



FOR LEASE

■ 805 S. Kings Highway

805 S. Kings Highway

Fort Pierce, FL 34945

PROPERTY OVERVIEW

Prime leasing opportunity at First Source Commerce Park in Fort Pierce, Florida. Second generation space with approx. 20% office, including 4 offices, a large conference room, breakroom and 2 bathrooms. The air conditioned warehouse features 3 dock high overhead doors. A modern facility with ample parking, it's the ideal space to optimize your commercial operations. Convenient access to transportation hubs and both I-95 and the Turnpike, providing a strategic logistical advantage for your business.

OFFERING SUMMARY

Available Size:

10,190 SF

Zoning:

IL (Light Industrial) - St. Lucie County

[CLICK HERE FOR PERMITTED USES](#)

LEASE RATE

\$10.00 SF/yr (NNN) + \$5.20 SF CAM



**JEFFREY D.
CHAMBERLIN**

PRESIDENT/BROKER, CCIM,
SIOR

Mobile 772.528.6056

chamberlin@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details & Highlights

OFFICE/WAREHOUSE UNITS

FOR LEASE

Property Name:	Office/Warehouse Units
Property Address:	805 S. Kings Highway, Fort Pierce, FL 34945
Property Type:	Industrial
Building Size:	10,190 SF
Zoning:	IL (Light Industrial) - St. Lucie County
Year Built:	2006

LOCATION OVERVIEW

Ideal location for industrial, warehouse, and distribution operations. Conveniently situated near major highways and the Port of Fort Pierce, this area offers easy access to shipping and logistical resources. With nearby amenities and a vibrant business community, it's the perfect setting for dynamic industrial activity.



LEASE HIGHLIGHTS

- Ideal for industrial, warehouse, or distribution use.
- Modern facility that caters to a variety of business needs.
- Ample parking for employees and visitors.
- Convenient access to transportation hubs and major thoroughfares.
- 17' minimum clear ceiling height
- 3 overhead dock high doors (10'w x 14'h)
- Air conditioned warehouse
- 200 amp 3 phase (208y/120 vac)

Floor Plan

OFFICE/WAREHOUSE UNITS

FOR LEASE



Interior Images

OFFICE/WAREHOUSE UNITS

FOR LEASE



Exterior Images

OFFICE/WAREHOUSE UNITS

FOR LEASE



First Source Commerce Park Site

OFFICE/WAREHOUSE UNITS

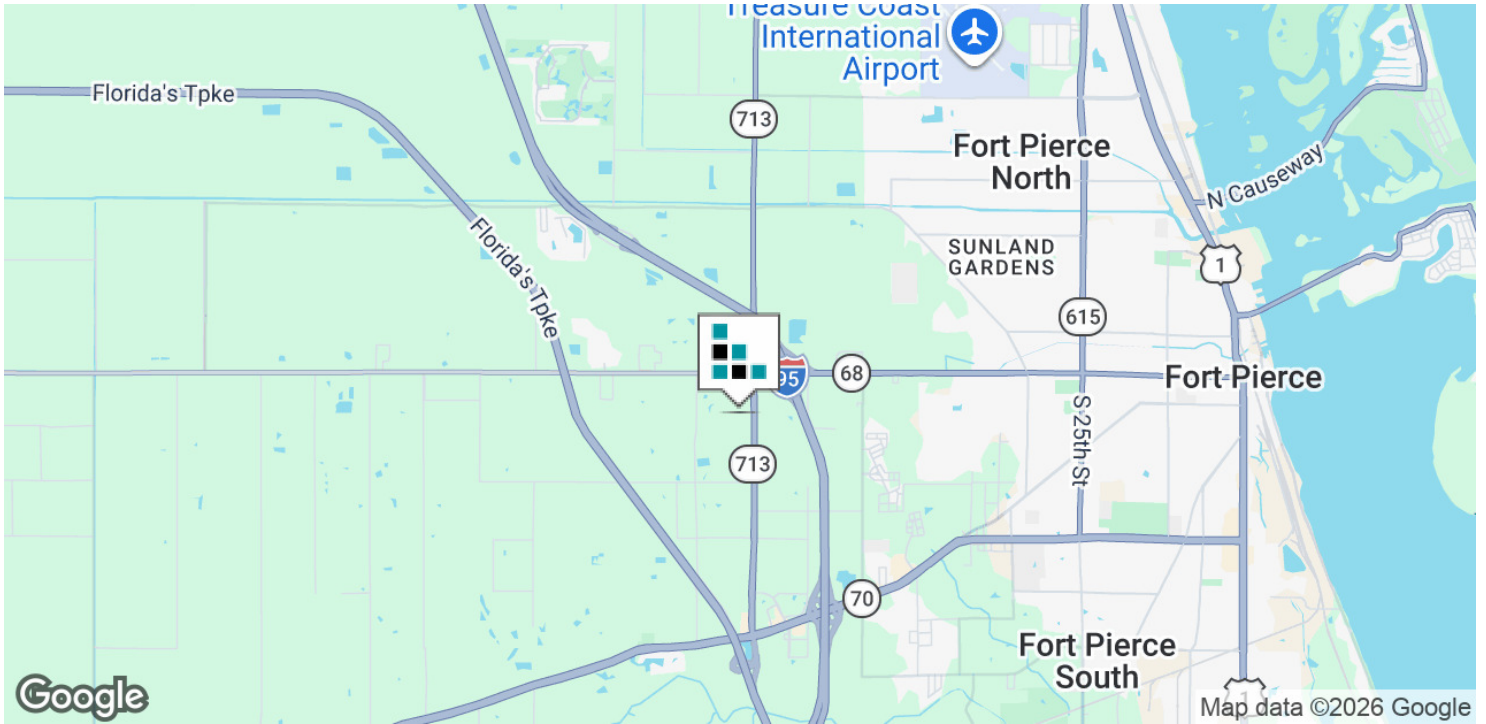
FOR LEASE



Location Maps

OFFICE/WAREHOUSE UNITS

FOR LEASE



Disclaimer

OFFICE/WAREHOUSE UNITS

FOR LEASE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.