



3801-3815 Oleander Ave

3801-3815 Oleander Ave, Fort Pierce, FL 34982

CENTURY 21



Jeremy Charles

Century 21 Tenace Realty
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(561) 572-1749



3801-3815 Oleander Ave

\$17.00 /SF/YR

Prime Commercial Flex Space – 3801 Oleander Ave, Fort Pierce, FL

Modified Gross Lease- Taxes and Insurance are included in the \$17 per sq ft. Each Space is 1500 sqft- including the showroom/office. Six spaces available. Whether you need a single unit or multiple spaces, we offer flexible leasing options.

Modern Flex Office Spaces. Ideal for contractors, remodelers, roofers, HVAC, plumbers, electricians, landscapers, pool services, e-commerce operators, cabinet...

- Ample on-site parking for employees, visitors, and clients
- Direct access to U.S. Highway 1 and minutes from Interstate 95
- Flexible configurations for office, warehouse, retail, or mixed-use

For more information visit:

<https://www.loopnet.com/Listing/3801-3815-Oleander-Ave-Fort-Pierce-FL/37999189/>



Rental Rate: \$17.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 12,000 SF

Year Built: 2023

Rental Rate Mo: \$1.42 /SF/MO

1st Floor Ste 3801

Space Available	1,500 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

Situated just off U.S. Highway 1 and minutes from Interstate 95, 3801 Oleander Ave in Fort Pierce offers a prime location for businesses seeking accessibility, visibility, and proximity to key transportation routes. Its strategic position near the Port of Fort Pierce makes it ideal for maritime, shipping, and logistics operations, while nearby amenities—including restaurants, shopping centers, and downtown Fort Pierce—provide convenience for employees, clients, and suppliers. The property is well-positioned to serve the broader Treasure Coast region, including Port St. Lucie, Vero Beach, and Stuart. The building features a flexible layout designed to accommodate a wide range of business types, including office, warehouse, retail, and mixed-use operations. The open floor plan and high ceilings allow for efficient workflows, ample storage, and vertical space utilization. Large front-facing windows offer excellent visibility for customer-facing businesses and showrooms, while the interior can be customized to suit light manufacturing, distribution, or service-based operations. Whether you're a startup, a growing enterprise, or an established company, the space adapts to your needs.

