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**FOR SALE**

INDUSTRIAL PROPERTY

# NIEMEYER INDUSTRIAL CONDO

1556 SOUTHEAST SOUTH NIEMEYER CIRCLE, PORT ST. LUCIE, FL 34952

**RE/MAX OF STUART**

729 SW Federal Hwy Ste 100

Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM



PRESENTED BY:

**ROSI SHEPARD**

Commercial Advisor

772.288.0287

rosis@remax.net

FL #3320083

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX of Stuart has not verified, and will not verify, any of the information contained herein, nor has RE/MAX of Stuart conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## PROPERTY INFORMATION

### IN THIS SECTION

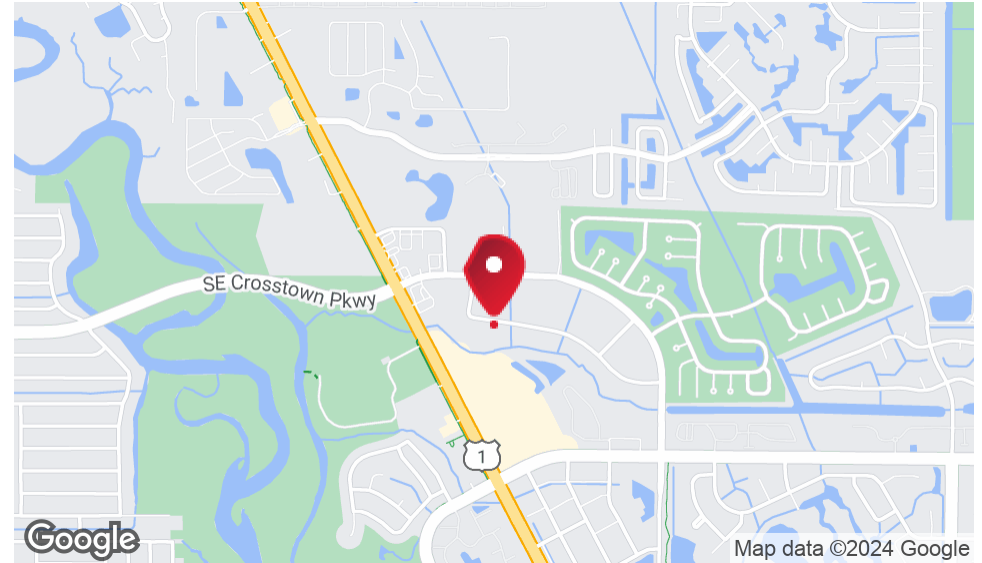
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| Sale Price:      | \$380,000        |
| Building Size:   | 2,006 SF         |
| Number of Units: | 1                |
| Price / SF:      | \$189.43         |
| Year Built:      | 1995             |
| Zoning:          | WI               |
| Market:          | Port Saint Lucie |
| Submarket:       | Industrial       |

## PROPERTY OVERVIEW

Discover an exceptional investment opportunity with this industrial/flex space property in the sought-after Port St. Lucie area. Boasting a prime location and zoned for versatile WI use, this property offers 1 unit, making it an ideal choice for industrial and flex space investors. With its strategic location in Port St. Lucie, this property presents an enticing opportunity to capitalize on the area's growing demand for industrial and flex spaces. Don't miss out on the chance to take advantage of this property's prime position and the potential it offers for a successful industrial/flex space investment.

## PROPERTY HIGHLIGHTS

- - Versatile zoning WI
- - Ideal for industrial and flex space investors
- - Prime location in Port St. Lucie East of US1 near Crosstown Parkway
- - Opportunity to capitalize on growing demand
- - Potential for successful industrial/flex space investment

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# PROPERTY DESCRIPTION



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## LOCATION DESCRIPTION

Discover the thriving industrial landscape surrounding the property in Port St. Lucie, FL. Port St. Lucie is a strategic hub for industrial and warehouse building investors and owner-users, offering a prime location and access to a skilled workforce. The area's close proximity to the Tradition Center for Innovation, the Port St. Lucie Business Park, and the St. Lucie Medical Center makes it an attractive location for industrial development. With easy access to major transportation routes and the nearby Port of Palm Beach, the location presents an ideal opportunity for industrial real estate investment or owner-user occupation in a dynamic and growing market.

