

FOR LEASE

PARKWAY COMMERCE CENTER



ADDRESS: 8620 & 8640 NW LTC Parkway; Port St. Lucie, FL 34986

PROPERTY SIZE: 128,000 Total SF (Units ranging from 9,840-67,450 SF)

ZONING: Light Industrial

LEASE AMOUNT: Aggressive Lease Rates...Call For Details.

COMMENTS: Introducing Parkway Commerce Center!
The Treasure Coast's newest dock high warehouse center. Class "A" warehouse/distribution... the most competitive rates in Saint Lucie County. Come join our newest tenant, East Coast Plastics!
Approximately 30 seconds off of I-95 (at Midway Road). Easy access north and south... a logistically ideal location for warehouse distribution and services. Excellent location and great visibility!

BUILDING FEATURES: **EXTERIOR FEATURES:** Solid concrete tilt-wall construction;
Multi-level dock-high and ramp-level loading doors (optional);
Monument signage available; Attractive landscaping.
OFFICE/WAREHOUSE FEATURES: 22' clear height (min);
3-phase; 200-Amp power; Full fire sprinkler protection; Rear loading-148' between buildings; 60' wide clear span per bay;
2 loading doors per bay; 4' dock height.

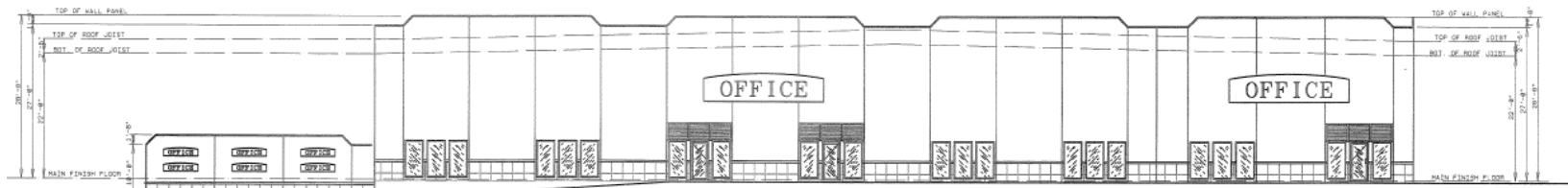
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759 S. Federal Highway, Ste. 304
Stuart, Florida 34994
www.ChristensonCommercial.com

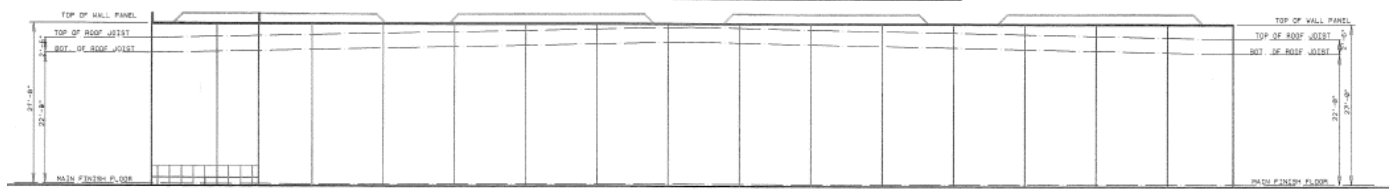
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For Additional Information Contact:
Derrick Christenson
Office: (772) 419-5076
Derricksoldit@aol.com