1st Floor Ste 3803

Space Available	1,500 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

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1st Floor Ste 3805

Space Available	1,500 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

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1st Floor Ste 3807

Space Available	1,500 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

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1st Floor Ste 3809

Space Available	1,500 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

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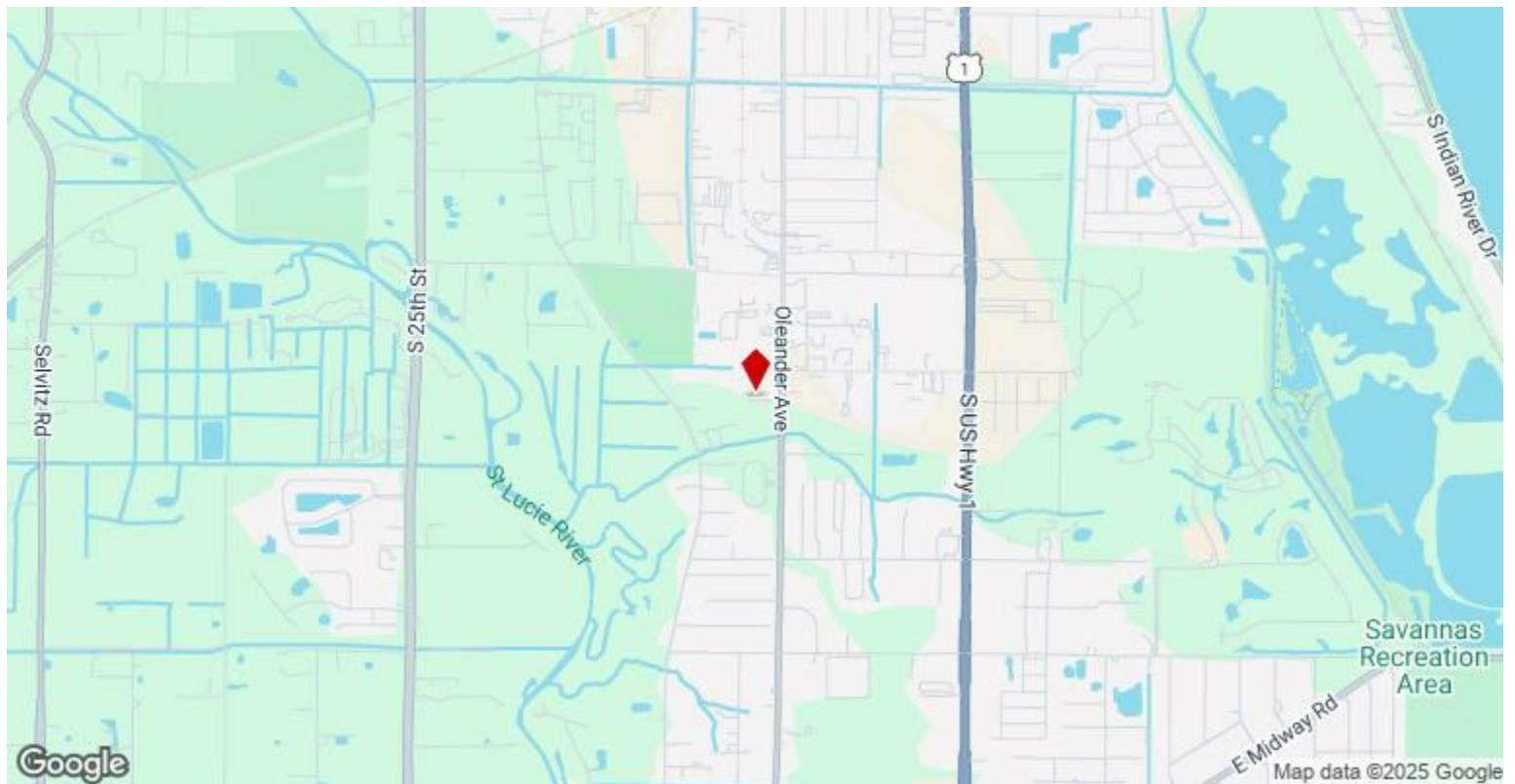
1st Floor Ste 3813

Space Available	1,500 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Southeast General Contractors Group, Inc.	-	May 2024



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Modern Flex Office Spaces. Ideal for contractors, remodelers, roofers, HVAC, plumbers, electricians, landscapers, pool services, e-commerce operators, cabinet & countertop makers, tile/flooring showrooms, and more. Each unit features its own private bathroom, showroom/office, and a functional warehouse/storage area. Move-in ready, sleek, and versatile. Situated on Oleander Avenue, a busy industrial corridor, with excellent access to I-95, US-1, and the Florida Turnpike, and surrounding cities like Port St. Lucie, Vero Beach, and Stuart. Ideal for businesses seeking proximity to transportation, amenities, and the Treasure Coast region.

