

WAREHOUSE-OFFICE FOR SALE OR LEASE

301 Florida Ave, Fort Pierce, FL 34950



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WAREHOUSE-OFFICE FOR SALE OR LEASE

301 FLORIDA AVE, FORT PIERCE, FL 34950

INDUSTRIAL PROPERTY FOR SALE OR LEASE



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This brand-new 7,500 SF commercial warehouse offers flexible space designed to meet a wide range of business needs. Includes 4 ground level warehouse doors with over 16 feet of clearance and ceiling heights up to 20 plus feet. The site offers ample on-site parking with on-street parking as well. The warehouse is serviced by 600 Amp 3-phase power, supporting light industrial, warehouse, or service-related operations. This is a rare opportunity to purchase a highly adaptable warehouse space in a growing commercial area just steps from downtown Fort Pierce and U.S. Highway 1.

****OWNER FINANCING AVAILABLE****

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OFFERING SUMMARY

SALE PRICE: \$1,599,000

\$19.00/sf

LEASE RATE: (\$14.50 SF/ Base Rent + \$4.50 Operating Expenses)

NUMBER OF UNITS FOR LEASE: 1-4

AVAILABLE SF: 1,875 - 7,500 SF

BUILDING SIZE 7,500 SF

LOT SIZE 16,853 SF

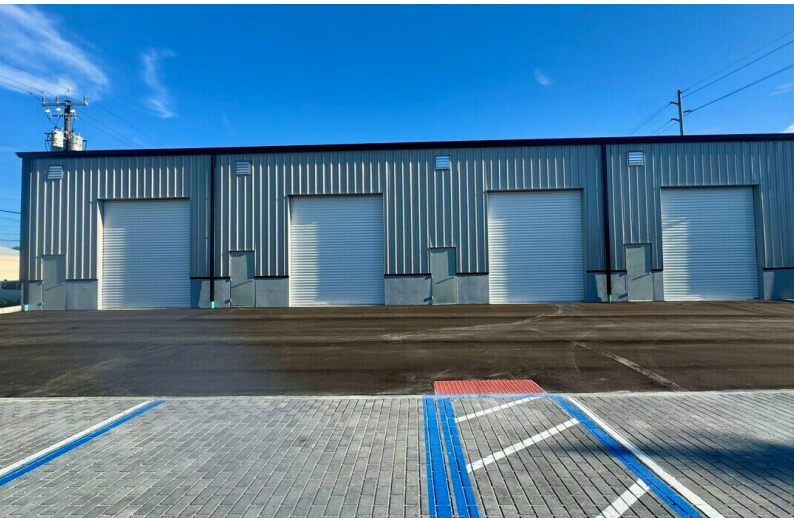
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	207	593	2,865
Total Population	599	1,741	7,640
Average HH Income	\$45,894	\$48,248	\$52,189



WAREHOUSE-OFFICE SPACE FOR SALE OR LEASE

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EXTERIOR PHOTOS



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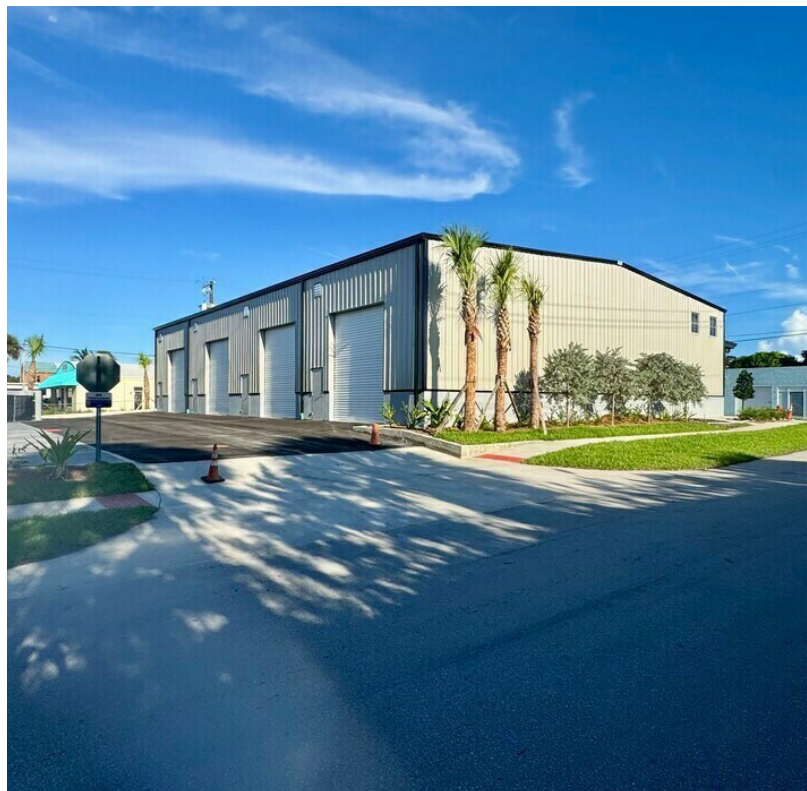
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INTERIOR & EXTERIOR PHOTOS



