



TCCC Office/Warehouse W/Docks

7825 SW Ellipse Way, Stuart, FL 34997



Derrick Christenson

Christenson Commercial RE

759 S Federal Hwy ,Suite 217, Stuart, FL 34994

derricksoldit@aol.com

(772) 419-5076 Ext: 1



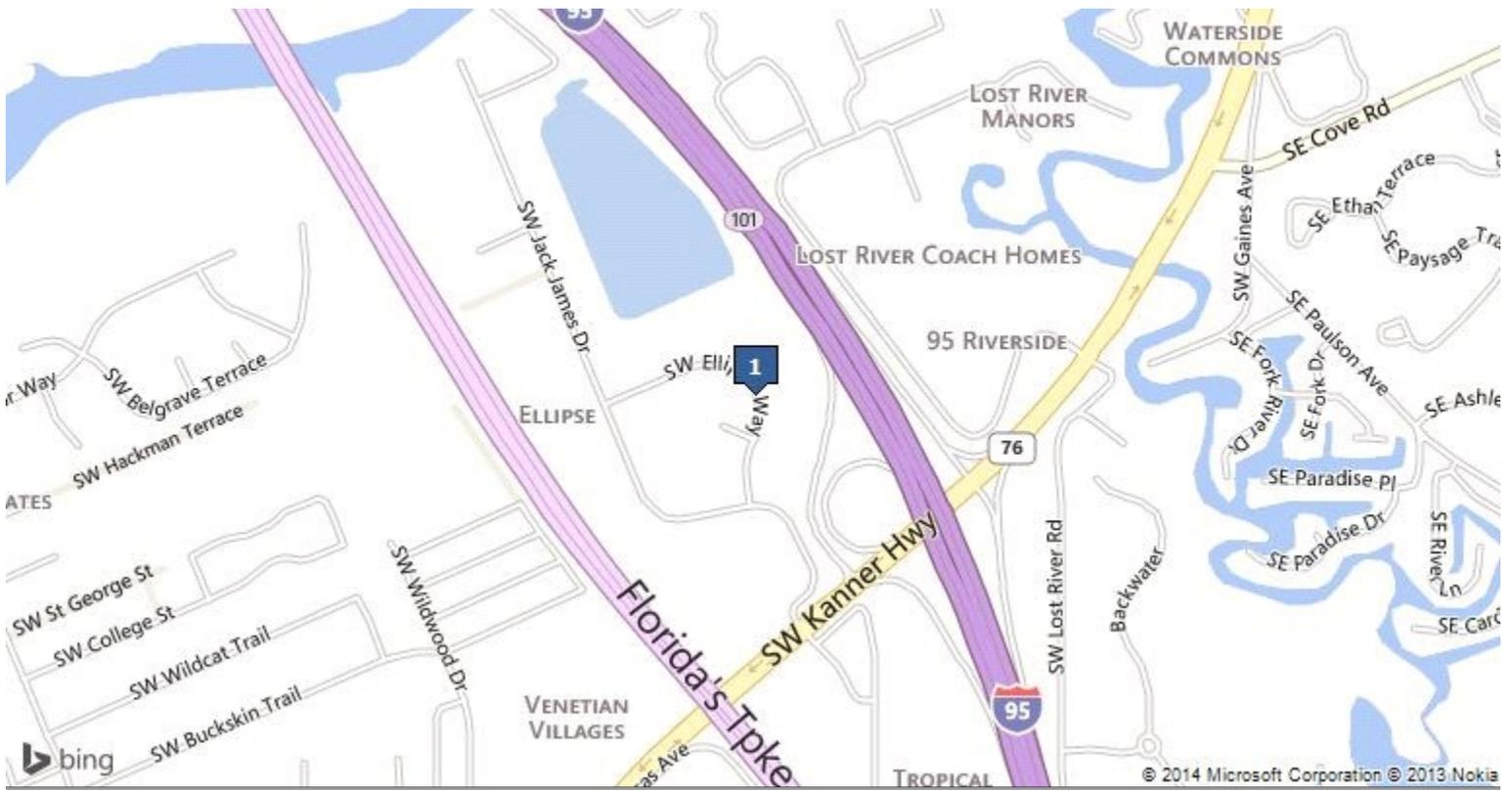
TCCC Office/Warehouse W/Docks

\$2,700,000

Don't miss your opportunity to own this rare Office/Warehouse in Martin County. The building features include; Concrete construction, 6 loading docks, Sprinklers, 24ft ceilings and substantial office build out. Presently 29,100/SF is leased to UCT Coatings until September 31st 2013. 6,900/SF is lease to ZAZ Engineering until December 31st 2015.

