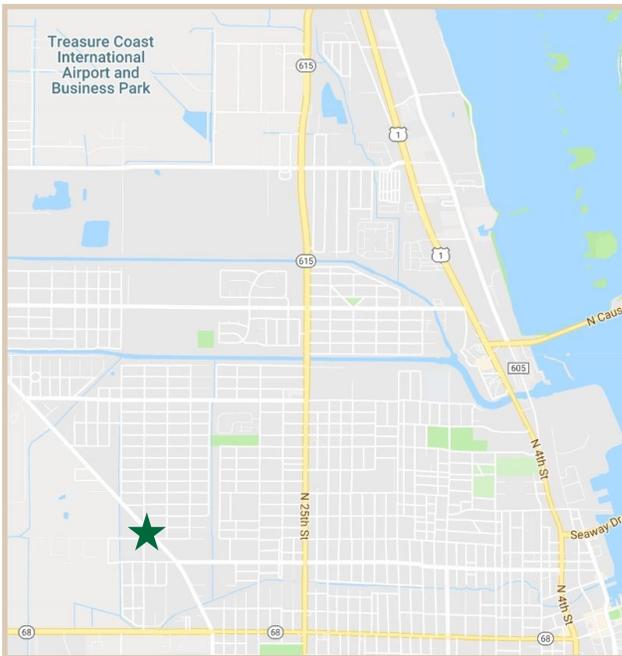


# FOR LEASE

Angle Road Warehouse Complex 600 North 39th Street, Fort Pierce, FL 34947

## PROPERTY FACTS

Building Area:	7,600 Sq. Ft.
No. of Units:	12 Units
Unit Range:	500 - 600 Sq. Ft.
Year Built:	1973
Construction:	Main Bldg.: Metal Other Bldg.: CBS
Roof:	Main Bldg.: Metal Other Bldg.: Shingle
Utilities:	City Water/Septic
Power:	FPL Electric
Zoning:	IL Permitted uses include: Light industrial, automotive, manufacturing, storage
Lease Type:	Modified Gross



## PROPERTY HIGHLIGHTS

Price	These units are competitively priced, providing excellent value for the area.
Target Market Variability	Located in North Fort Pierce and centrally located between I-95 and US-1.
Layouts	Units utilize each square foot for the most optimal space for storage, manufacturing or automotive.
Parking & Access	Parking is optimal where you can park in front of each unit or inside each unit.
Aesthetics	Great triangle corner of 39th, Angle, and Metzger with a decent flow of traffic.