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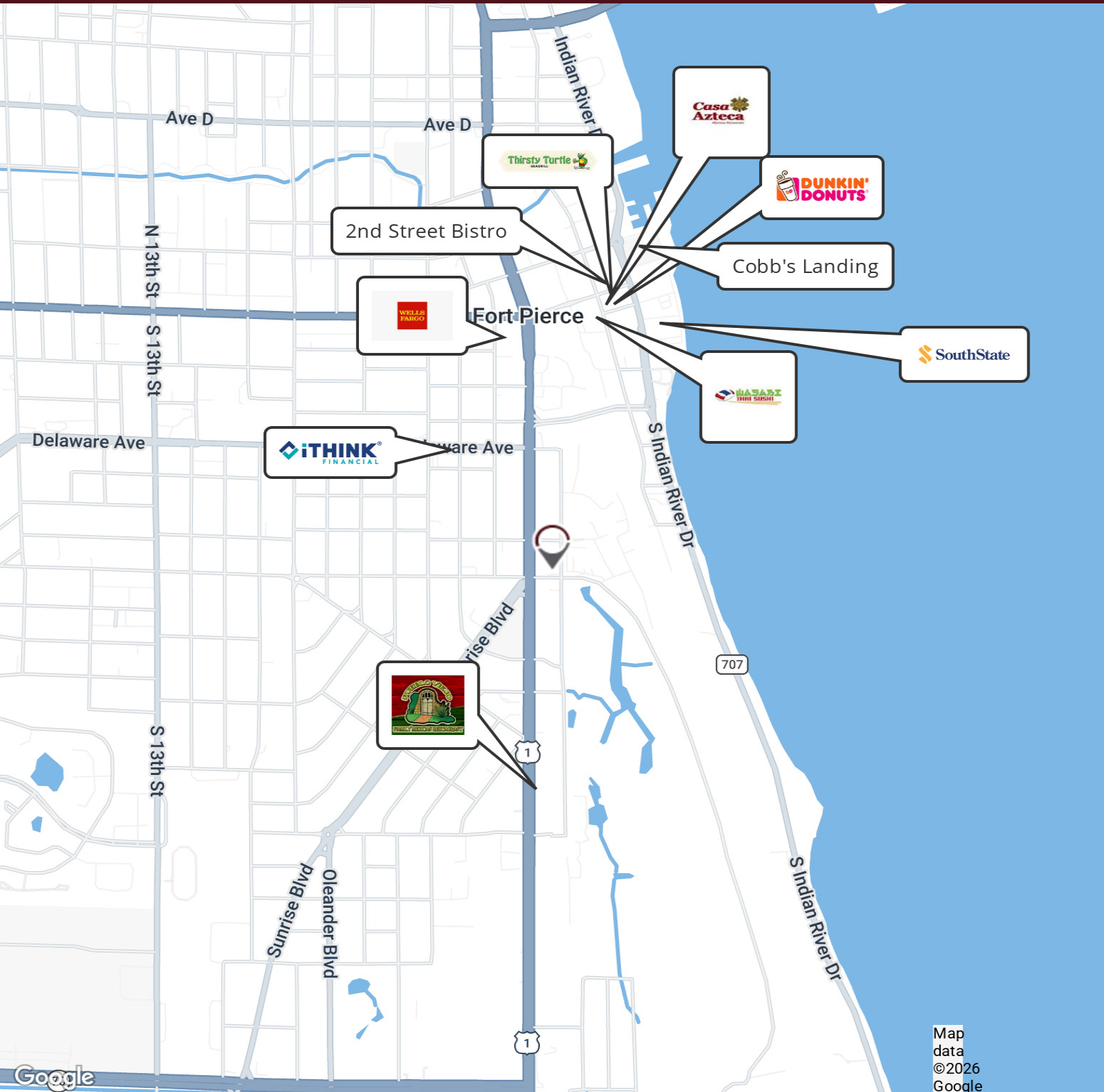
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LOCATION MAP



