



FOR SALE

Flex Industrial Bay

839 South Kings Highway

Fort Pierce, FL 34945

PROPERTY OVERVIEW

1,552 SF flex industrial bay located just off the I-95 interchange in Fort Pierce. This industrial condominium unit contains a well finished front office and open warehouse space with 20' clear height. This modern flex warehouse facility has ample parking and is setup to cater to a variety of business needs. Also offered for lease @ \$16.00 / SF Gross.

OFFERING SUMMARY

Unit Size: 1,552 SF
Zoning: IL (Light Industrial) - St. Lucie County



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SALE PRICE

\$350,000



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

839 S KINGS HWY

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Building Name	839 S Kings Hwy
Property Type	Industrial
Property Subtype	Industrial Condo
Building Size	19,341 SF
Year Built	2006
Year Last Renovated	2017
Number of Floors	1
Average Floor Size	1,552 SF
Construction Status	Existing
Free Standing	No

Flex industrial project located just off I-95 / Orange Avenue interchange on South King's Highway. King's Highway / Orange Avenue marks ground zero of the exploding industrial growth in Fort Pierce. This location provides great access not only to the major markets of South, West, and Central Florida, but also to key growth areas of the Treasure Coast.

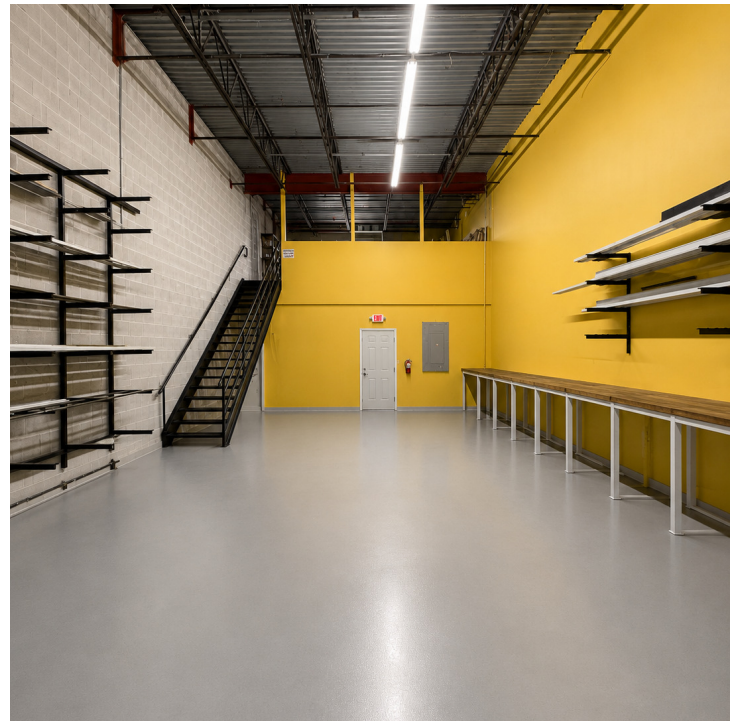
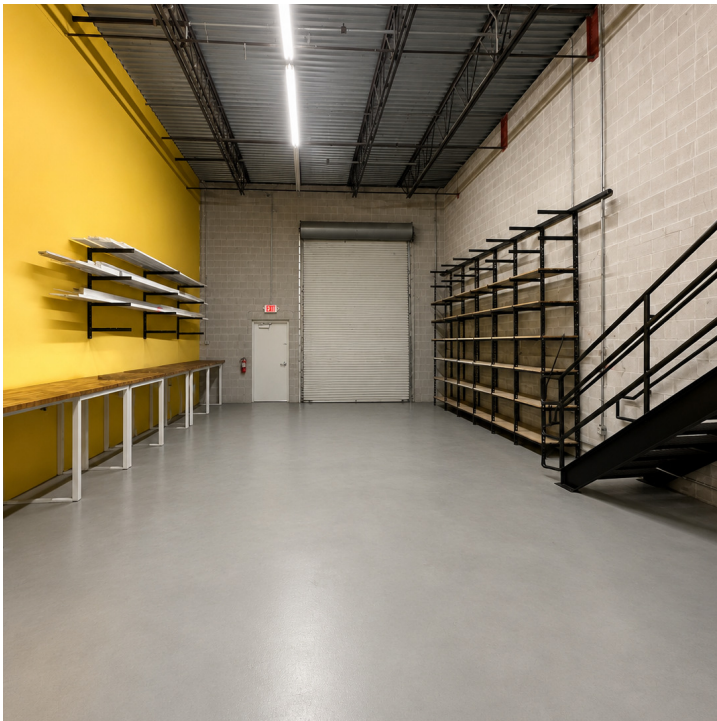


