

# WAREHOUSE-OFFICE FOR SALE OR LEASE

301 Florida Ave, Fort Pierce, FL 34950



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[www.ChapmanCommercialRealEstate.com](http://www.ChapmanCommercialRealEstate.com)

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301 FLORIDA AVE, FORT PIERCE, FL 34950

## INDUSTRIAL PROPERTY FOR SALE OR LEASE



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

This versatile industrial/flex property presents an excellent opportunity in a growing Fort Pierce market. The building offers adaptable space suitable for a wide range of business operations, along with functional layouts and on-site parking to support daily use. Positioned in an established commercial area with convenient access to major roadways, the property provides strong long-term value, flexibility, and potential for future growth.

\*\*\*\*OWNER FINANCING AVAILABLE\*\*\*\*

#### PROPERTY HIGHLIGHTS

- 7,500 SF industrial space for sale or lease
- Flexible unit layout
- NEW CONSTRUCTION
- Prime Fort Pierce Location
- Zoned C-3 for versatile use

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#### OFFERING SUMMARY

SALE PRICE:	\$1,850,000
	\$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

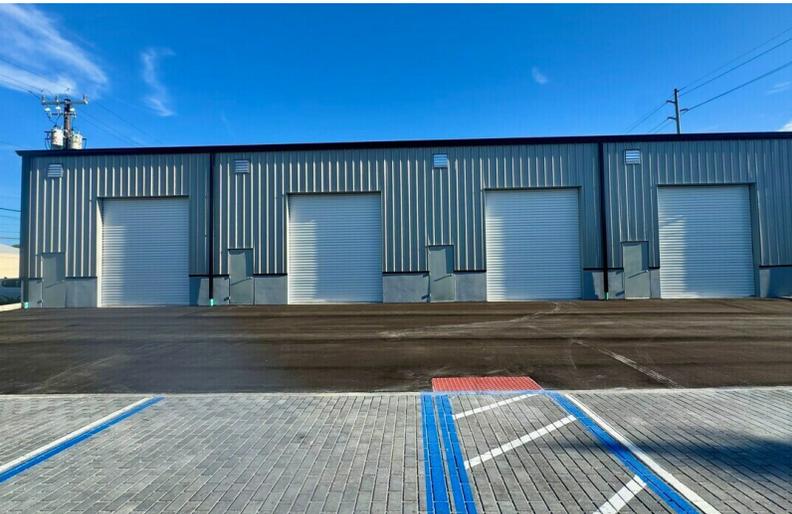
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	207	593	2,865
Total Population	599	1,741	7,640
Average HH Income	\$45,894	\$48,248	\$52,189



# WAREHOUSE-OFFICE SPACE FOR SALE OR LEASE

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## EXTERIOR PHOTOS



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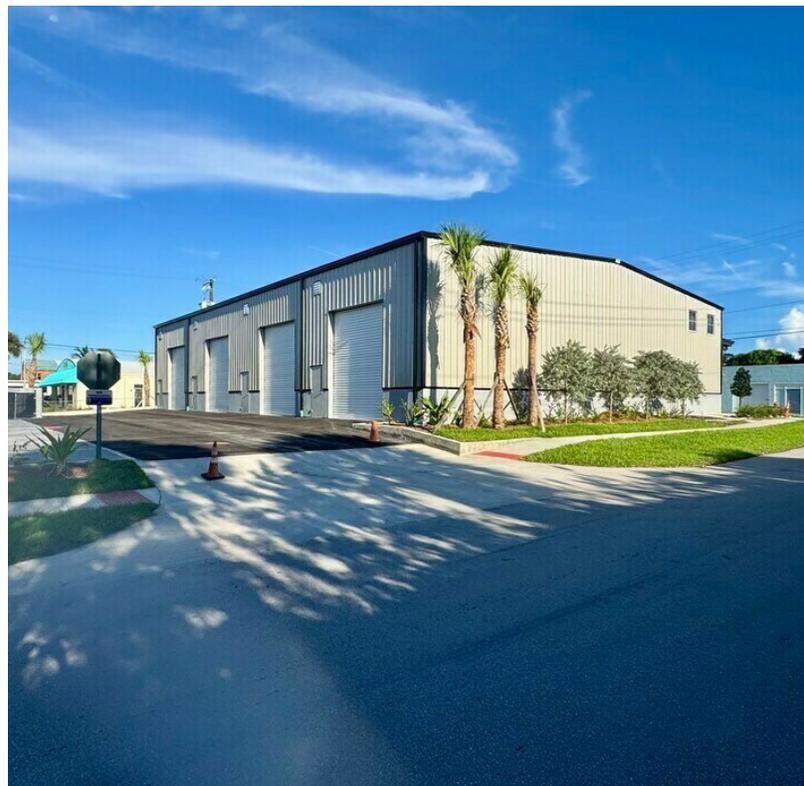
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INTERIOR & EXTERIOR PHOTOS



