



FOR SALE

■ 3100 North Kings Highway

Fort Pierce, FL 34951

PROPERTY OVERVIEW

Excellent warehouse and excess land setup along the growing corridor of King's Highway in Saint Lucie County, FL. Just under 5,200 SF of warehouse and office space with additional mezzanine storage and covered outdoor canopies. The 1.64 acre site contains excess land that could be split off and sold, used for additional warehouse space, or used to store material, equipment or inventory. The building contains roughly 700 SF of high quality office area along with open warehouse with 18' clear height, LED lighting, 12X12 rollup doors, and 3 phase electrical service. Site improvements include plenty of parking, wraparound asphalt drive, large rear asphalt paved pad, full property fencing, gated entry, and exterior security lighting.

OFFERING SUMMARY

Building Size:	5,460 SF+
Land Size:	1.64 Acres
Zoning:	Light Industrial
Utilities:	Well & Septic

SALE PRICE

\$1,900,000



COOPER OSTEEN
VICE PRESIDENT/BROKER
Mobile 772.332.9544
costeen@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development



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Property Details & Highlights

3100 NORTH KINGS HIGHWAY

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Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	1325-322-0002-000-4
Building Size	5,460 SF + Canopy and Additional Mezzanine
Lot Size	1.64 Acres
Year Built	1994
Year Last Renovated	2017
Number of Floors	1
Parking Spaces	8
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

Located in Northern Saint Lucie County along the growing corridor of King's Highway.



- 3 Phase Electrical Service
- Mezzanine & canopy storage
- Wraparound paving & large paved pad behind the building
- 18' Clear
- 3 Overhead Doors
- Open Warehouse / No Interior Columns
- LED Lighting
- Growing Corridor Planned for Expansion
- Clear, Filled, Ready to use surplus land
- High end water filtration system

Site Map

3100 NORTH KINGS HIGHWAY

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Additional Photos

3100 NORTH KINGS HIGHWAY

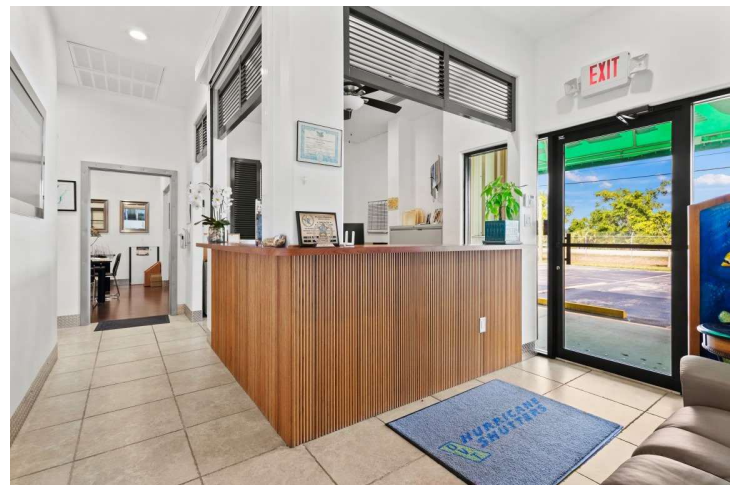
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Additional Photos