- Interchange proximity
- Tilt wall construction, 20' clear
- Rear bay door access
- Ample parking
- 2nd floor mezzanine storage

Condo Images

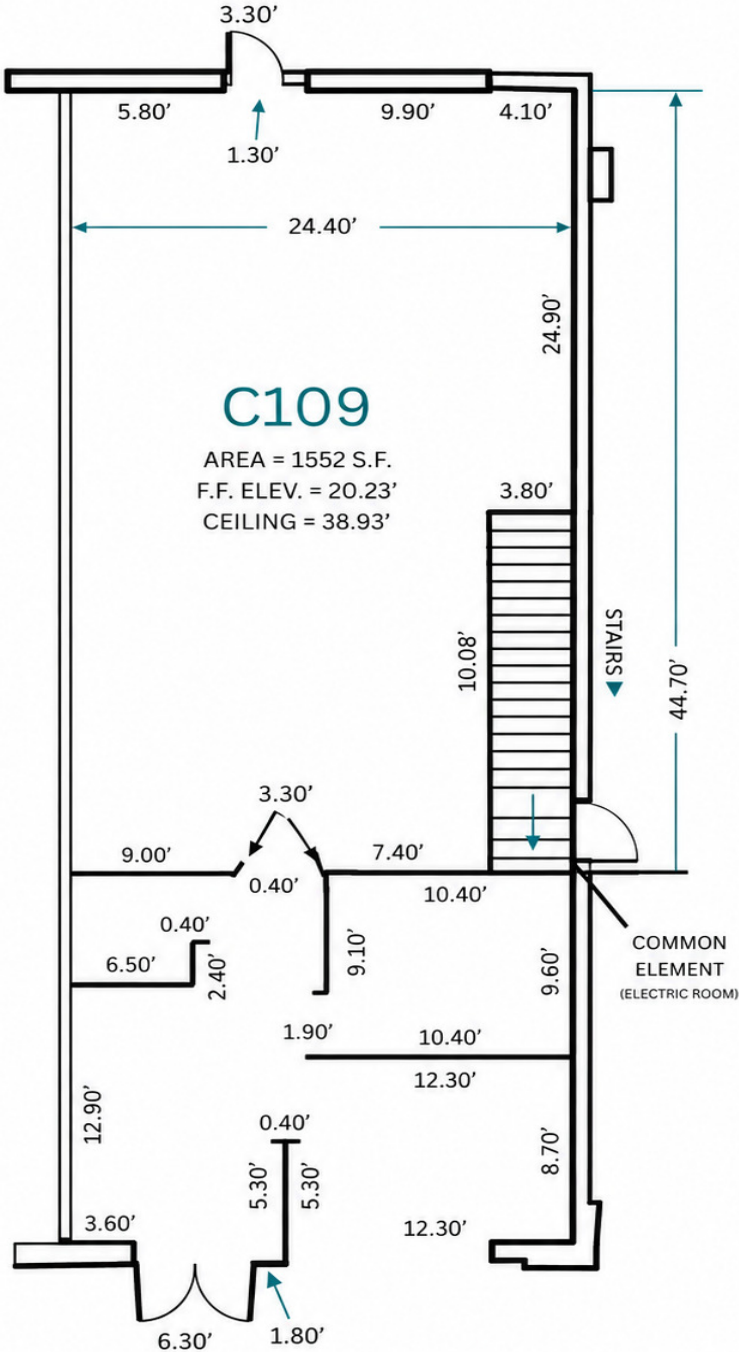
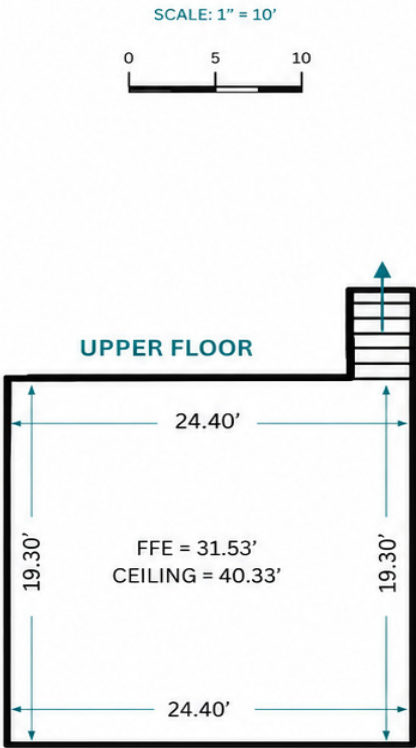
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FLOOR PLAN