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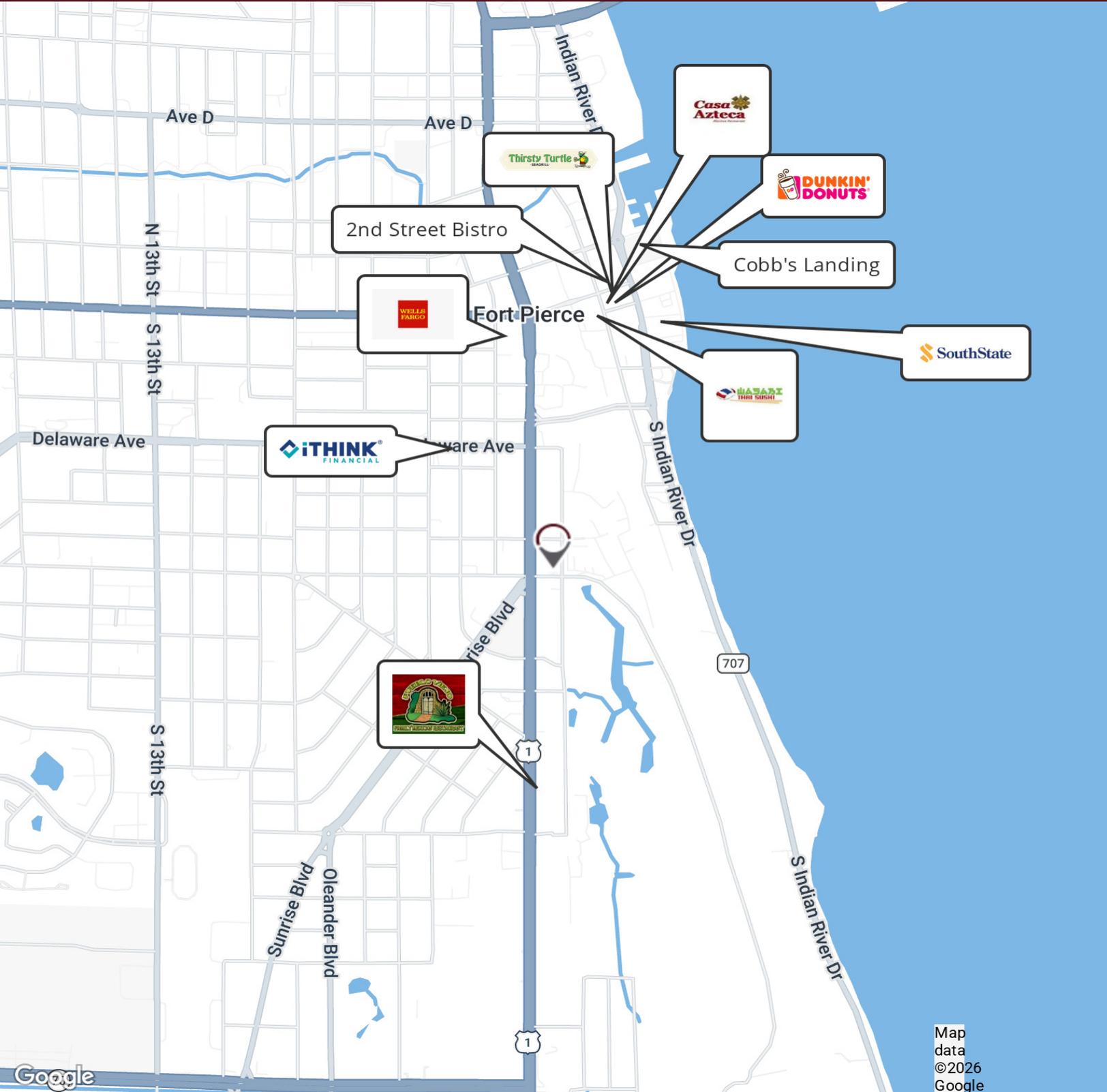
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## LOCATION MAP