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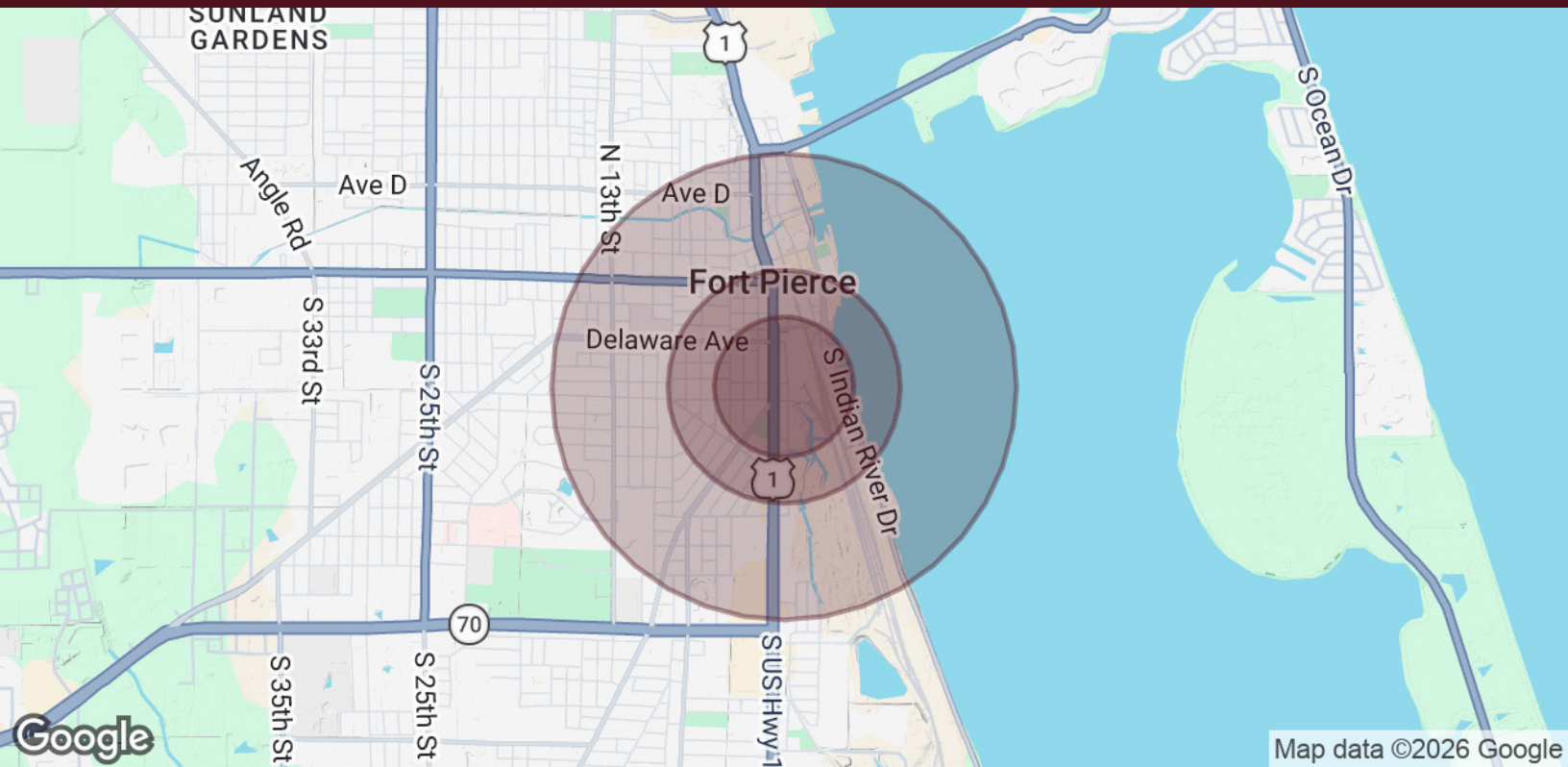
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DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	599	1,741	7,640
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	207	593	2,865
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$45,894	\$48,248	\$52,189
Average House Value	\$294,192	\$292,186	\$296,271

2020 American Community Survey (ACS)

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