Price:	\$2,700,000
Building Size:	36,000 SF
Price/SF:	\$75
Property Type:	Industrial
Property Sub-type:	Warehouse
Additional Sub-types:	Industrial-Business Park, Manufacturing, R&D
Property Use Type:	Vacant/Owner-User
Occupancy:	0%
Clear Ceiling Height:	24 ft.
Lot Size:	2.78 SF

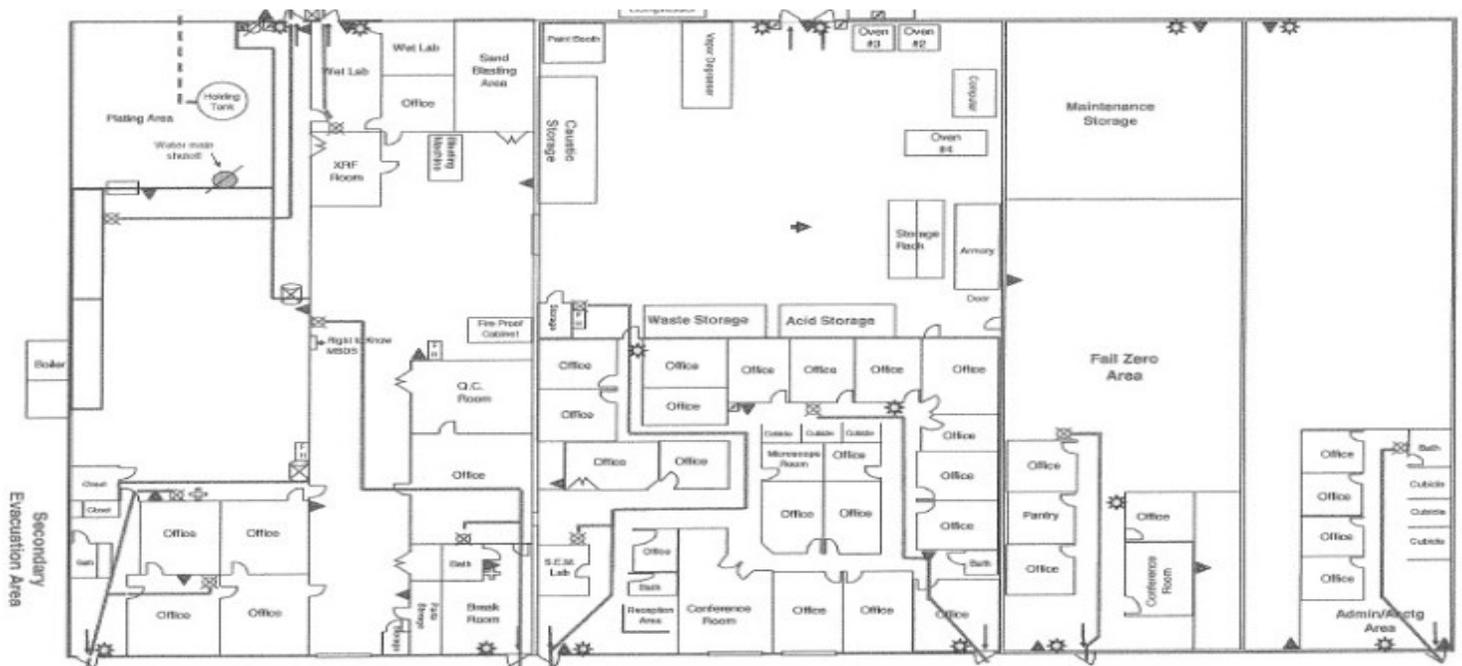
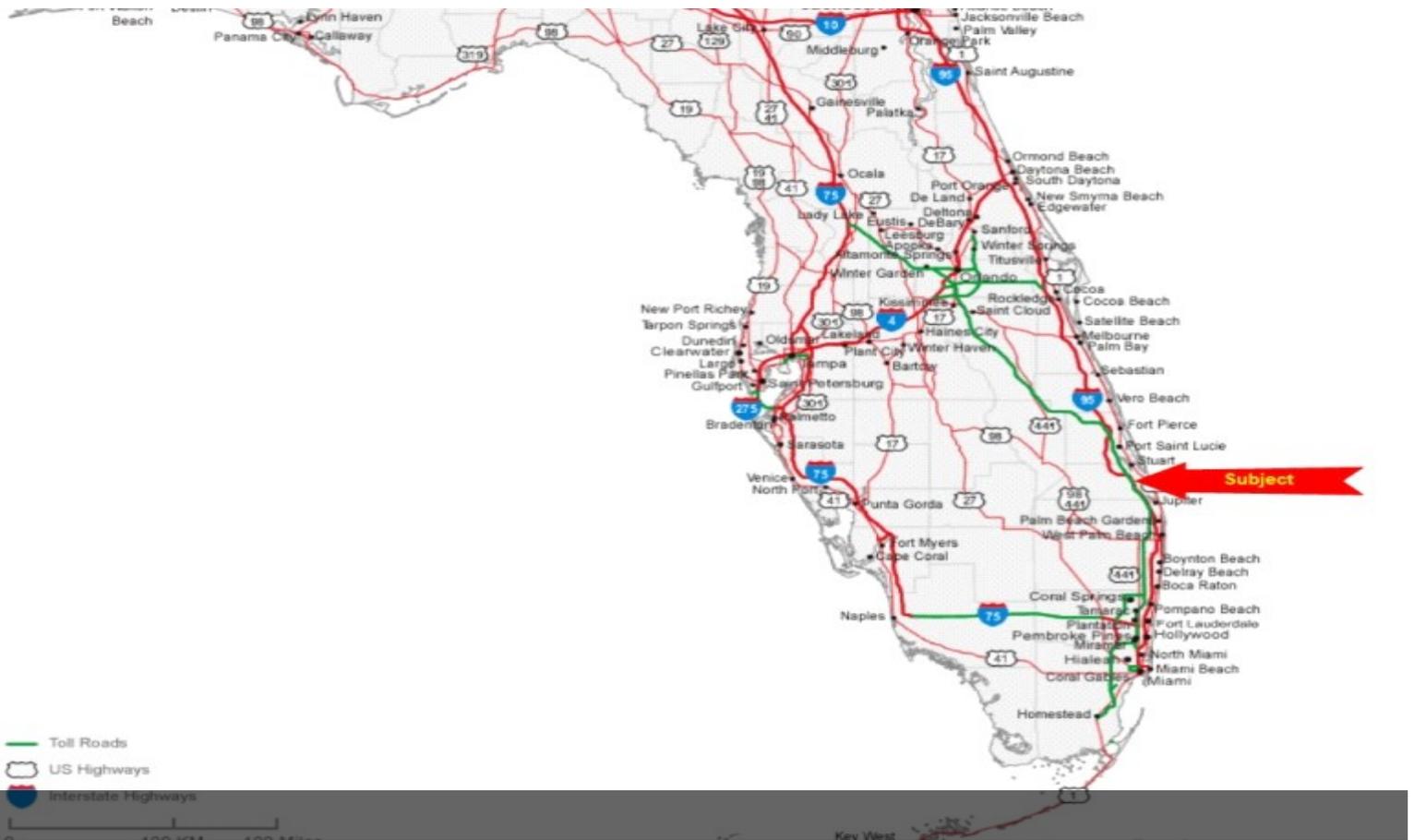




7825 SW Ellipse Way, Stuart, FL 34997

Located in The Treasure Coast Commerce Center. Directly on I-95 with excellent visibility north and south.

Property Photos



<ul style="list-style-type: none"> Evacuation Routes Fire Extinguisher Fire Alarm Fire Exits 	<ul style="list-style-type: none"> Containment burn Electrical main shutdown for the whole building Scrubber main shutdown Fire Hose 	<ul style="list-style-type: none"> Scrubber main water shutoff Water main shutoff Spill kit & overpack drum 	<ul style="list-style-type: none"> First Aid Station 	<p>Title CONTINGENCY PLAN Stuart plant master layout</p> <p>Drawn by: C.P. Plan 1</p> <p>Checked by: G.L.</p> <p>Date: 04/15/10 NOT TO SCALE</p>
--	--	--	---	---

UCT COATINGS, INC.