Property Photos



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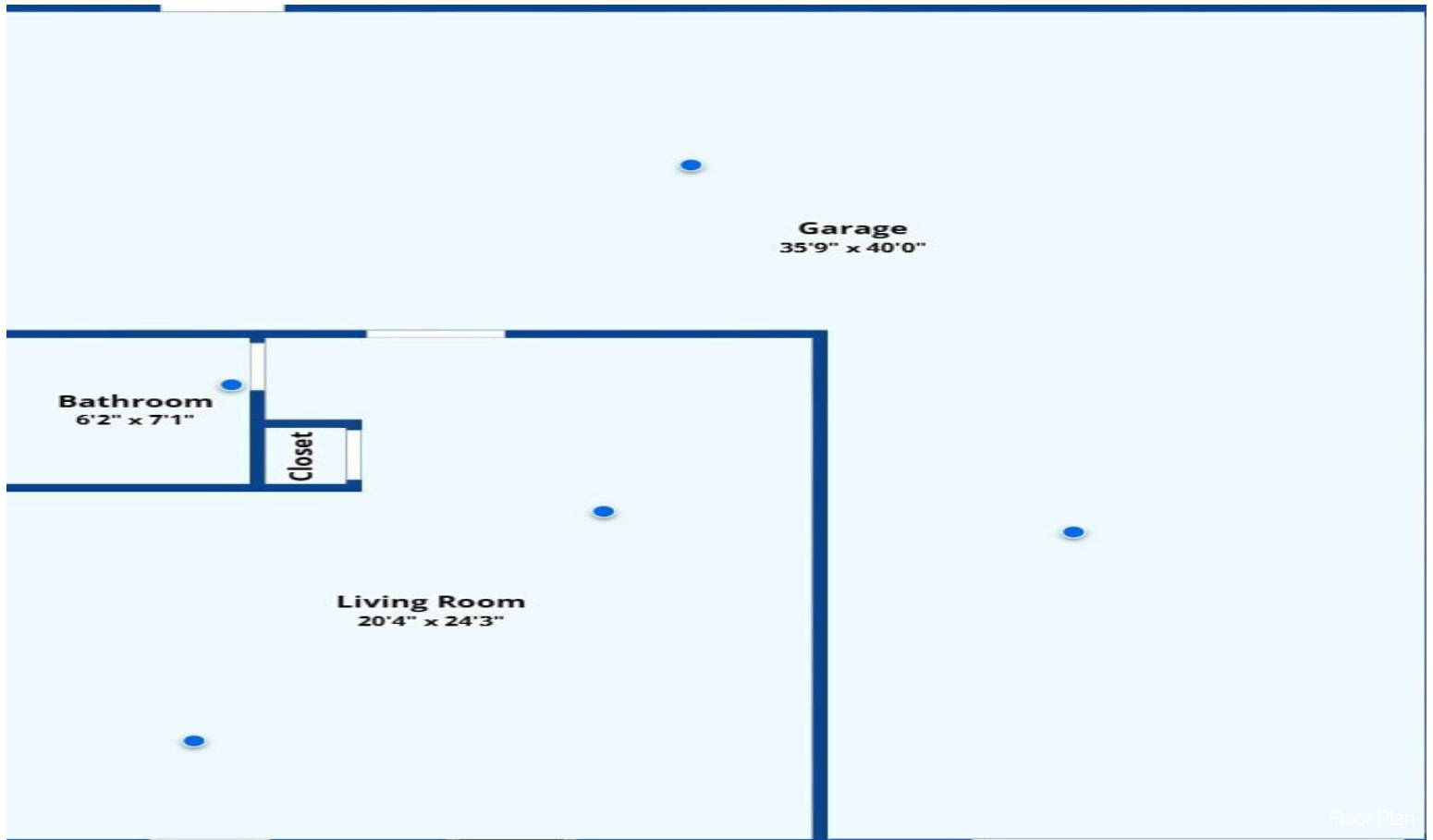
Property Photos



