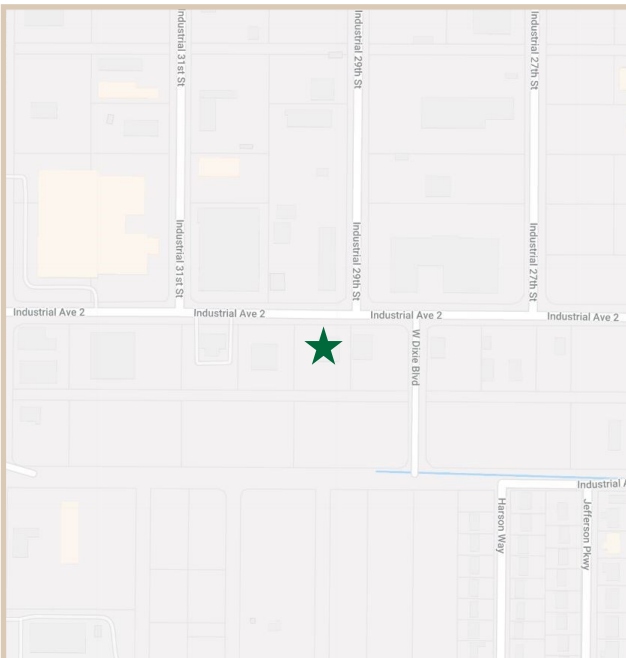


FOR LEASE

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.



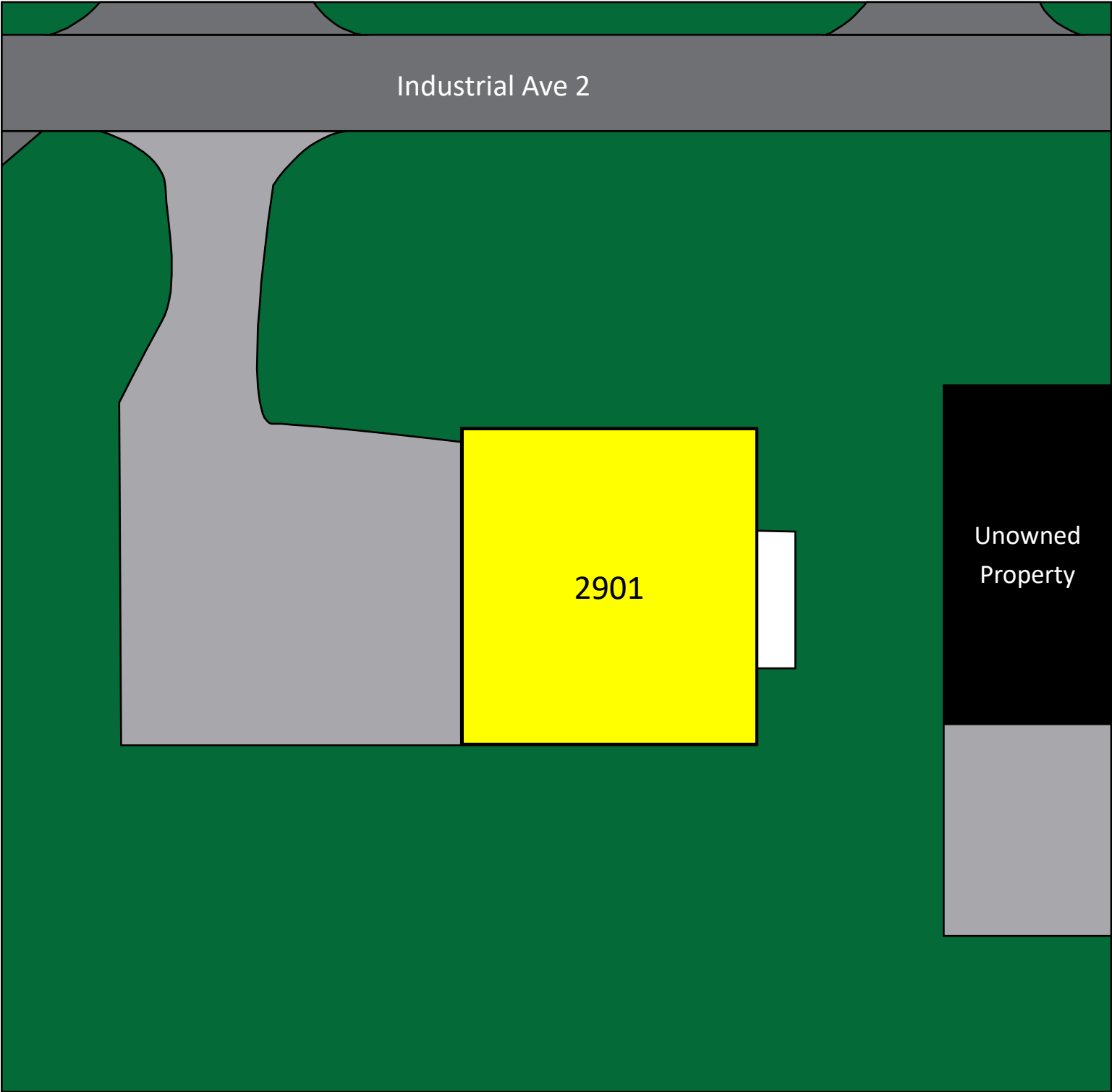
CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscrc.com