## PARKING DESCRIPTION

Open Parking

## CONSTRUCTION DESCRIPTION

Metal Building Wood Frame

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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- - Versatile zoning W1
- - Ideal for industrial and flex space investors
- - Prime location in Port St. Lucie East of US1 near Crosstown Parkway
- - Opportunity to capitalize on growing demand
- - Potential for successful industrial/flex space investment
- - Perfect for an Owner User as well



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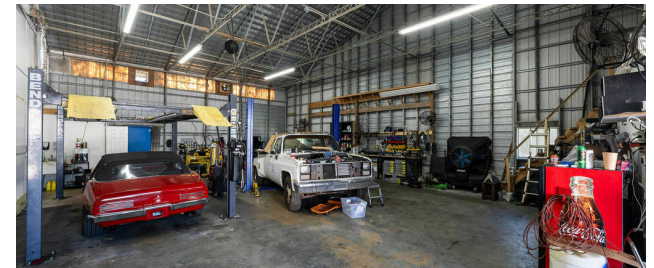
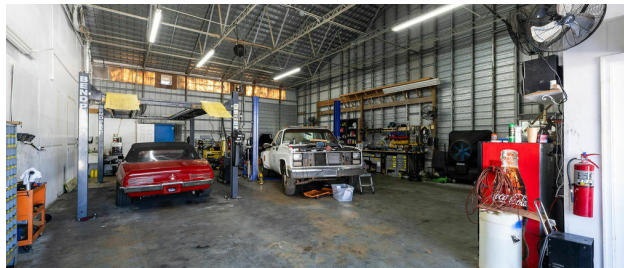
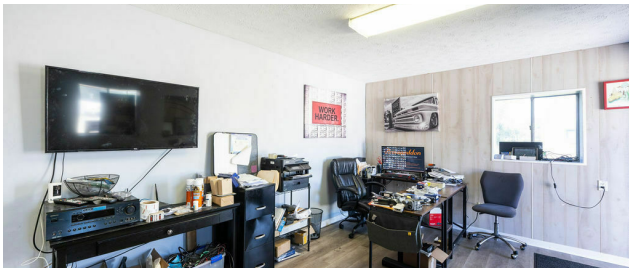
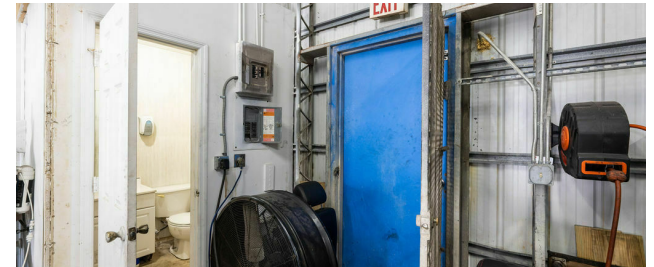
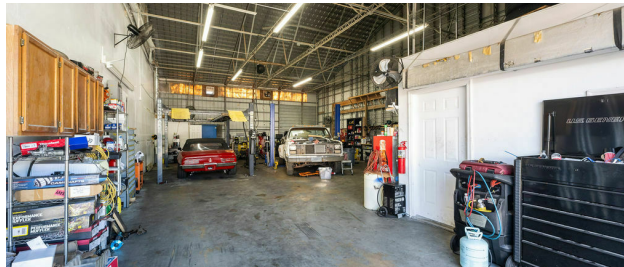
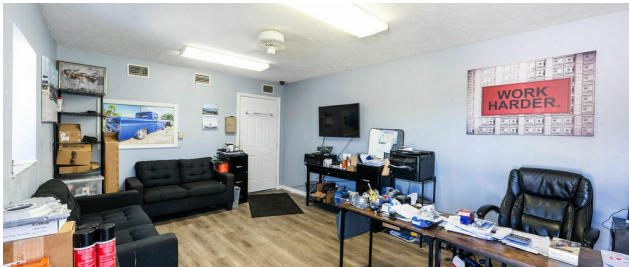
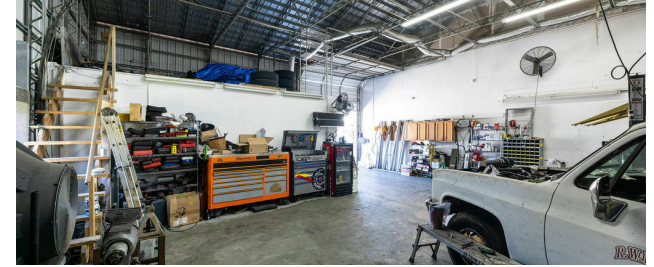
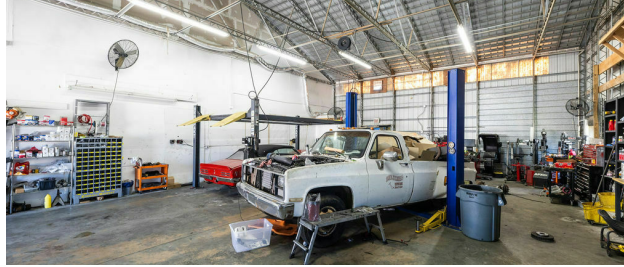
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# ADDITIONAL PHOTOS