SUITE C109



First Source Commerce Park Site

839 S KINGS HWY

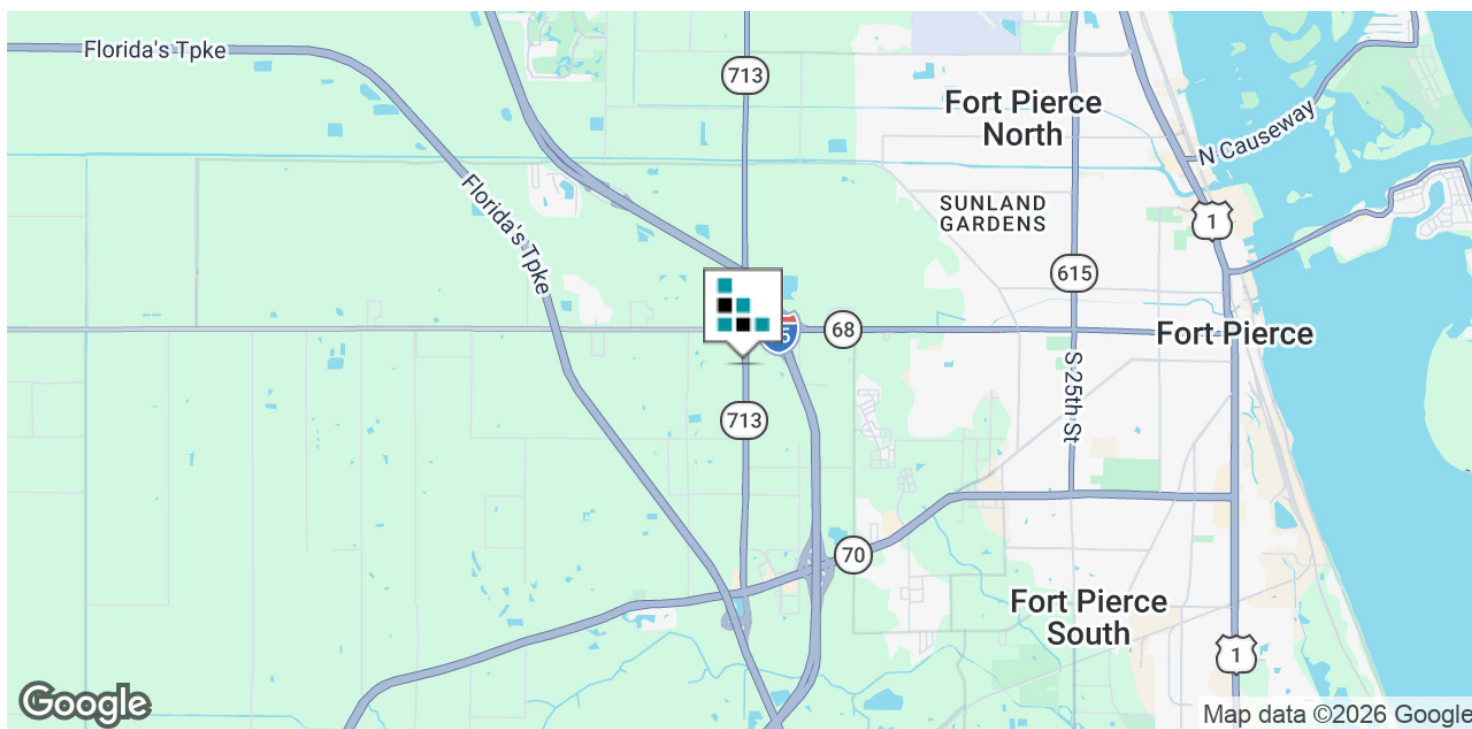
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Location Maps