SITE PLAN

2901 Industrial Avenue 2, Fort Pierce, FL 34946



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Units Coming Available

2901 Industrial Avenue 2, Fort Pierce, FL 34946

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



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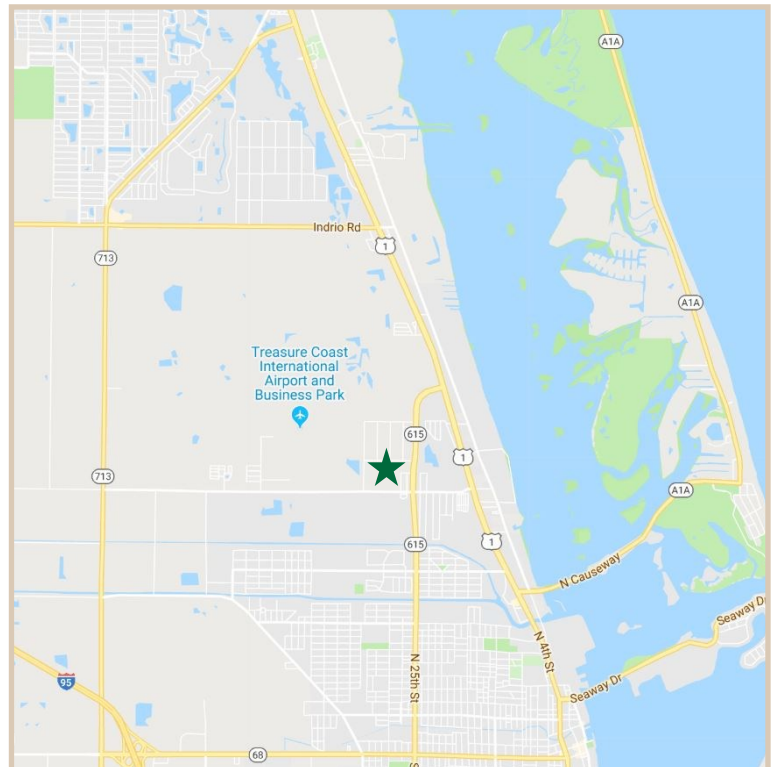