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## LOCATION INFORMATION

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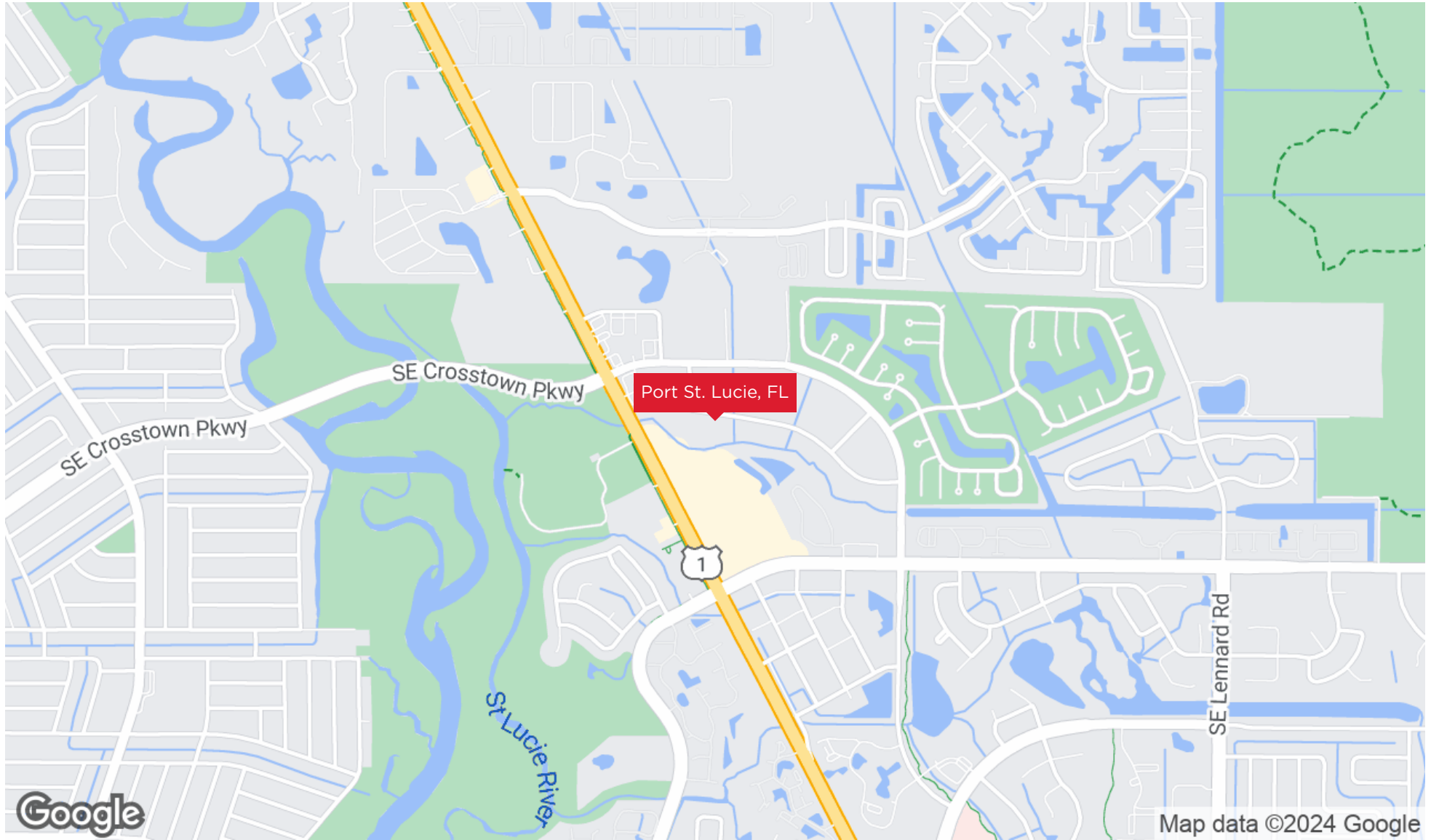
REGIONAL MAP

