
Hayworth Plaza

2042 SW Hayworth Ave., Port St. Lucie, Florida

Located just east of the Home Depot at Gatlin and I95, South of Gatlin.

Warehouse Bays: 1000sf, with approx 16' Ceilings
Zoning: CS – Service Commercial Zoning, Port St. Lucie
Bay Dimensions (typ): 25' wide x 40' deep, generally clear
Doors: Overhead door 12'x14'
Front and rear personal doors

Bathroom: All units have private bathrooms
Office: Select units have built out offices
Floors: Concrete
Walls: Drywall and metal panel

Electric: Tenant pays for own electric
Water & Sewer: Provided by landlord, water is sub-metered and will be billed if excessive. Wash down hose in front on well.

Trash: On site dumpster provided
Parking: Limited front parking per bay
Mail: Each unit has private address, mail box located in front of property

| Bay/Unit | Address | Office/Bath | Notes | Status |
|----------|----------------------|------------------|---------------------------|-------------|
| 1 | 2042 SW Hayworth | Yes / Yes | Double / End | Available * |
| 2 | 2050 SW Hayworth | Yes / Yes | Double / End | Available * |
| 3 | 2054 SW Hayworth | Yes / Yes | | Occupied |
| 4 | 2058 SW Hayworth | Yes / Yes | | Occupied |
| 5 | 2062 SW Hayworth | Yes / Yes | | Occupied |
| 6 | 2066 SW Hayworth | Yes / Yes | | Occupied |
| 7 | 2070 SW Hayworth | Yes / Yes | | Occupied |
| 8 | 2074 SW Hayworth | Yes / Yes | Painted / Single / Office | Occupied |
| 9 | 2078 SW Hayworth | Yes / Yes | Double Unit w/ 1 office | Available * |
| 10 | 2082 SW Hayworth | No / Yes | | Available * |
| 11 | 2086 SW Hayworth | No / Yes | | Occupied |
| 12 | 2090 SW Hayworth | Yes / Yes | Painted / Single / Office | Occupied |
| 13 | 2094 SW Hayworth | Yes / Yes | | Occupied |
| 14 | 2098 SW Hayworth | Yes / Yes | | Occupied |
| 15 | Combined with Bay 14 | | | Occupied |

*currently open to adjacent bay for double bay, can be closed off upon request.
Call for access to any units if they have lockbox on front door.

Rent: Call for quote
CAM: waived for initial lease term
Lease Term: 12 months
Security: Min 1 month rent + sales tax

www.kenwoodcapital.com

Landlord contact: **Bill Handler**
cell: 561.719.4410 fax: 561.828.0659
email: billhandler@comcast.net