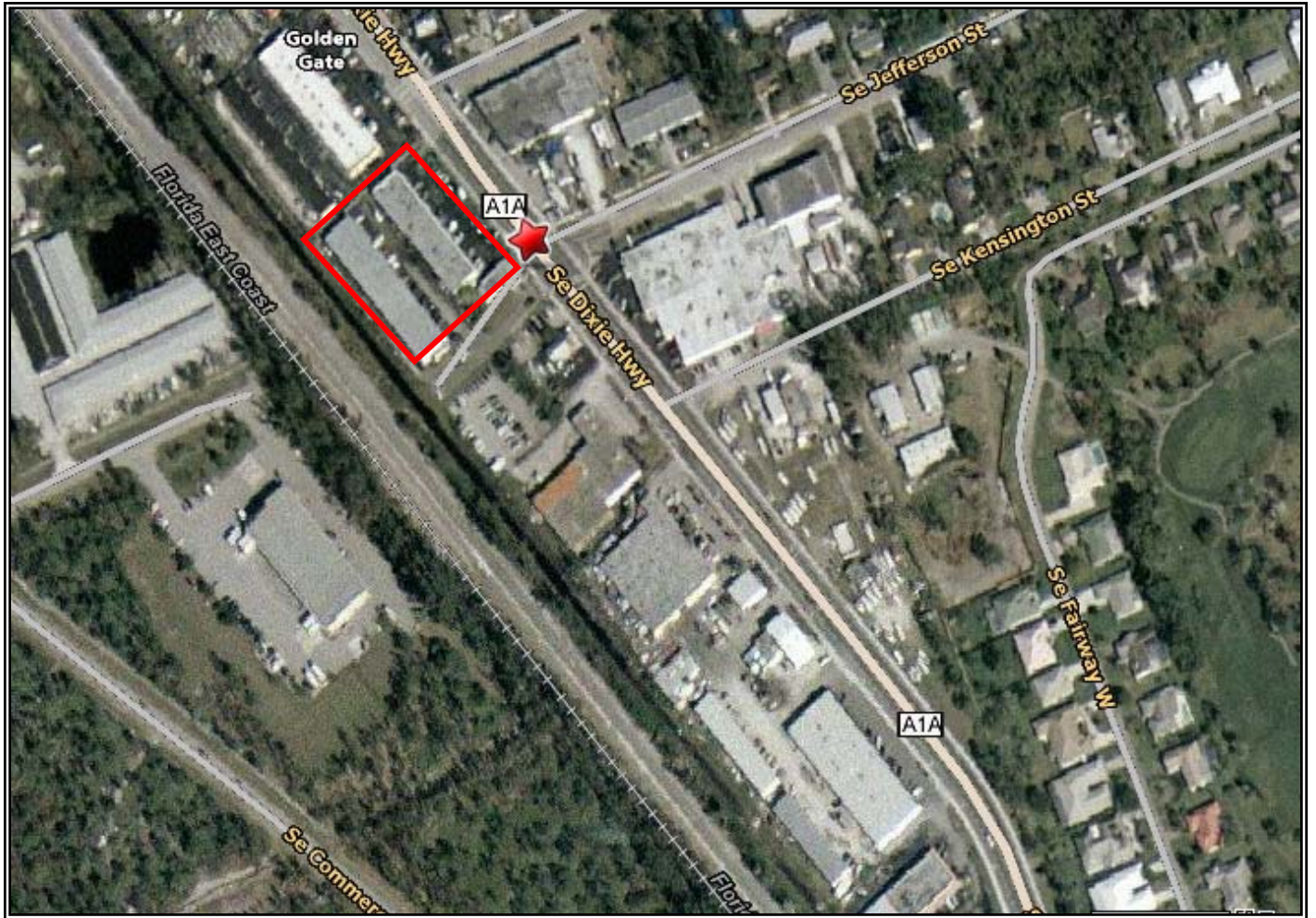
UNIT	SIZE/ SF	STATUS	SALE PRICE/ SF	LEASE COST/SF
3574	1,500	LEASED	\$115/ SF	
3572	1,250	SOLD		
3570	1,250	SOLD		
3568	1,250	SOLD		
3566	1,250	SOLD		
3564	1,250	SOLD		
3562	1,250	SOLD		
3560	1,500	LEASED	\$115/ SF	

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

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

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STUART, FLORIDA 34997

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