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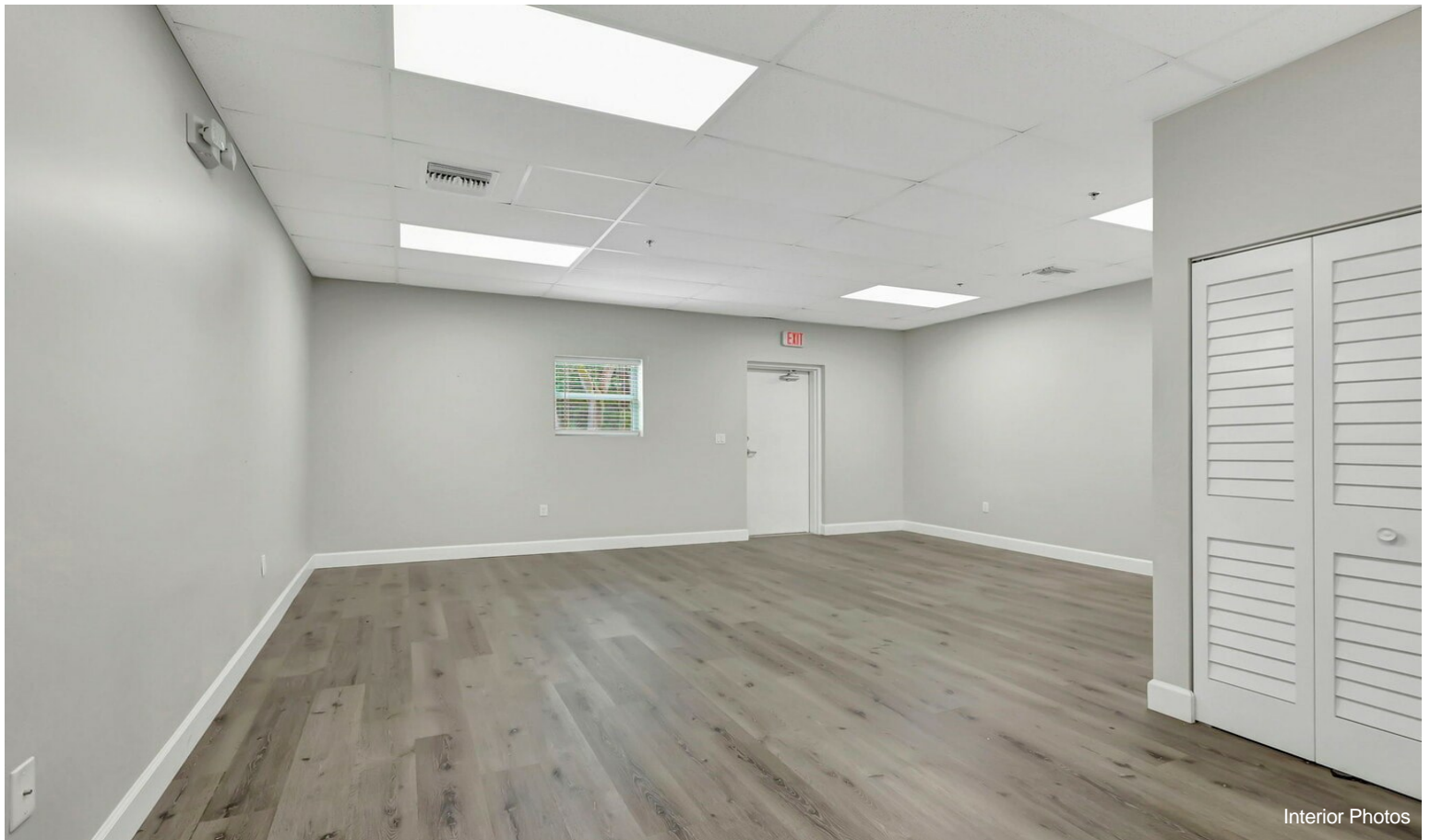
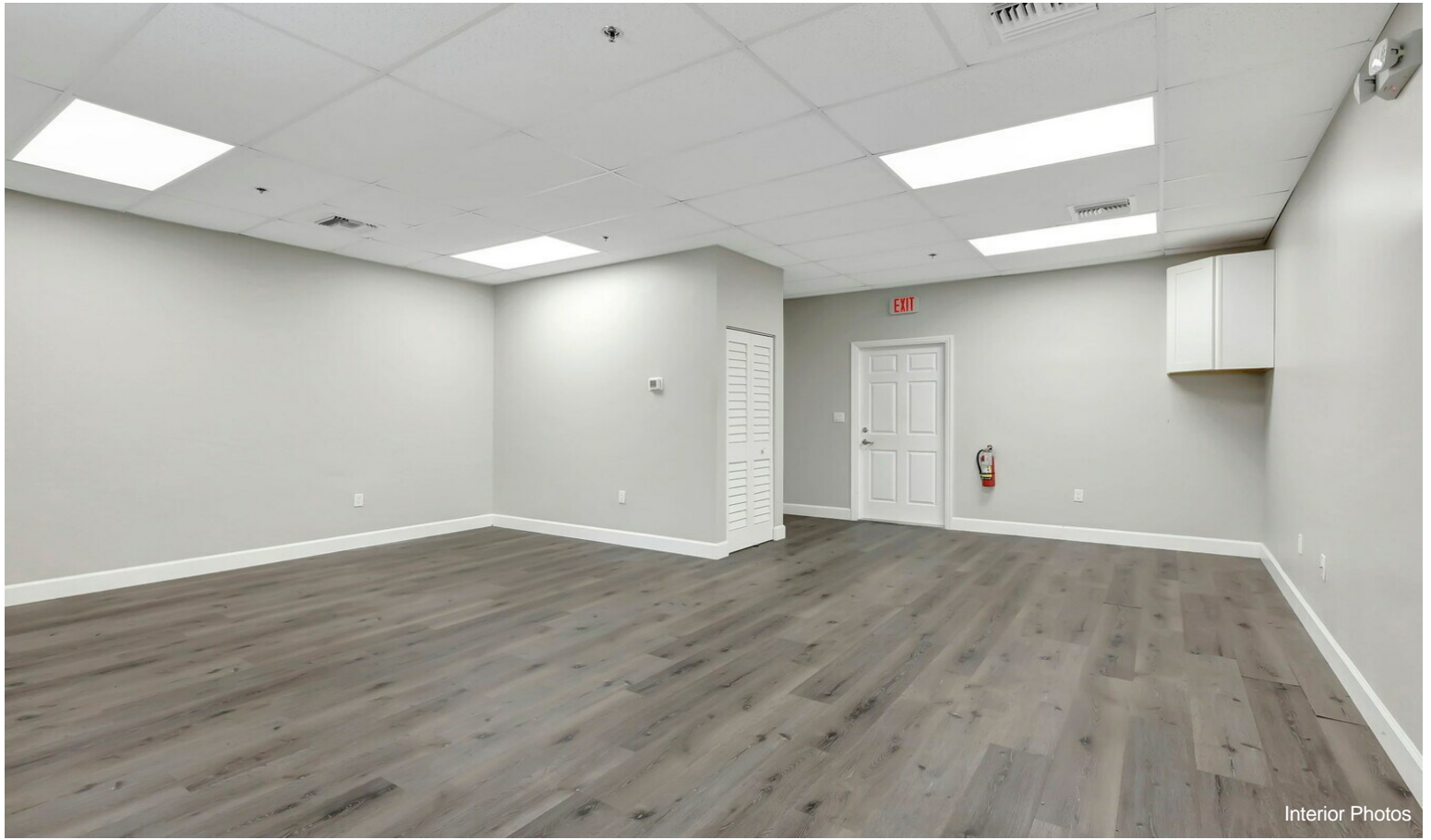


