



FOR SALE

■ 6940 Heritage Dr

Port Saint Lucie, FL 34952

PROPERTY OVERVIEW

Built in 2002 with a durable metal construction, this versatile 3,213 SF industrial building is ideal for light manufacturing, service trades, contractor storage, hobby or fabrication shops, and other small business operations. Conveniently located just off US Highway 1, it provides excellent access and connectivity to surrounding commercial areas. Individually metered to support (3) three 1,070 SF units, the building includes one restroom in Unit A, maximizing functionality for daily operations.

OFFERING SUMMARY

Building Size: 3,213 SF
Land Size: 0.5 Acres
Zoning: CG - Commercial General



KATIE PARADA
ASSOCIATE

Mobile 772.577.8970
katie@slccommercial.com

772.220.4096 | slccommercial.com

SALE PRICE

\$650,000



SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

3,200+/- SF STAND-ALONE INDUSTRIAL BUILDING

FOR SALE

SALE PRICE

\$650,000

Location Information

Building Name 3,200+/- SF Stand-Alone Industrial Building
Street Address 6940 Heritage Dr
City, State, Zip Port Saint Lucie, FL 34952
County/Township St. Lucie

Building Information

Building Size 3,213 SF
Occupancy % 0%
Tenancy Single
Year Built 2002
Building Class C
Number Of Floors 1
Free Standing Yes
Number Of Buildings 1
Restrooms 1

Zoning / Land Use Details

Zoning CG - Commercial General
Land Use COM - Commercial

Property Details

Property Type Industrial
Property Subtype Manufacturing
Lot Size 0.5 Acres
APN# 3415-702-0011-000-8

Utilities

Power FPL
Sewer Septic System
Water City Water

Location Overview

Conveniently located between Fort Pierce and Port Saint Lucie in high growth Saint Lucie County. Highly accessible to population centers of the Treasure Coast and perfect for service providers in this market.

[Permitted Uses Link](#)