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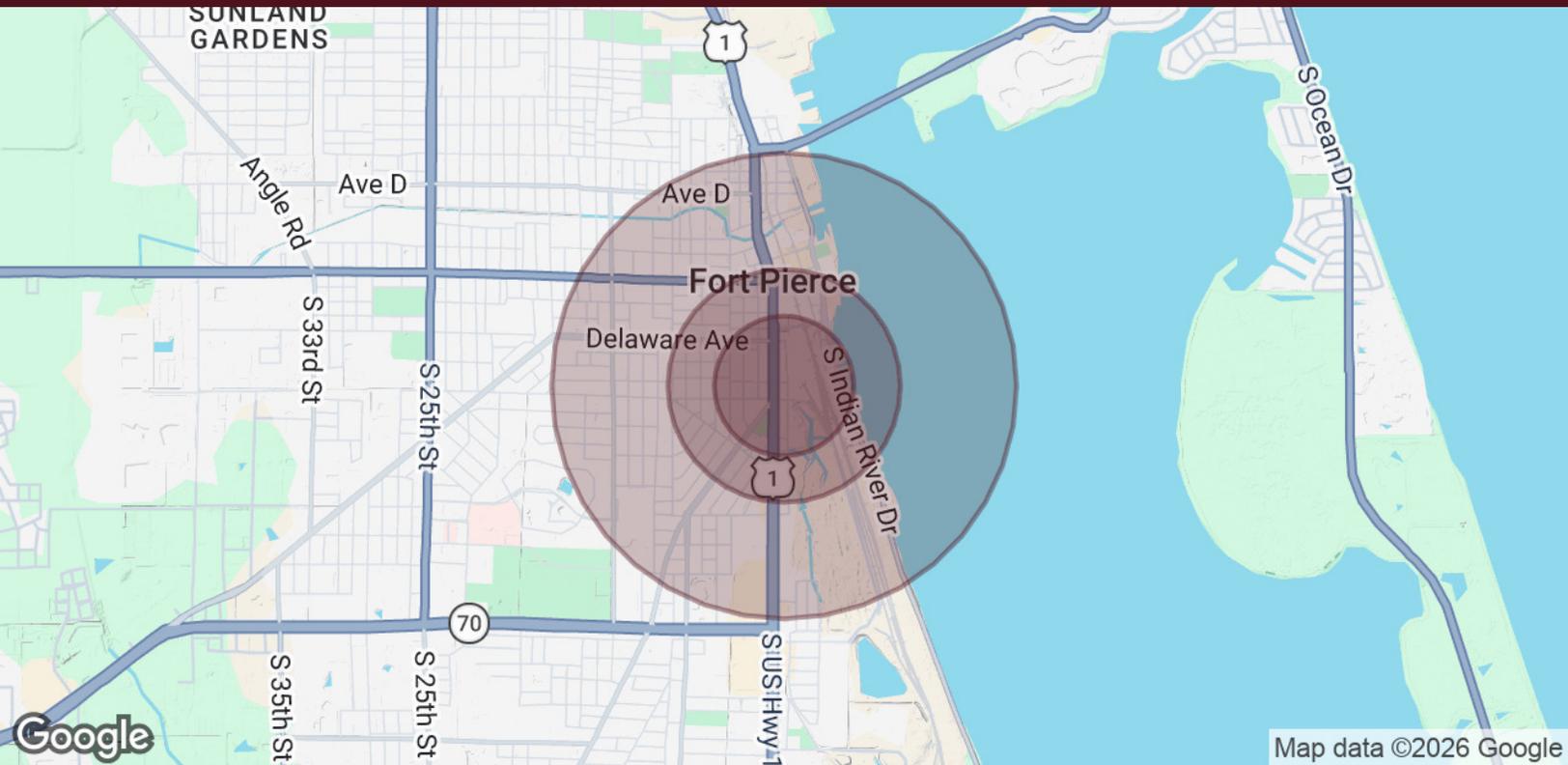
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## DEMOGRAPHICS



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

Demographics data derived from AlphaMap

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