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Floor Plan

Property Photos



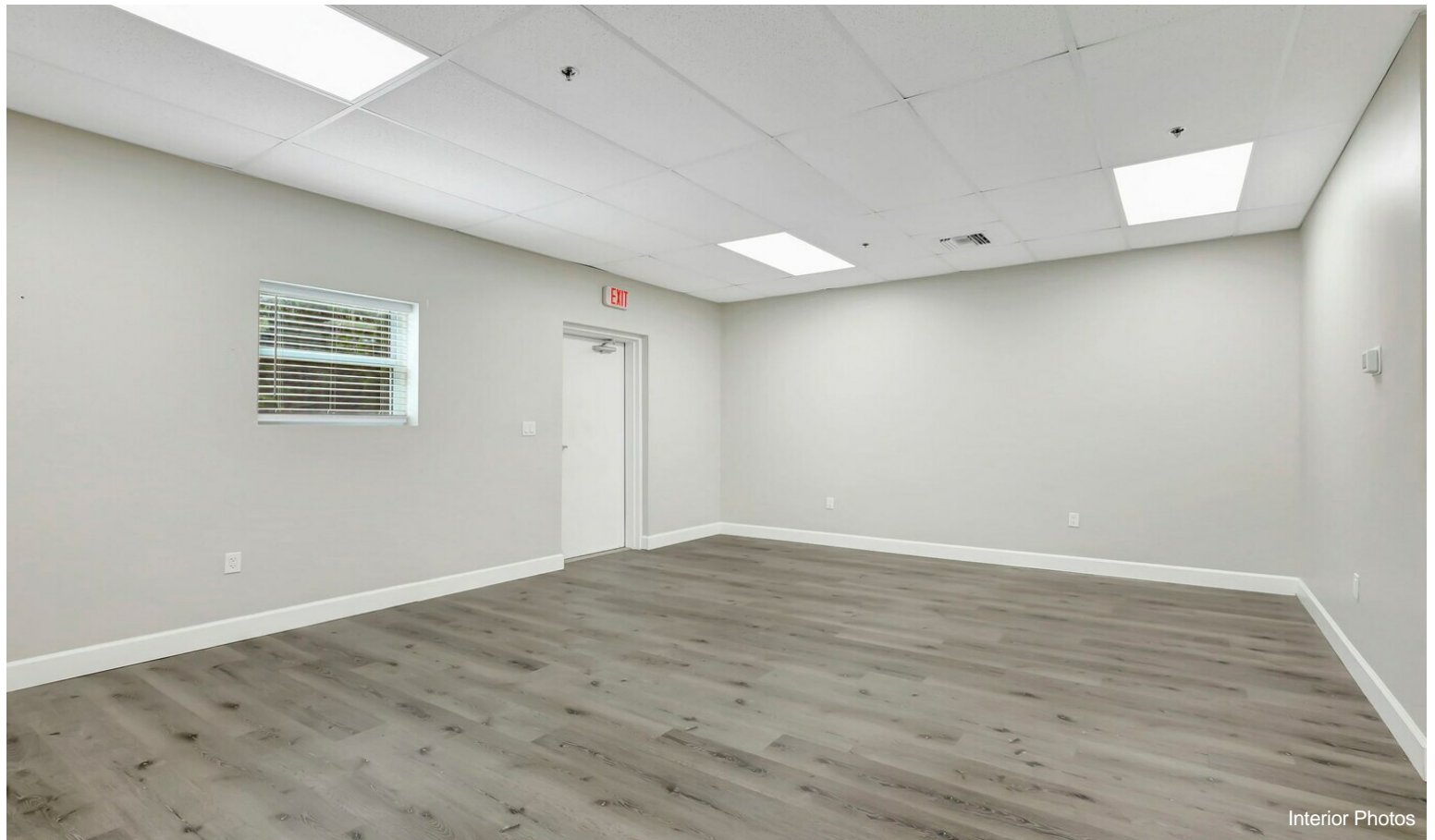