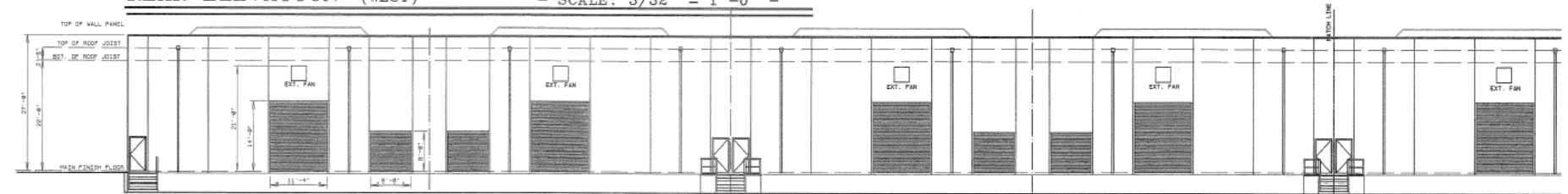
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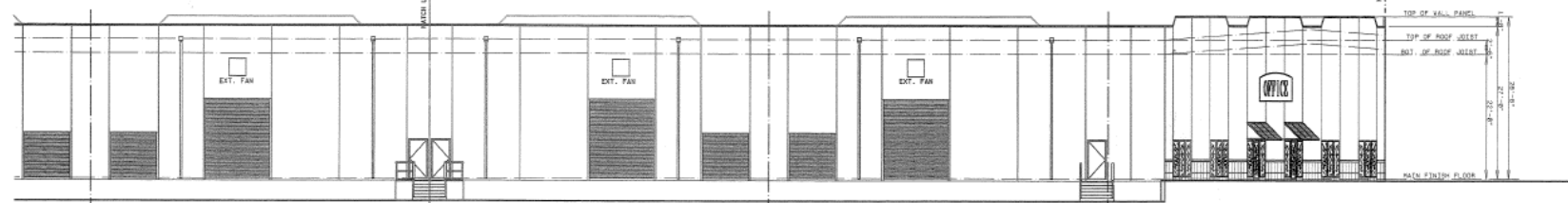
FRONT ELEVATION (EAST)



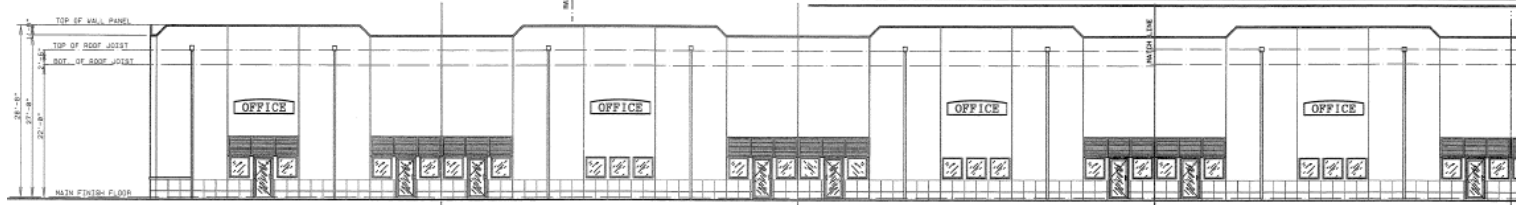
REAR ELEVATION (WEST) - SCALE: 3/32" = 1'-0" -



