

NET NET LEASED FREESTANDING WAREHOUSE BUILDING WITH SECURED PAVED YARD AREA FOR SALE

360 NW ENTERPRISE DRIVE | PORT ST. LUCIE, FL | 34986



INVESTMENT OPPORTUNITY PRESENTED BY



3710 Buckeye Street • Suite 100 • Palm Beach Gardens • FL • 33410
Thomas R. Gibson, Broker • 561.776.9300 • trg@assetspecialists.com
www.AssetSpecialists.com



THE OPPORTUNITY

360 NW ENTERPRISE DRIVE is a $\pm 30,000$ Square Foot Free Standing Warehouse / Office Building situated on a $2.00\pm$ acre lot with a secured paved yard area. The property is in a prime Industrial District of Port St. Lucie, Florida and is within the master-planned community of St. Lucie West which is comprised of 6,000 families, more than 200 ongoing businesses and numerous shopping, dining and entertainment options.

This property offers investors an opportunity to purchase a 100% Net Net Leased Investment Property with a credible tenant in place and upside opportunity through annual rent escalations and continued growth and demand projected in the market.

Tenant Profile:

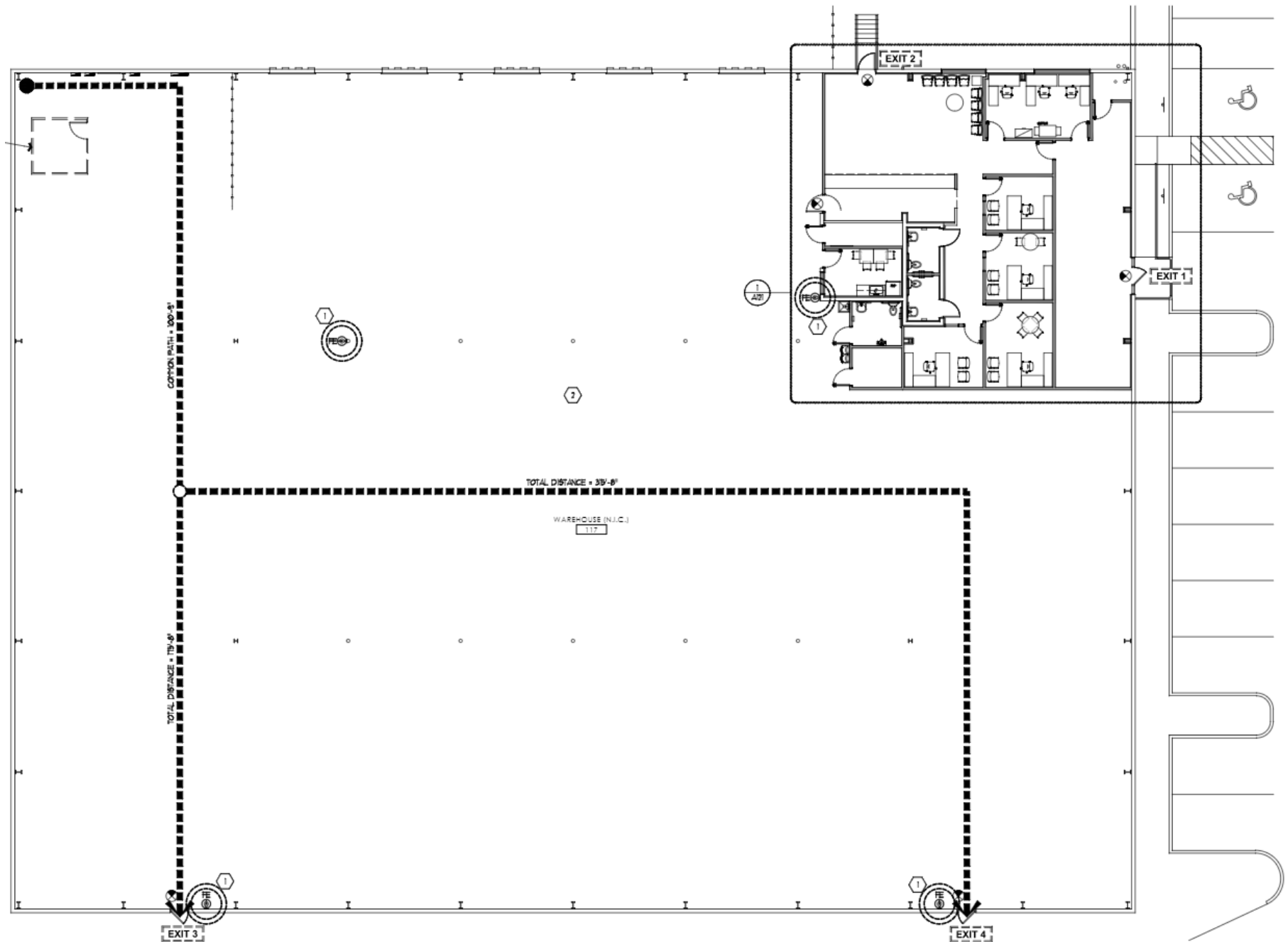
SCP Distributors LLC is one of three wholesale networks that comprise POOLCORP (NASDAQ: POOL), the World's largest wholesale distributor of swimming pool supplies, equipment and related leisure products. Founded in 1993, POOLCORP offers a diverse range of products, from construction materials, replacement parts and fencing to pool care products and spas, with roughly 100,000 wholesale customers around the World. POOLCORP currently has more than 3,800 employees and over 300 locations worldwide. More details on the history of POOLCORP, SCP Distributors LLC and it's operations can be found on their website at www.poolcorp.com.

