

# FOR LEASE

2901 Industrial Avenue 2, Fort Pierce, FL 34946

## PROPERTY FACTS

Building Area: 5,920 Sq. Ft.

No. of Units: 1 Unit

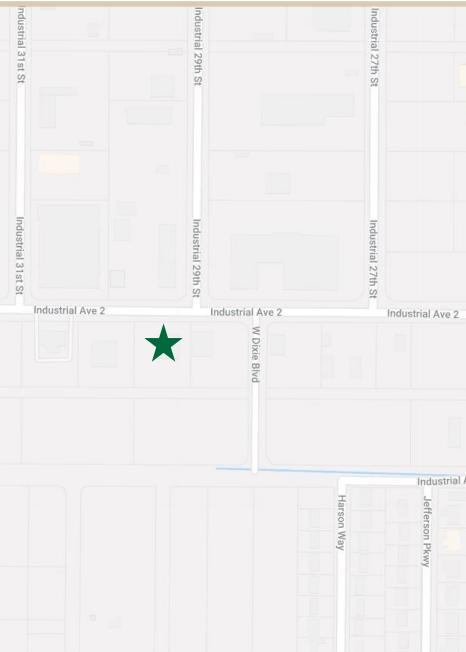
Year Built: 1987

Roof: Metal Roof with Steel Truss

Utilities: City Water/Sewer

Zoning: IL  
Permitted uses include:  
Light industrial, automotive,  
manufacturing, and  
storage.

Lease Type: Modified Gross



## PROPERTY HIGHLIGHTS

Price We have the best value for the price in this area.

Location The building is located one mile west of U.S. Highway One and adjacent to the Saint Lucie County International Airport.

Doors & Docks Has both Grade High & Dock High Loading Docks.

Usage Versatility The available 3-phase power, zoning, and 20" high ceilings allow for manufacturing.

Target Market Variability Centrally located in the heart of St. Lucie's industrial zone where you can easily access US-1.



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626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscre.com](http://www.vscre.com)

### CONTACT INFO:

Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscre.com](mailto:leasing@vscre.com)