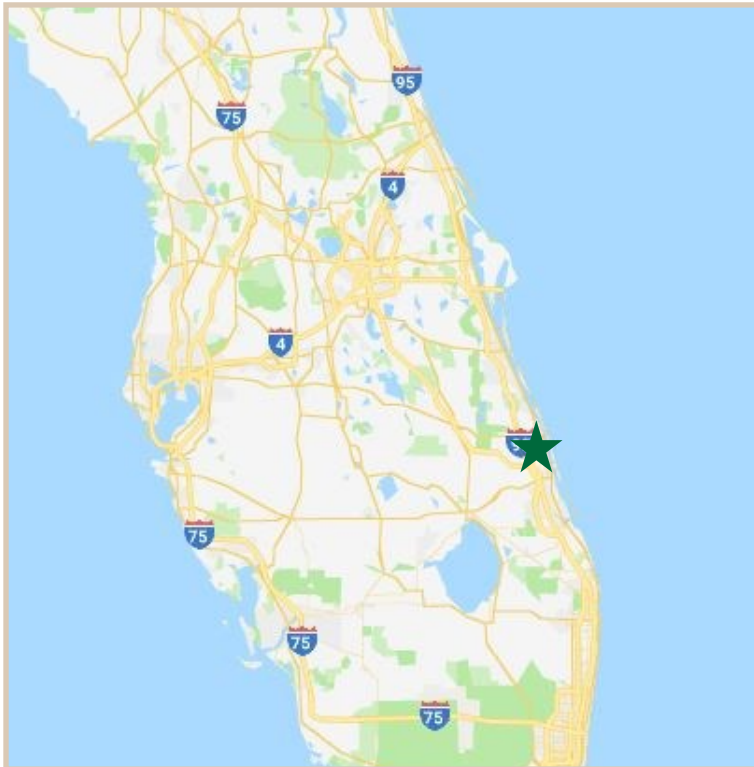
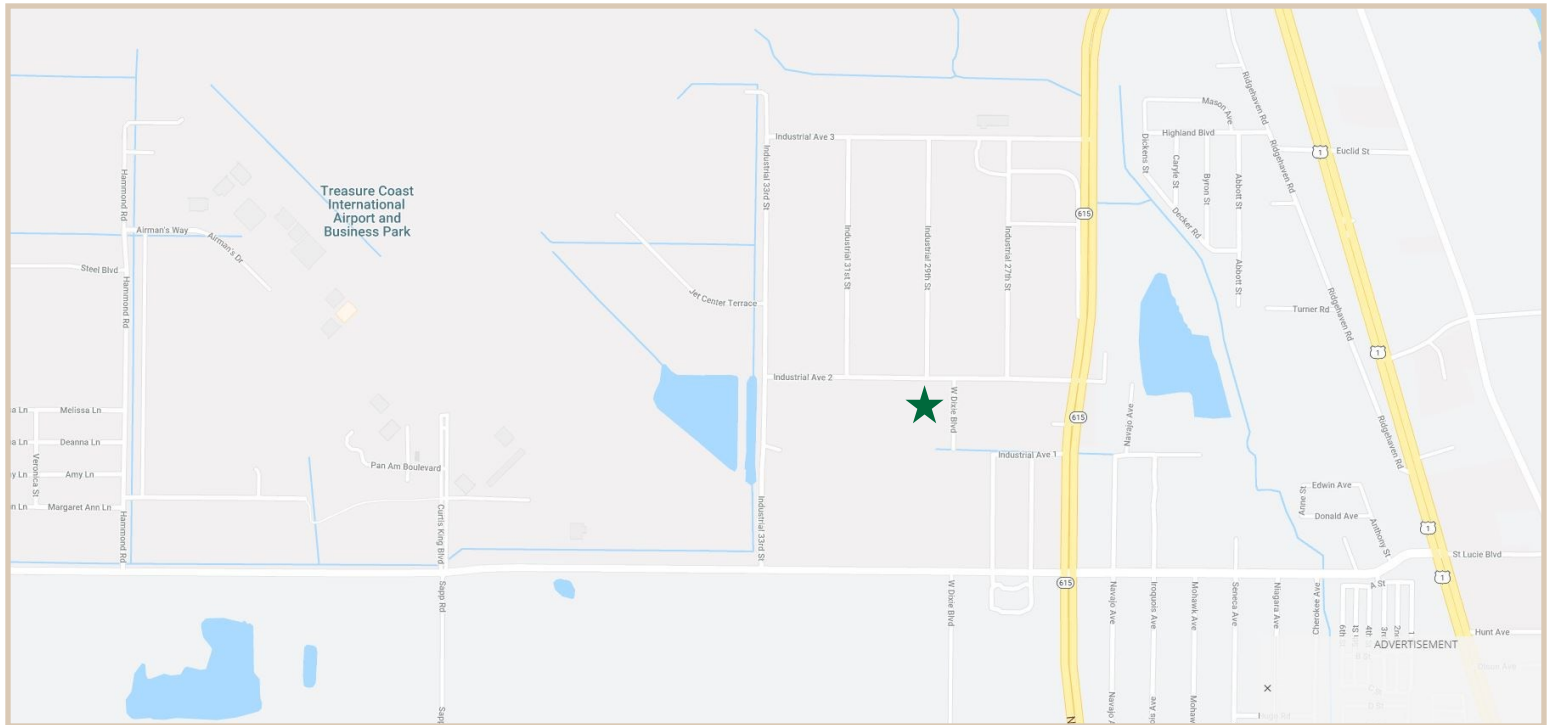
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LOCATION MAPS

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ADDITIONAL PHOTOS

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