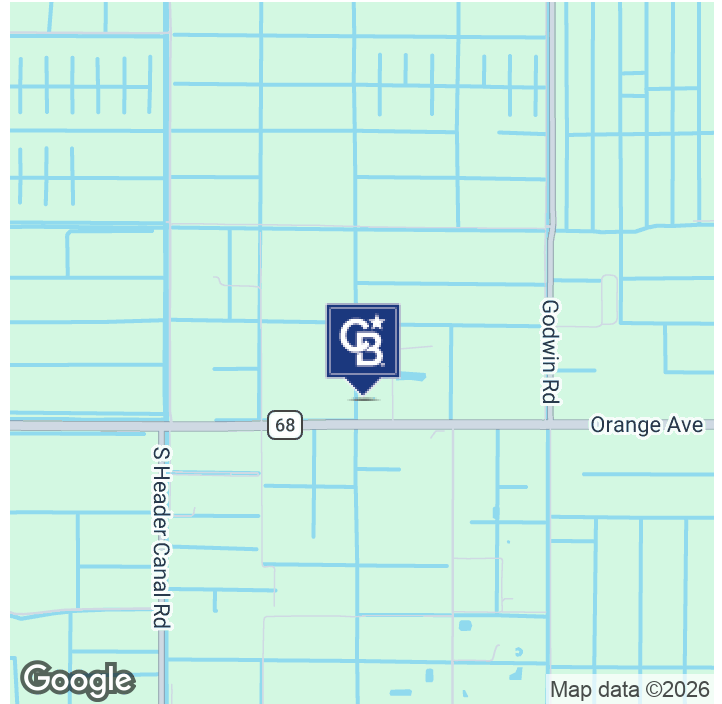


# SALE

ASI

16050 Orange Ave Fort Pierce, FL 34945



## OFFERING SUMMARY

Sale Price:	\$3,299,000
Building Size:	15,148 SF
Available SF:	
Lot Size:	86,068 SF
Number of Units:	1
Price / SF:	\$217.78
Year Built:	1986
Renovated:	1990
Zoning:	IL
Market:	Port St. Lucie Metropolitan Area
Submarket:	Ft Pierce

## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in Fort Pierce, FL - a fully equipped industrial property located at 16050 Orange Ave. Spanning 1.98 acres of prime light industrial zoning, this property features a 15,148 SF building with 4,000 SF of Office Space and 3,000 sf of Warehouse space. Boasting a comprehensive suite of amenities including fully fenced and secured premises, covered parking for up to 10 vehicles, and a convenient parts counter, this property offers unmatched potential for industrial and manufacturing ventures. With a rich history dating back to 1986 and a subsequent renovation in 20, this well-maintained facility is an ideal fit for forward-thinking investors.

## PROPERTY HIGHLIGHTS

- 1.98 acres of Light Industrial Zoning
- 15,000 sf of Warehouse and Office Space
- Fully Fenced and Secured
- Covered Parking for up to 10 vehicles
- Parts Counter

**Frank Strazzulla**  
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PARADISE

# SALE

ASI

16050 Orange Ave Fort Pierce, FL 34945



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Fort Pierce, FL - a fully equipped industrial property located at 16050 Orange Ave. Spanning 1.98 acres of prime light industrial zoning, this property features a 15,148 SF building with 15,000 SF of combined warehouse and office space. Boasting a comprehensive suite of amenities including fully fenced and secured premises, covered parking for up to 12 vehicles, and a convenient parts counter, this property offers unmatched potential for industrial and manufacturing ventures. With a rich history dating back to 1986 and a subsequent renovation in 1990, this well-maintained facility is an ideal fit for forward-thinking investors.

## LOCATION DESCRIPTION

The Property is Located on State Road Highway 68 in St.Lucie County, Florida. The Property is 3.72 miles west of the Turnpike, 5.80 miles west of the Interchange at I-95 and Orange Ave, and 10 miles West of US1 and Downtown, Ft.Pierce. The Property is also 11.6 miles East of the Okeechobee / St.Lucie County Line.

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