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Anchor Map

3100 NORTH KINGS HIGHWAY

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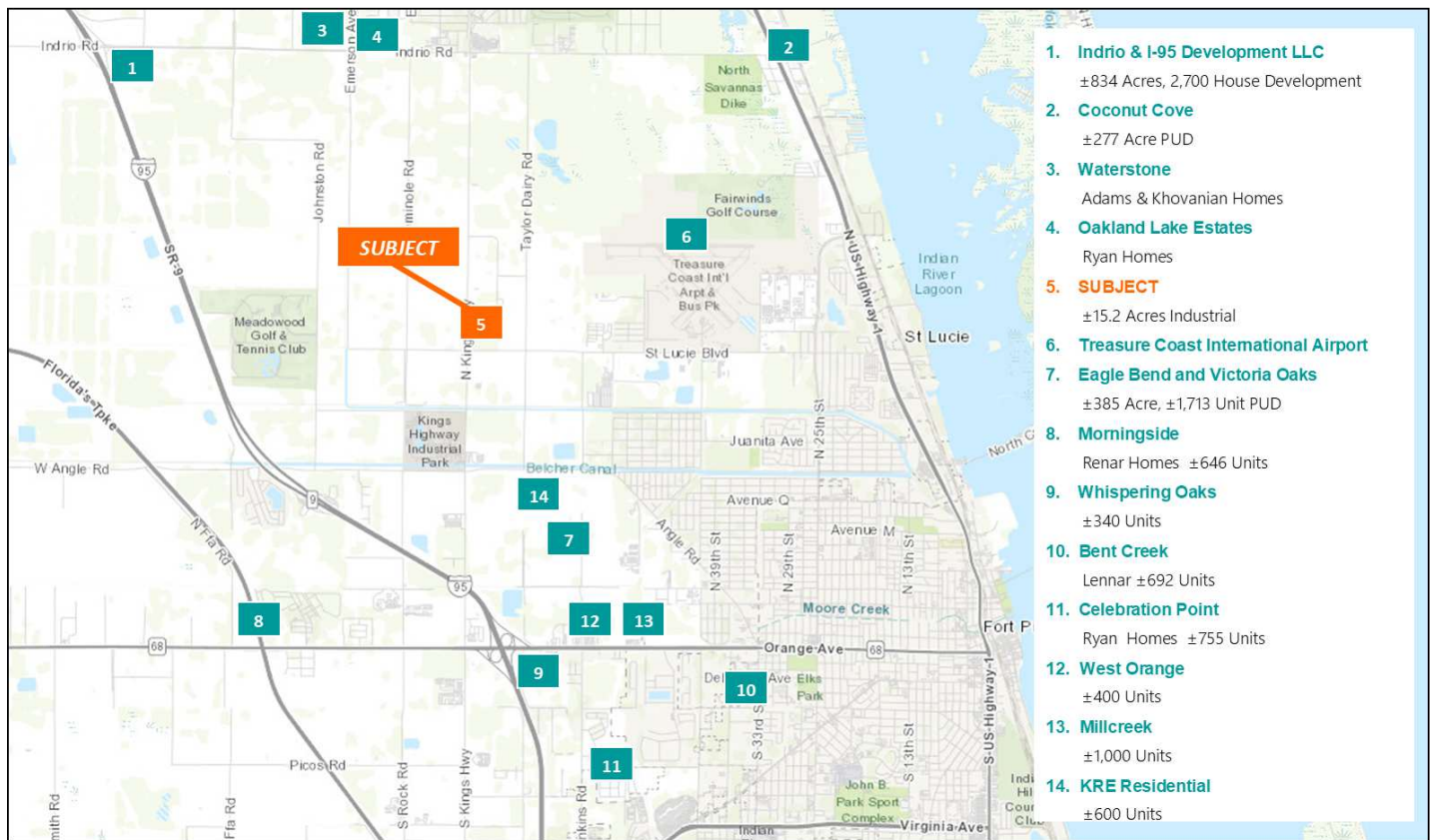