SCP Distributors LLC is in the 1st year of a five year lease that commenced in the First Quarter of 2017. The Tenant is on a Net Net Lease with the first year base rent to the Landlord being \$180,000.00 with 3.00% annual escalations on the anniversary of the lease every year thereafter and 2 – 5 (five) year options to renew.

Contact Asset Specialists, Inc. today for more detailed information.

Address	360 NW Enterprise Drive Port Saint Lucie, FL 34986
PCN	3326-686-0002-000-2
Zoning Description	WI (Warehouse Industrial)
Net Building Area	$\pm 30,000$ Square Feet
S.F. of Office Space	$\pm 2,790$ Square Feet
S.F. of Warehouse	$\pm 27,210$ Square Feet
Parcel Size	± 2.00 Acres
NOI	\$180,000.00
CAP Rate	6.75%
Price	\$2,666,667.00

SPACE PLAN



LOCATION OVERVIEW

Location Overview:

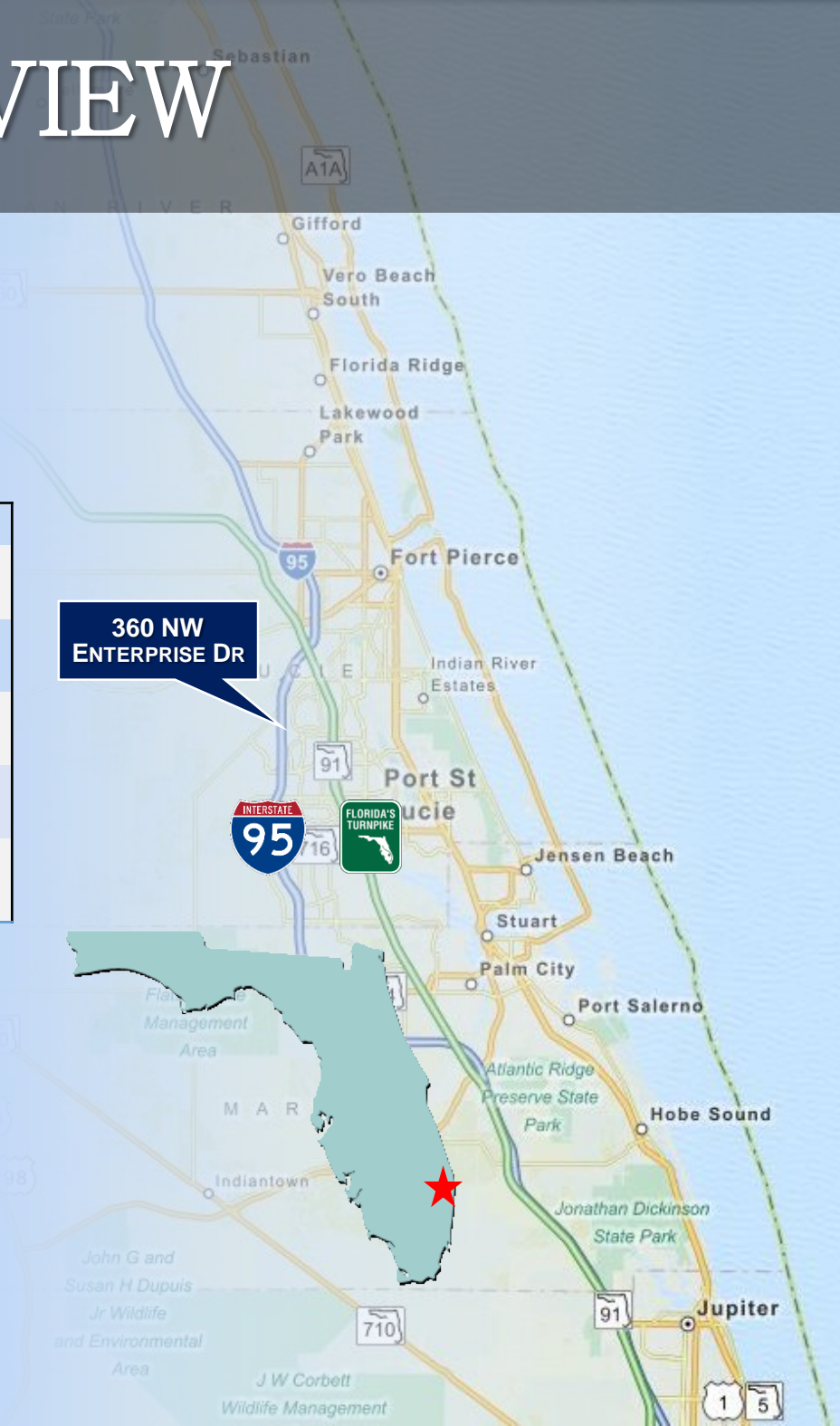
The 360 NW Enterprise Drive Warehouse Building is located near the corner of NW Enterprise Drive and NW Peacock Boulevard across from Tradition Field. This facility is in the heart of St. Lucie West, minutes away from shopping, banking, restaurants and employment centers with easy access to I-95 and Florida's Turnpike.

Destinations	Distance (Miles)	Travel Time
Interstate 95	1	2 min
Florida's Turnpike	5.6	10 mins
Downtown Stuart	17.2	20 mins
Vero Beach	23.8	35 mins
Palm Beach		
International Airport	54.8	50 mins