LOCATION MAP

AERIAL MAP

ADVISOR BIO 1

# REGIONAL MAP



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# LOCATION MAP



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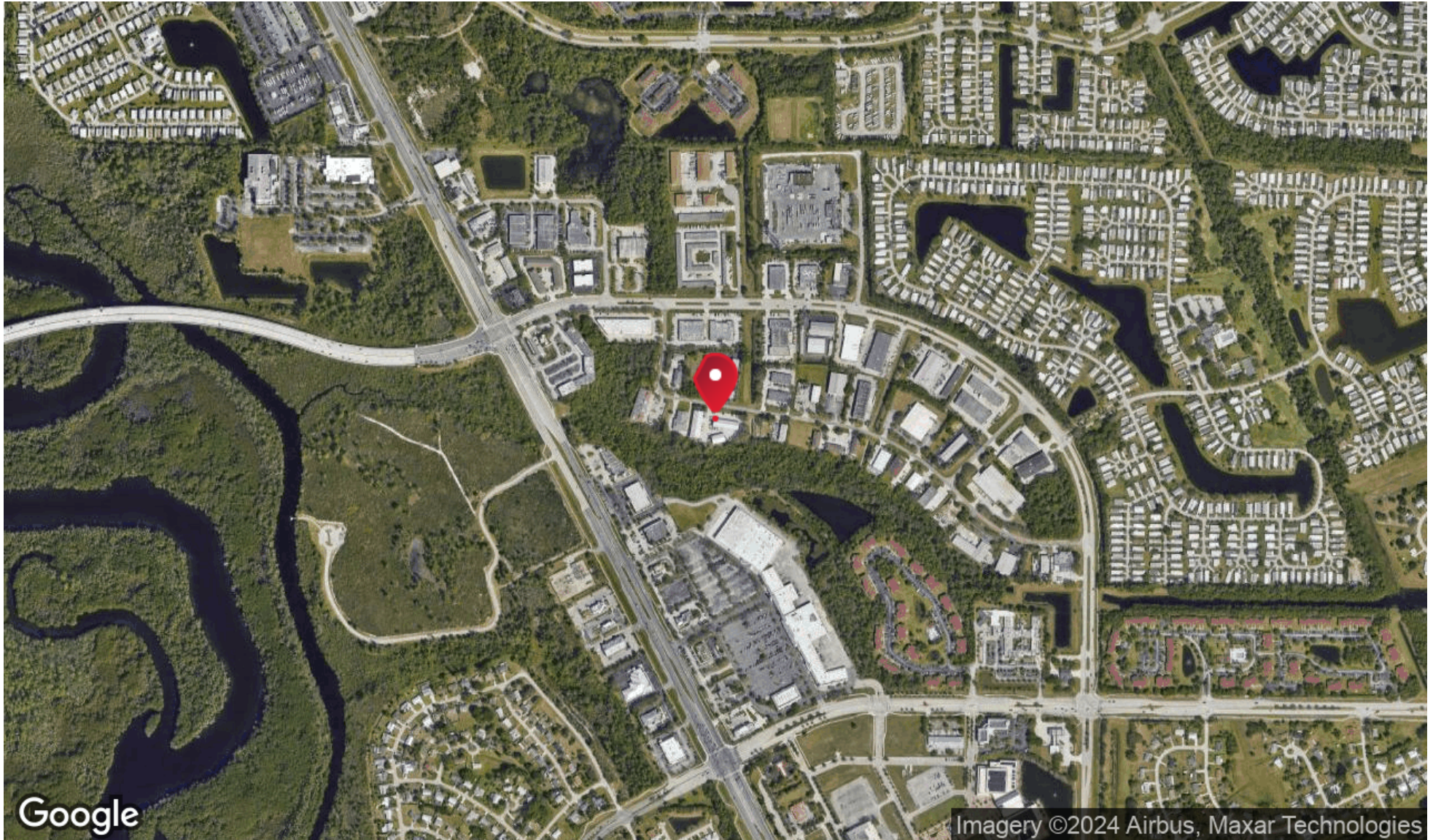
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# AERIAL MAP



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Direct: **772.288.0287** | Cell: **772.323.7037**

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