# SITE PLAN

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Industrial Ave 2

2901

Unowned  
Property



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# Units Coming Available

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## UTILITIES INCLUDED

UNIT	SIZE	RATE	MONTHLY RATE	WATER	ELECTRIC	TRASH	AVAILABLE
2901	5,920	\$21.00 PSF/YR	\$5,110.00	No	No	No	10/01/2029



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# AERIAL

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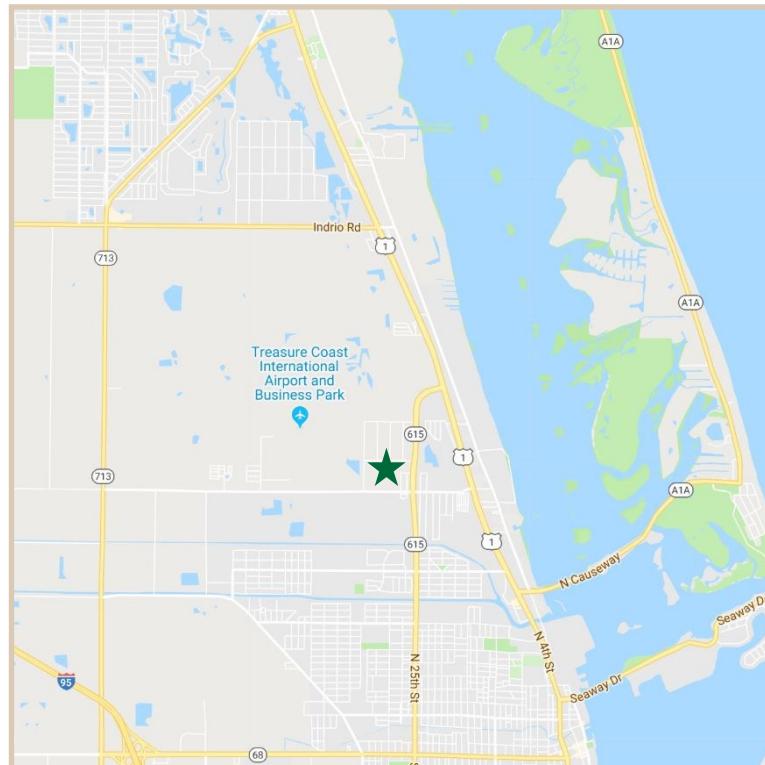
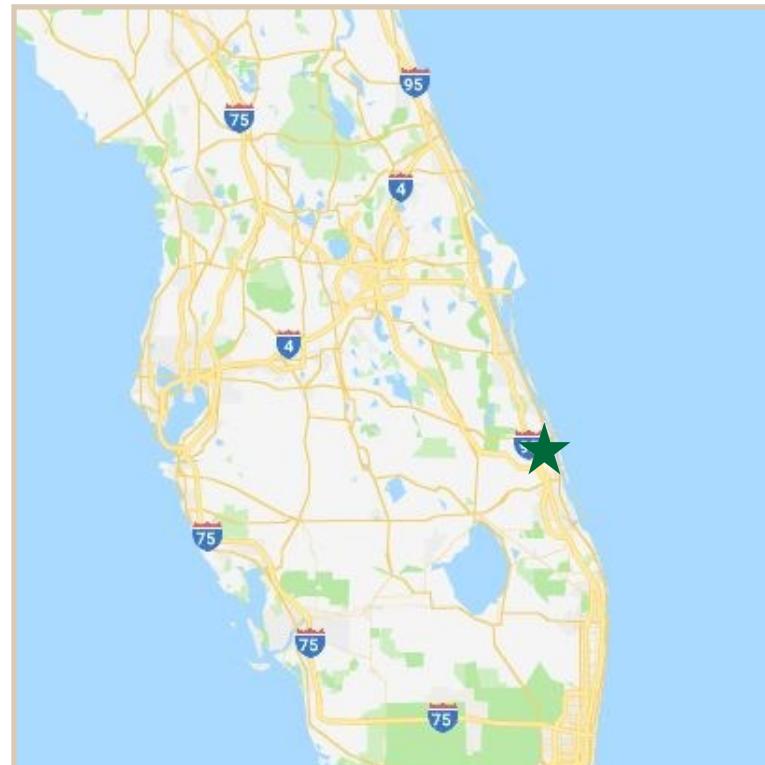
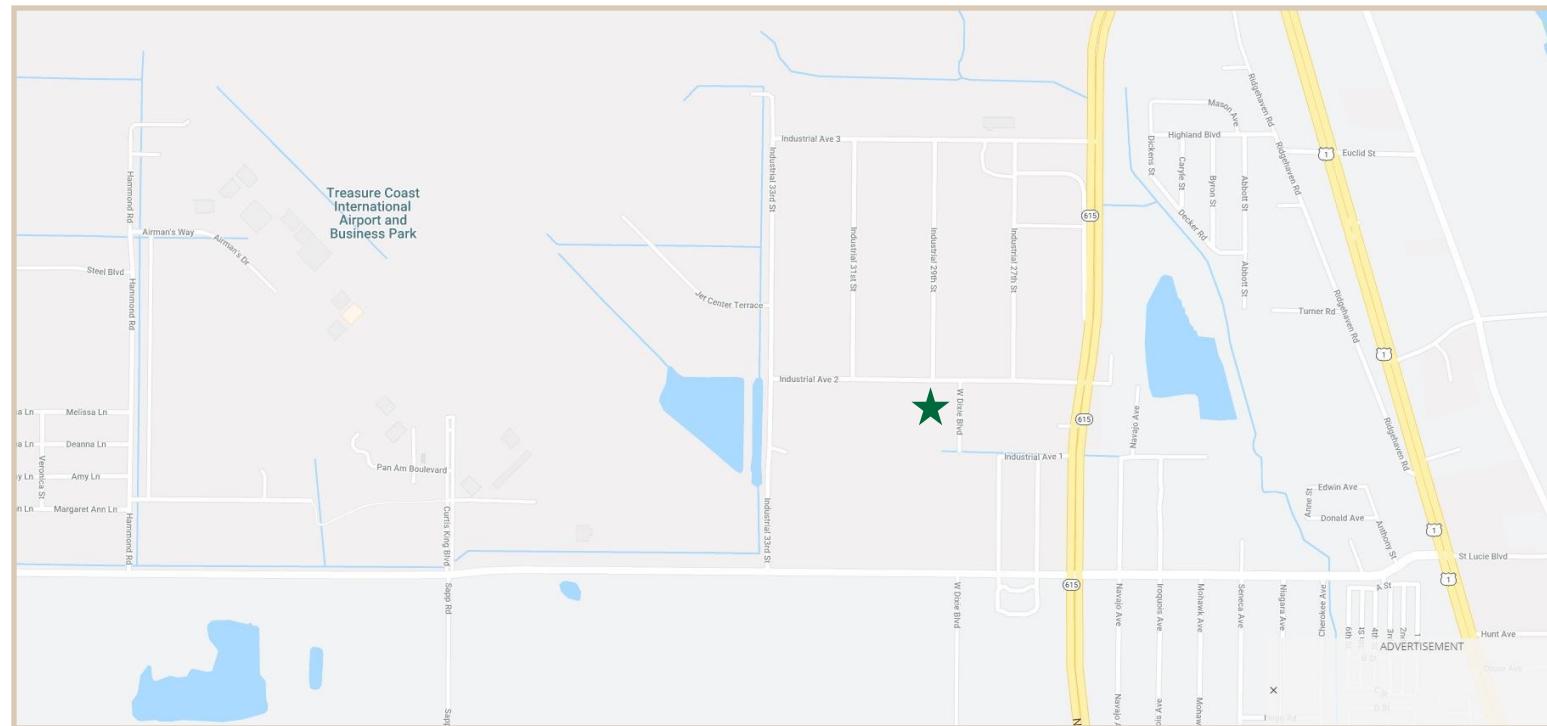
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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