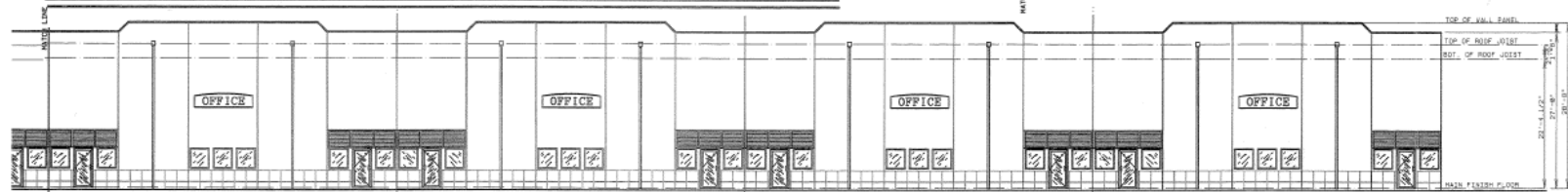
LEFT SIDE ELEVATION (SOUTH) (WEST HALF) - SCALE: 3/32" = 1'-0" -



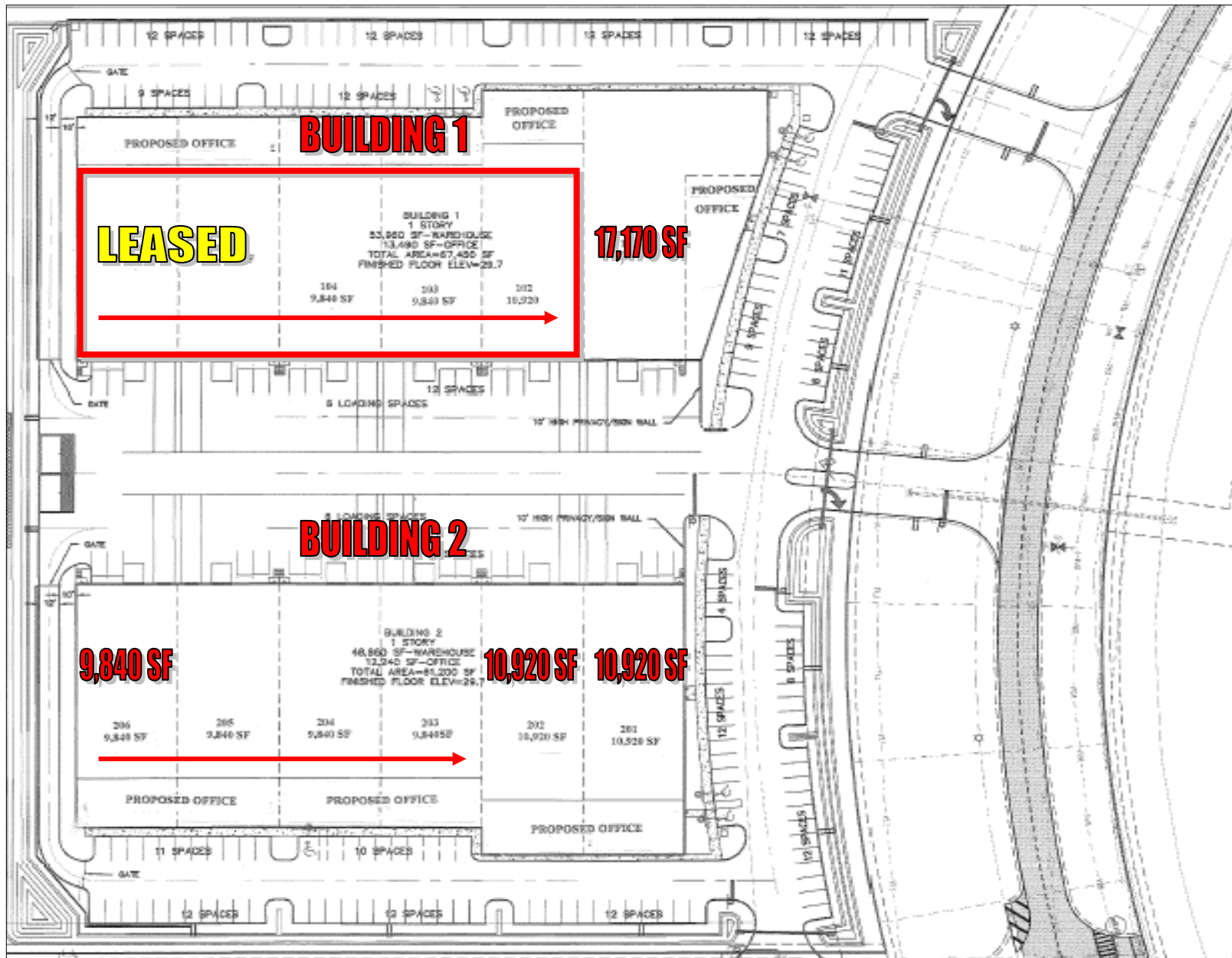
LEFT SIDE ELEVATION (SOUTH) (EAST HALF) - SCALE: 3/32" = 1'-0" -

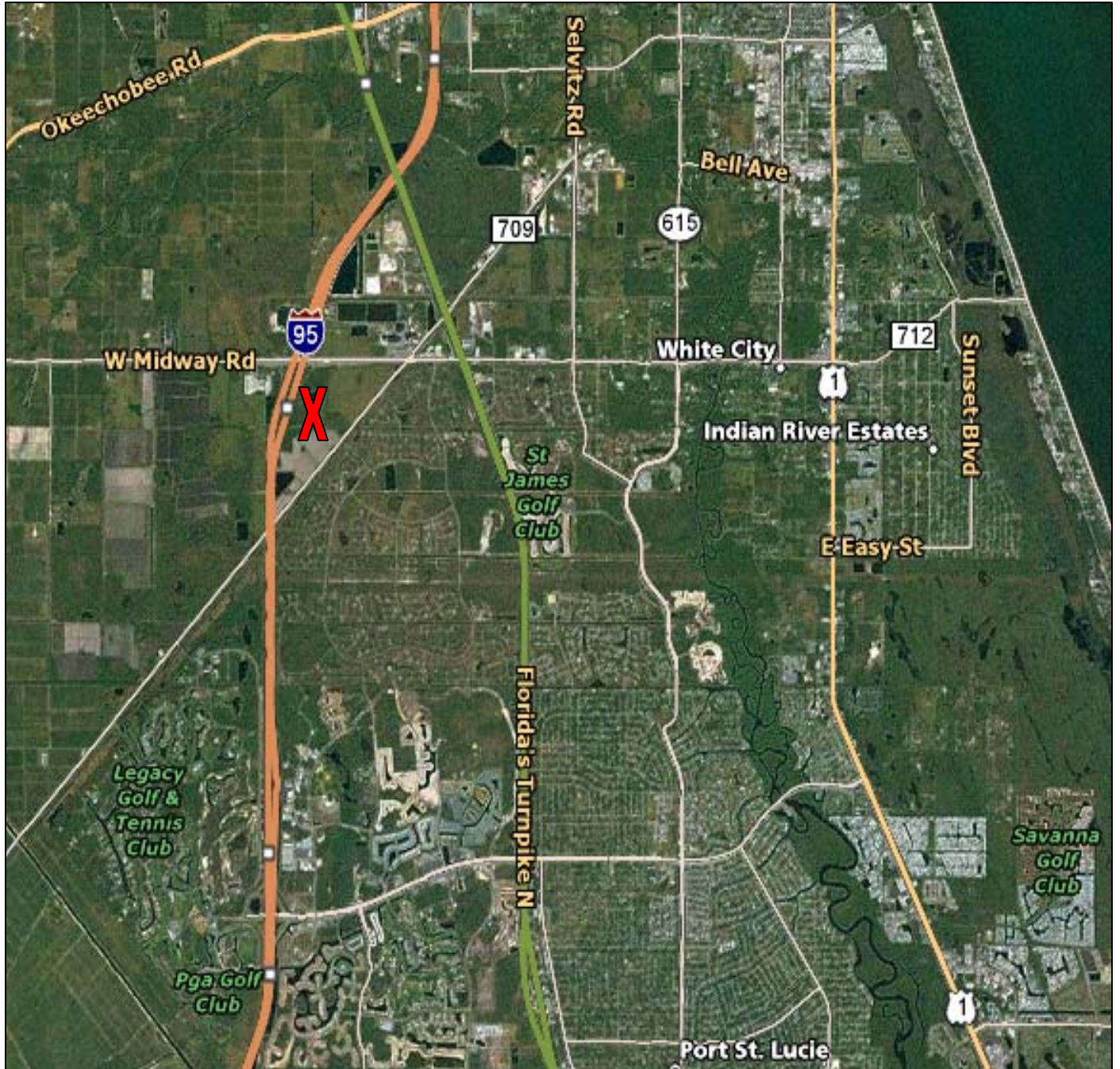


RIGHT SIDE ELEVATION (NORTH) (EAST HALF) - SCALE: 3/32" = 1'-0" -



RIGHT SIDE ELEVATION (NORTH) (WEST HALF) - SCALE: 3/32" = 1'-0" -





PARKWAY COMMERCE CENTER

Excellent Location...



Christenson Commercial

REAL ESTATE

PARKWAY COMMERCE CENTER PORT SAINT LUCIE, FLORIDA

BUILDING 1

UNIT	SIZE/SF	COST/SF	STATUS
101	17,170 SF	Neg. (NNN)	AVAILABLE
102	10,920 SF		LEASED
103	9,840 SF		LEASED
104	9,840 SF		LEASED
105	9,840 SF		LEASED
106	9,840 SF		LEASED

BUILDING 2

UNIT	SIZE/SF	COST/SF	STATUS
201	10,920 SF	Neg. (NNN)	AVAILABLE
202	10,920 SF	Neg. (NNN)	AVAILABLE
203	9,840 SF	Neg. (NNN)	AVAILABLE
204	9,840 SF	Neg. (NNN)	AVAILABLE
205	9,840 SF	Neg. (NNN)	AVAILABLE
206	9,840 SF	Neg. (NNN)	AVAILABLE

Effective as of 6/26/08

www.ChristensonCommercial.com

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