839 S KINGS HWY

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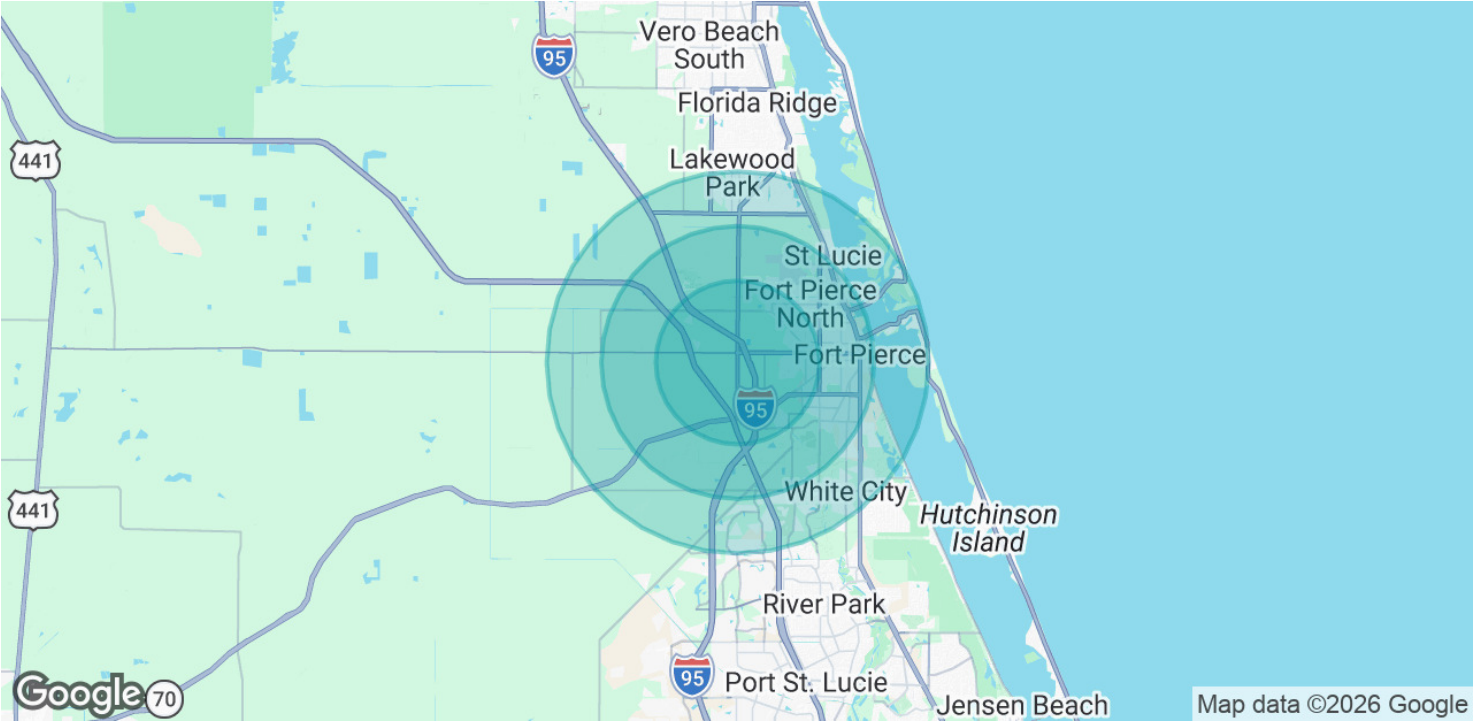
Site # Project Name

1	Orange 95 Commerce Center (Phase I & II) 700,000 SF Business Center
2	KRE Development 40 Acres Distribution
3	Eagle Bend 1,713 Residential Units
4	West Orange Retail & Residential
5	Mill Creek Multifamily
6	Logistics 95 1,300,000 SF Warehouse
7	Kings Highway 650,000 SF Warehouse
8	7-Eleven
9	Miller 17
10	Whispering Oaks 367 Residential Units
11	Celebration Pointe 755 Residential Units
12	Bent Creek 722 Single Family DU
13	Westwood High School & Academy
14	Farell Companies 488 Unit Apartment
15	Scannell Industrial 1,000,000 SF
16	Pt Pierce Commerce Center (Hope Commercial)
17	Ashley Capital
18	Kelly Tractor
19	SITE

Demographics Map & Report

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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	17,863	55,316	95,937
Average Age	35.6	36.4	41.3
Average Age (Male)	35.4	36.8	41.7
Average Age (Female)	40.6	39.9	43.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	5,541	19,698	35,714
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$64,011	\$57,558	\$72,456
Average House Value	\$233,776	\$218,750	\$289,844

2023 American Community Survey (ACS)

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Disclaimer

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