Additional Photos

3,200+/- SF STAND-ALONE INDUSTRIAL BUILDING

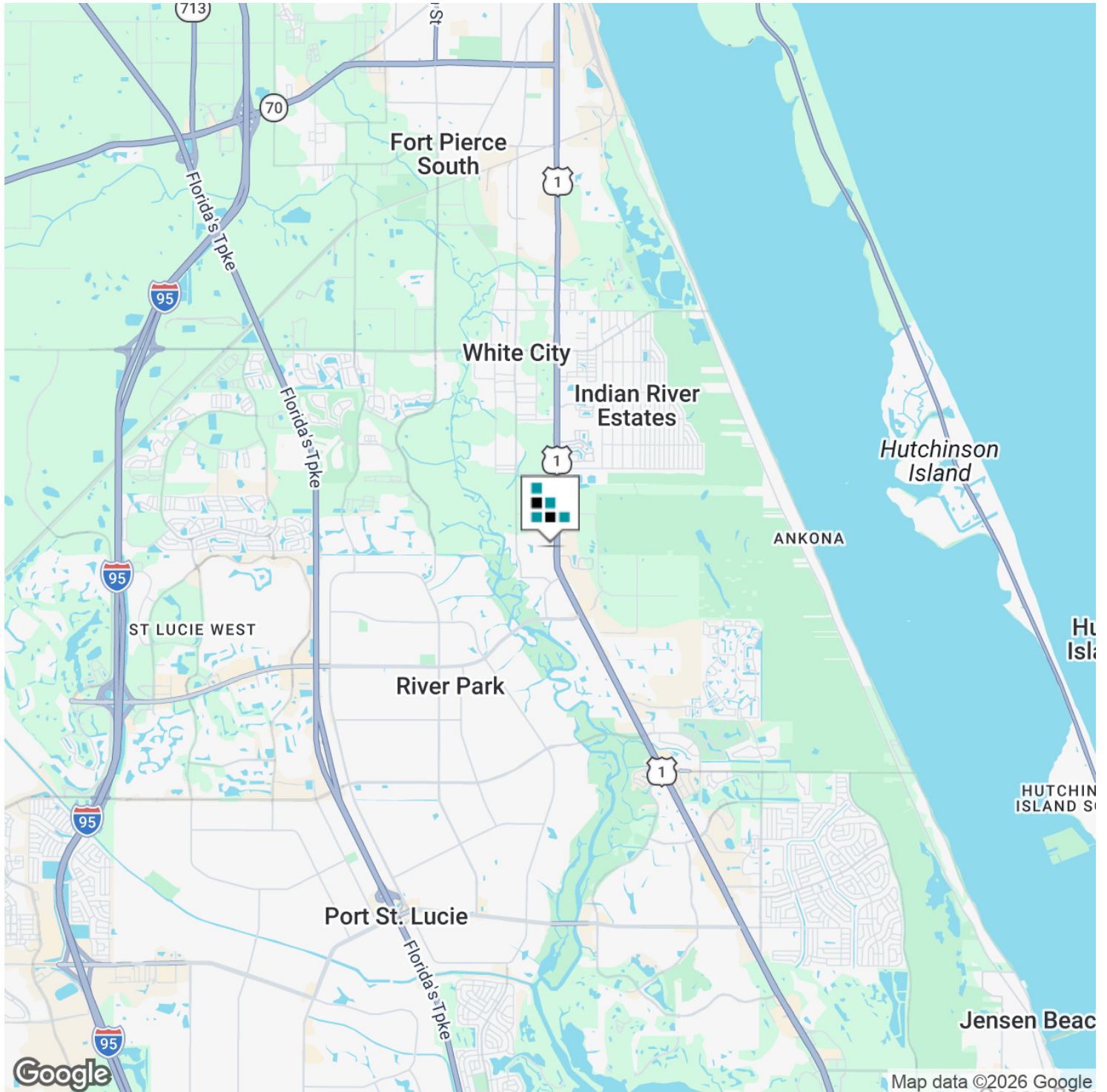
FOR SALE



Location Map

3,200+/- SF STAND-ALONE INDUSTRIAL BUILDING

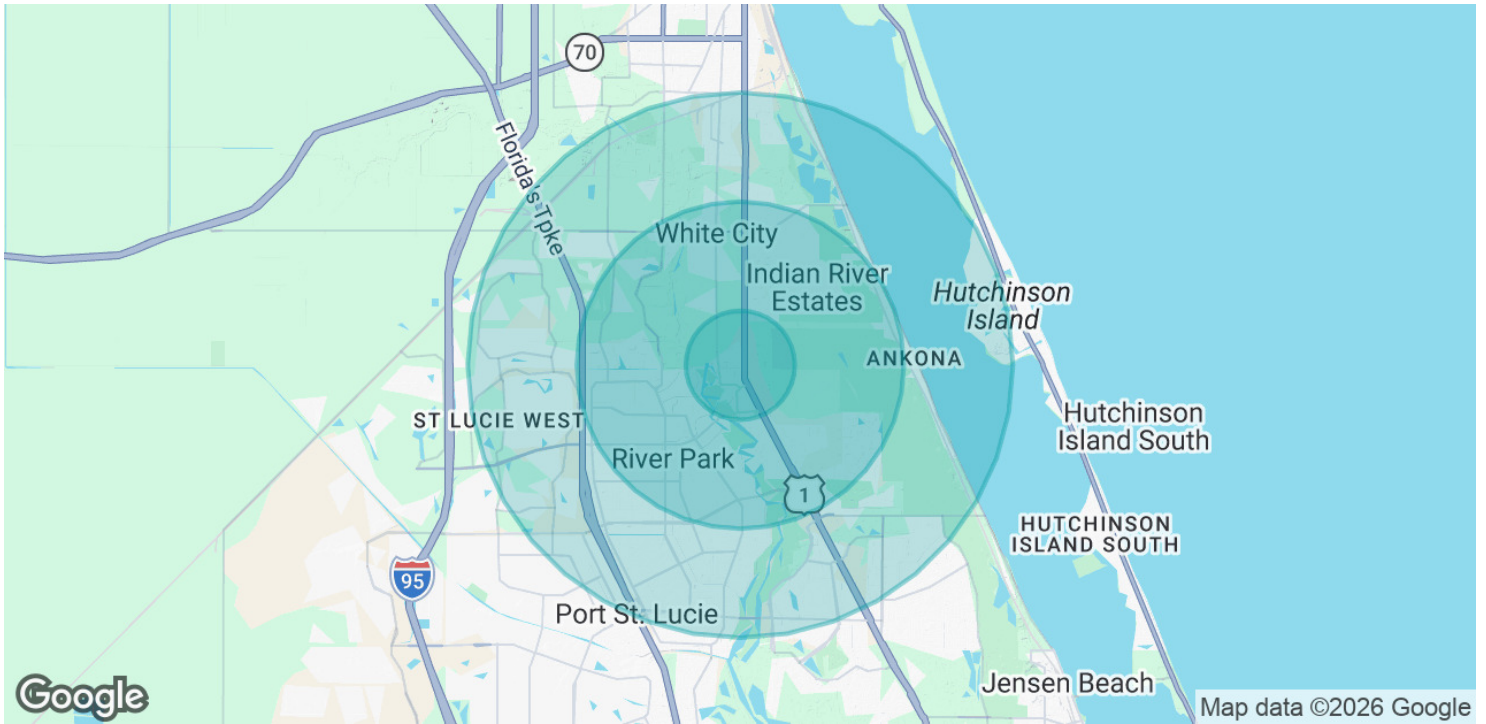
FOR SALE



Demographics Map & Report

3,200+/- SF STAND-ALONE INDUSTRIAL BUILDING

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,044	52,892	129,944
Average Age	53.3	45.4	45.0
Average Age (Male)	49.3	45.3	44.8
Average Age (Female)	58.8	47.4	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,881	20,668	50,246
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$85,698	\$83,208	\$85,169
Average House Value	\$289,670	\$265,137	\$290,846

2023 American Community Survey (ACS)

Disclaimer

3,200+/- SF STAND-ALONE INDUSTRIAL BUILDING

FOR SALE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.