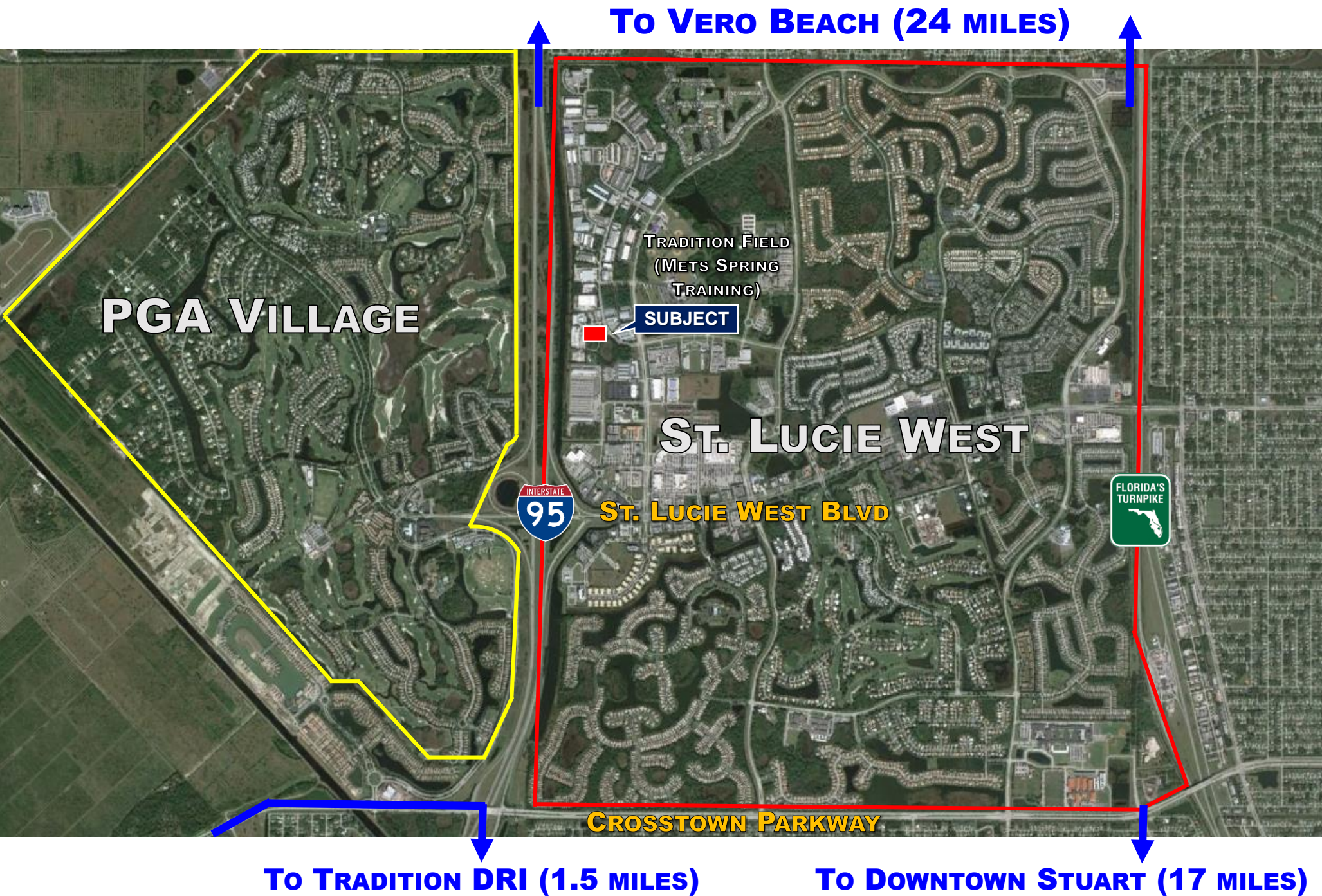
City of Port St. Lucie Overview:

With more than 174,000 residents, the City of Port St. Lucie is Florida's ninth largest city by population. It occupies an area of 116 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, half way between Miami and Orlando. Over the years, this bustling community has transitioned from a residential bedroom community to one of Florida's fastest growing and dynamic cities.