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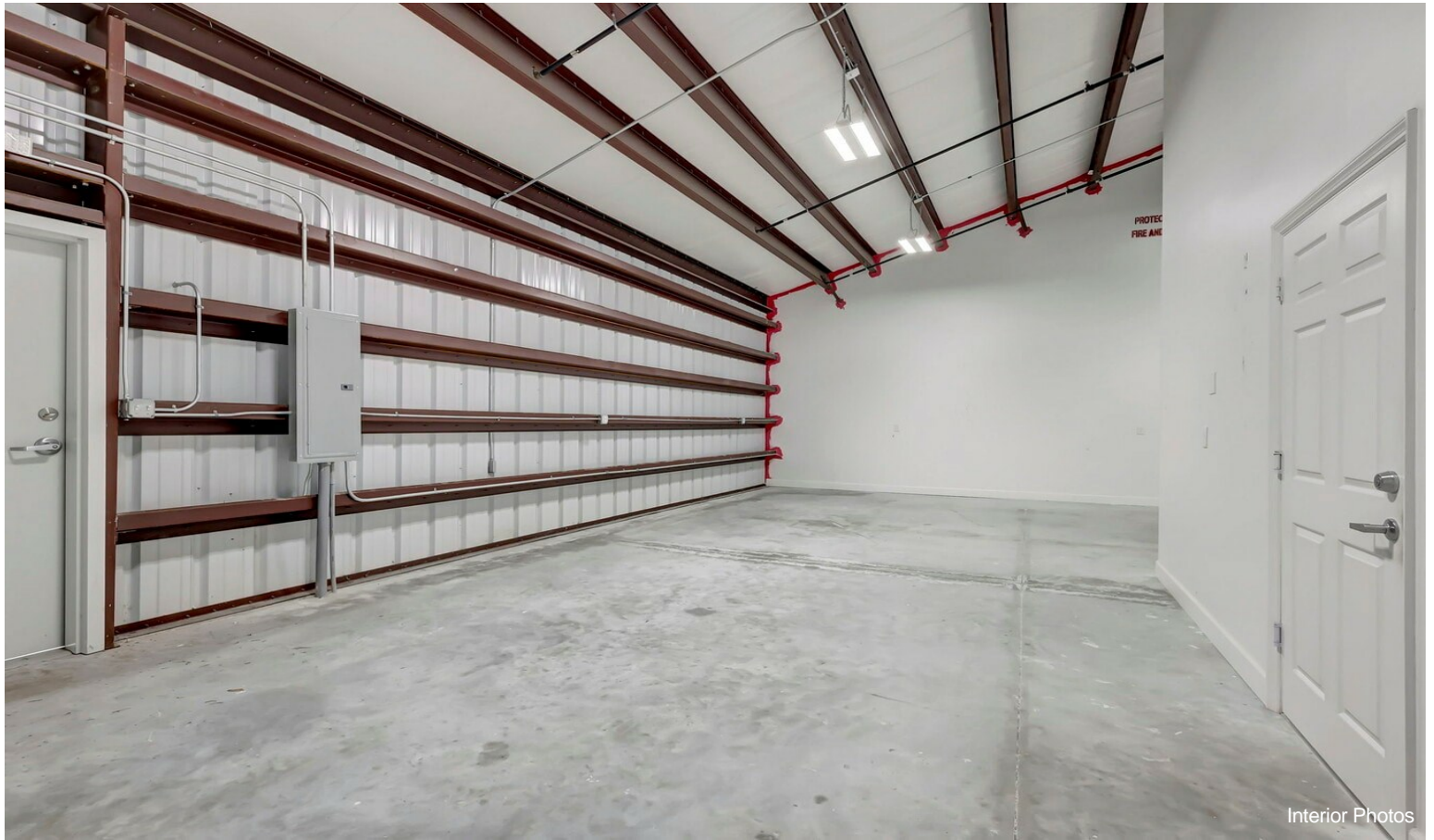