Residential Development Map

3100 NORTH KINGS HIGHWAY

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Residential Development Map

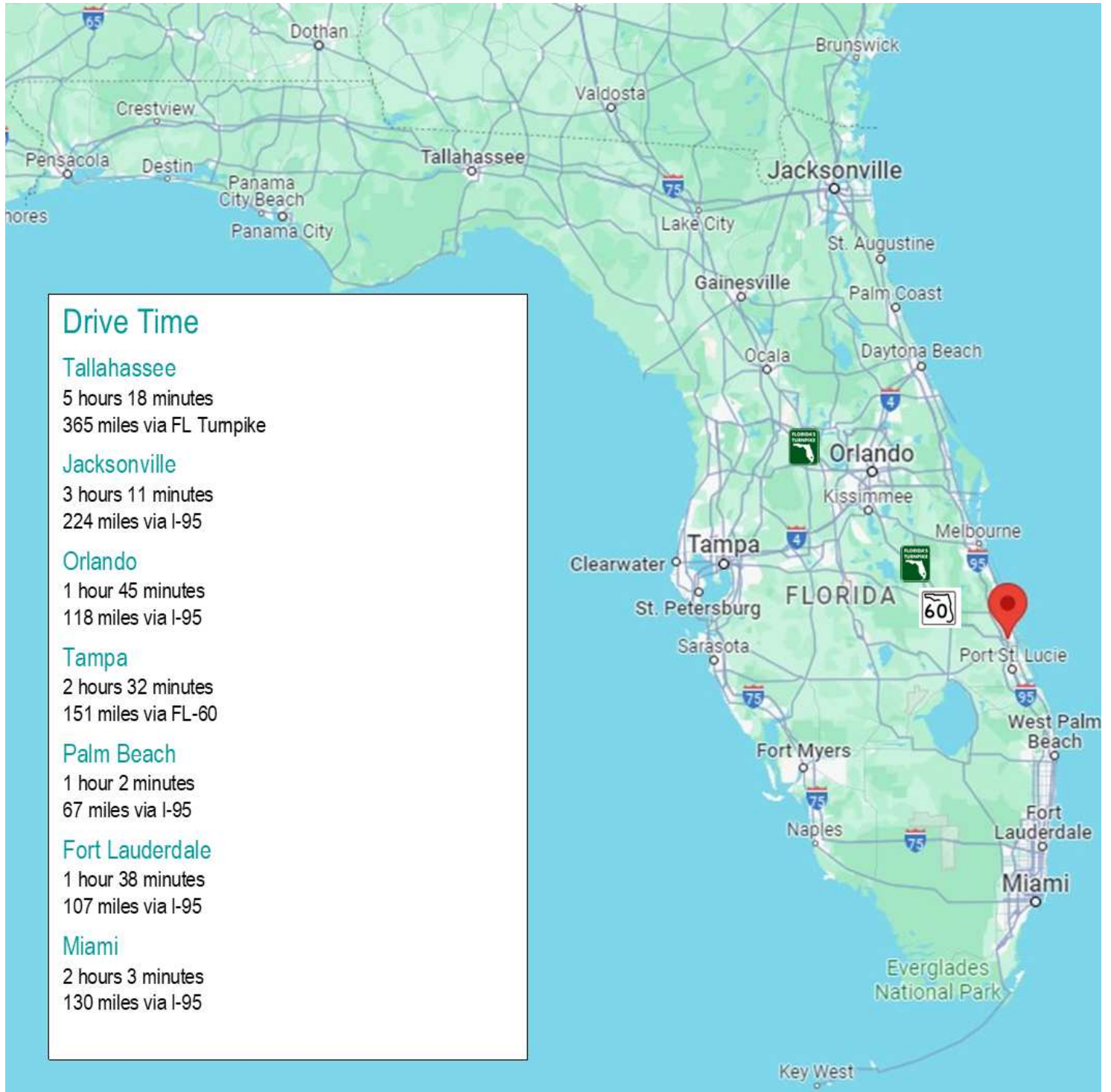


2088 SE Wilcox Highway, Stuart, FL 34994 | (772) 221-4096 | www.slccommercial.com

Drive Time Map

3100 NORTH KINGS HIGHWAY

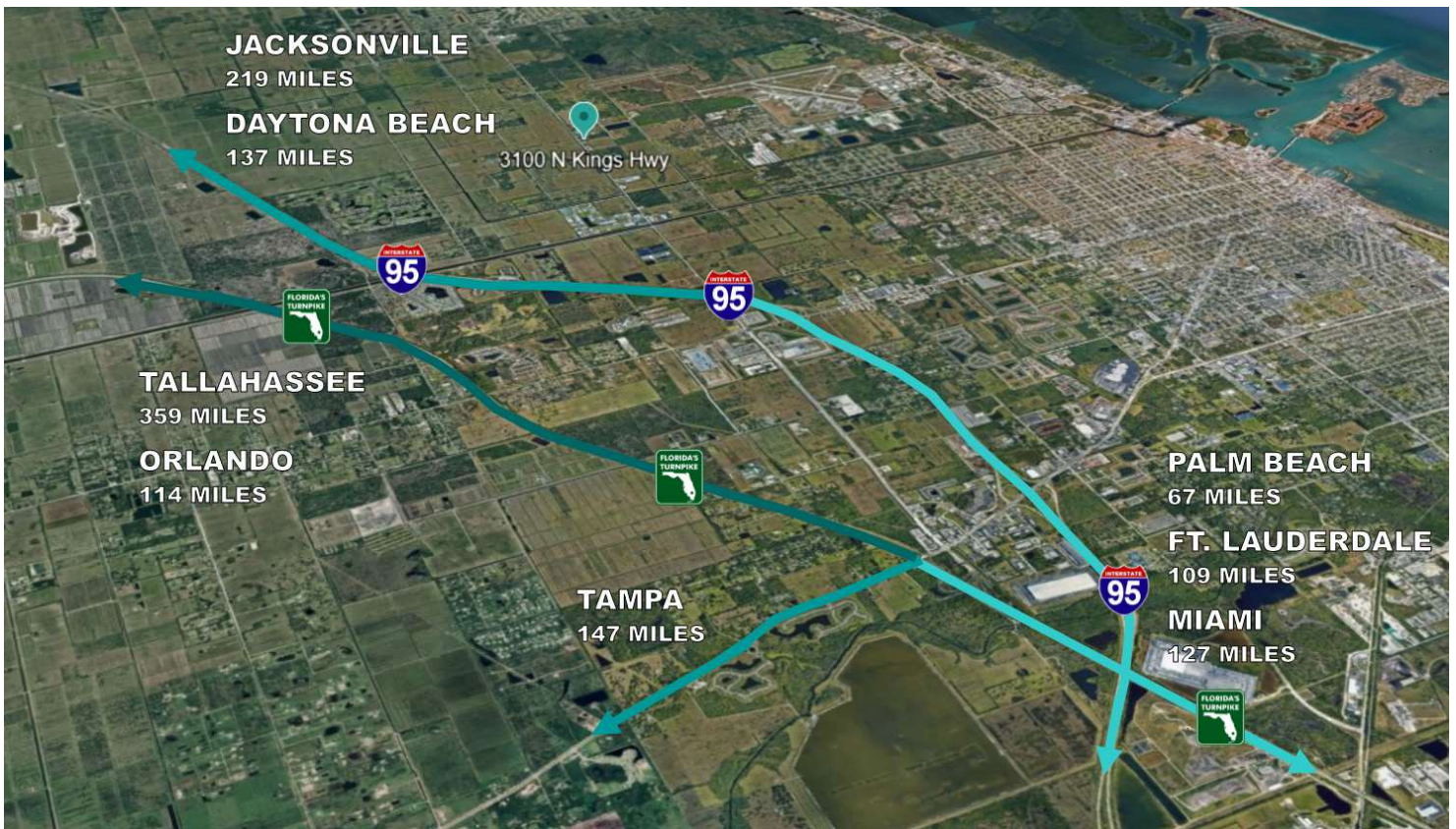
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I-95 and Turnpike Map

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Disclaimer

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