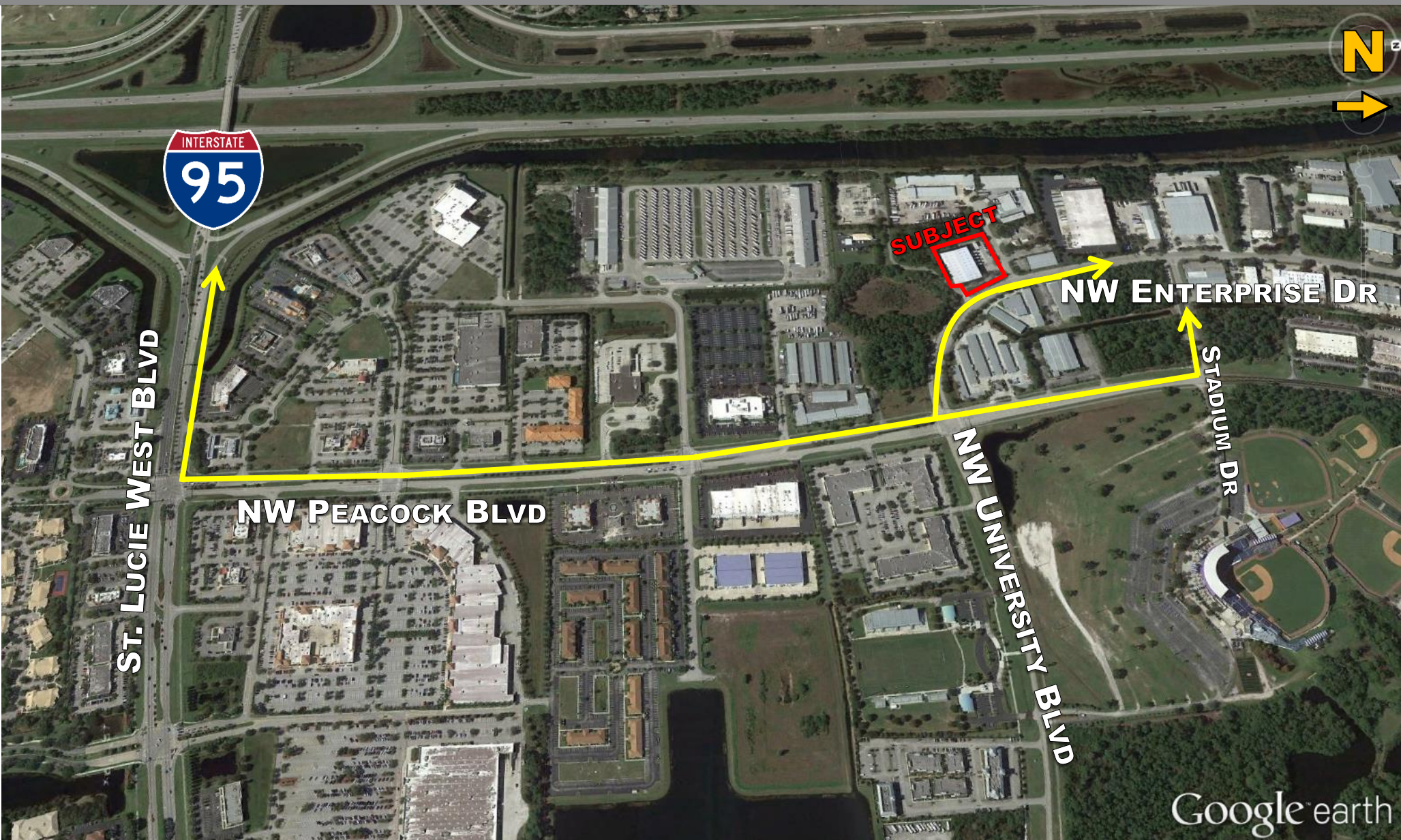
St. Lucie West is a 4,600-acre Planned Unit Development (PUD) which surrounds St. Lucie West Boulevard east of I-95 in Port St. Lucie. This community contains more than 6,000 families, 200 businesses and employs over 7,500 people.



AREA MAP



ACCESS MAP





LOCAL NEIGHBORHOODS IN PORT ST. LUCIE

The City of Port St. Lucie:

The City of Port St. Lucie is proud to be a hometown where people live, learn, work and celebrate all of life's opportunities and dreams. Port St. Lucie is home to many local amenities including Tradition Field, where the New York Met's hold their annual spring training, the prestigious PGA Golf Club, St. James Golf Club, the US Navy SEAL's Museum and a Waterfront Downtown area where visitors and residents enjoy shopping, dinning and entertainment.

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Tradition:

The Town of Tradition is a master-planned, mixed-use community located in the heart of one of America's fastest growing regions – Port St. Lucie, in St. Lucie County – along Florida's Treasure Coast. This unique community captures the charm of America's small towns of yesterday and combines that with the amenities today's home buyers expect. Tradition is poised to become one of the nation's most successful and prestigious master-planned communities which includes more than 8,000 acres along a five-mile-long employment corridor, featuring 18,000 planned new residences and 8,000,000 SF of planned Commercial Space. This rapidly growing community is also home to a 600,000 SF Power Center anchored by Target, Torrey Pines Institute for Molecular Studies, Charter School USA and a new state-of-the-art 300-bed hospital with the first 90-bed phase being opened in December 2013.

St. Lucie West:

St. Lucie West is a recently developed 4,600-acre master-planned development of regional impact (DRI). It is located in the western portion of Port St. Lucie between Florida's Turnpike and I-95 in St. Lucie County. The entire development is planned around a compatible mix of well-buffered residential, educational, industrial, planned-commercial and recreational areas. Today St. Lucie West is a community containing more than 6,000 families and 200 businesses which employ over 7,500 people.

PGA Village:

PGA Village is a 3,000-acre master-planned development of regional impact (DRI) in Port St. Lucie, Florida. The development is comprised of 6,000 residential home sites, 150,000 square feet of retail space, multiple award winning golf courses and 60,000 square feet of ancillary golf-related facilities such as a clubhouse, dining and pro shop.

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