Interior Photos



Interior Photos

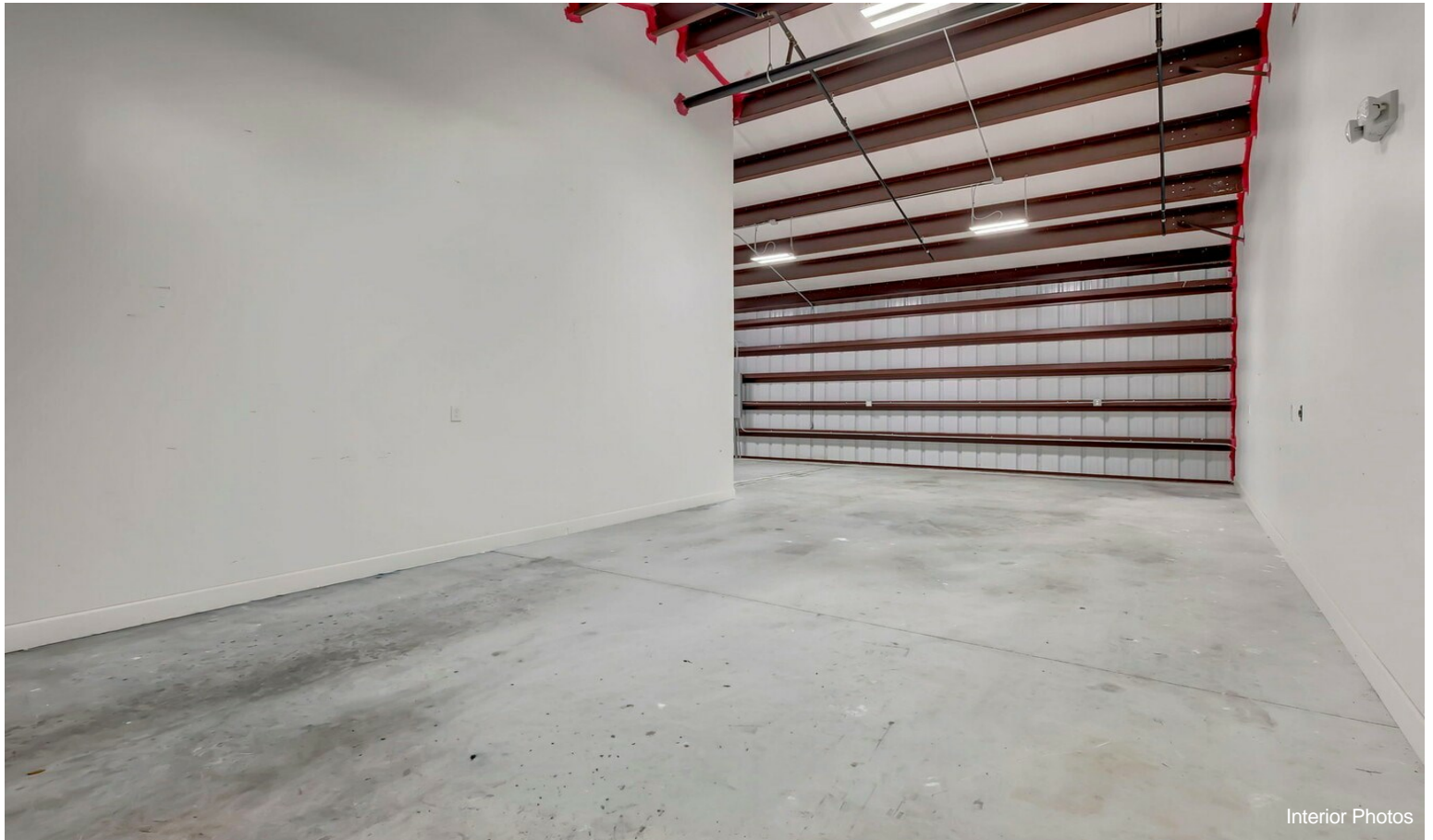
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