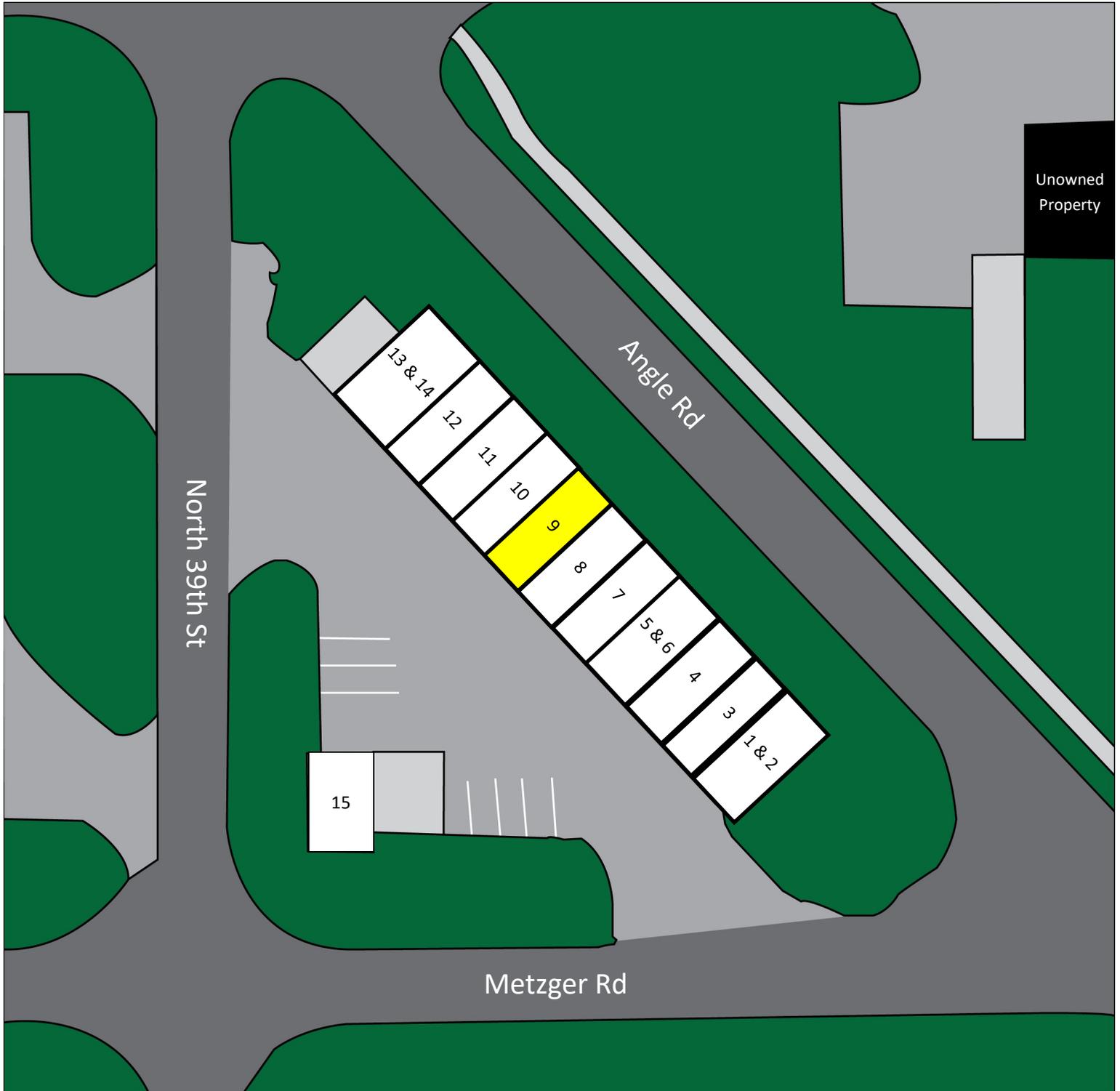


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# SITE PLAN

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# UNITS COMING AVAILABLE

Angle Road Warehouse Complex 600 North 39th Street, Fort Pierce, FL 34947

UNIT	SIZE	RATE	OVERHEAD DOORS		MAX. CEILING HEIGHT	OFFICE SPACE	HVAC	DATE AVAILABLE
			DRIVE IN	DOCK HEIGHT				
9	500 SF	\$14.00 SF/YR	2	0	18	0	0	March 1, 2026



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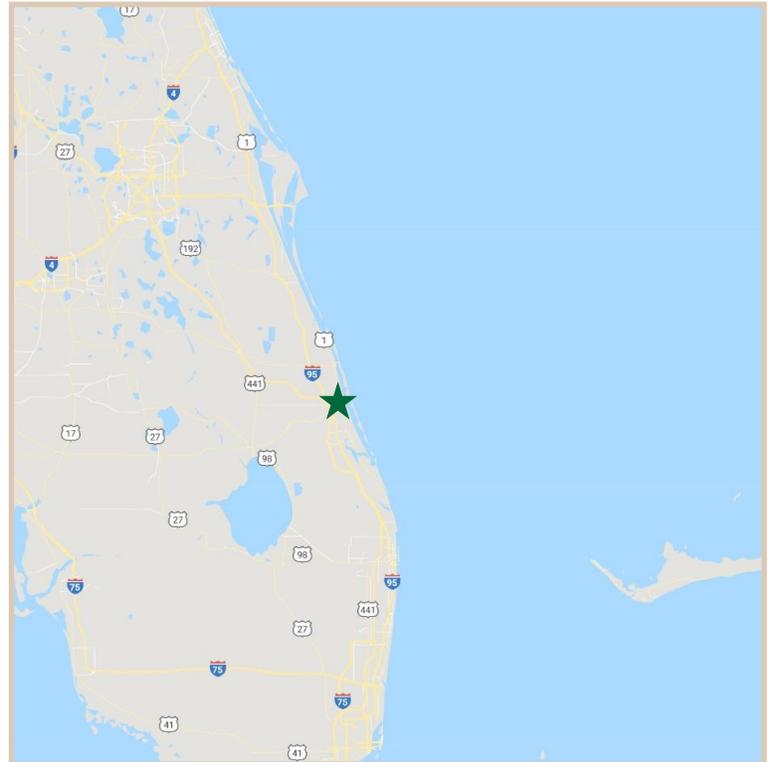
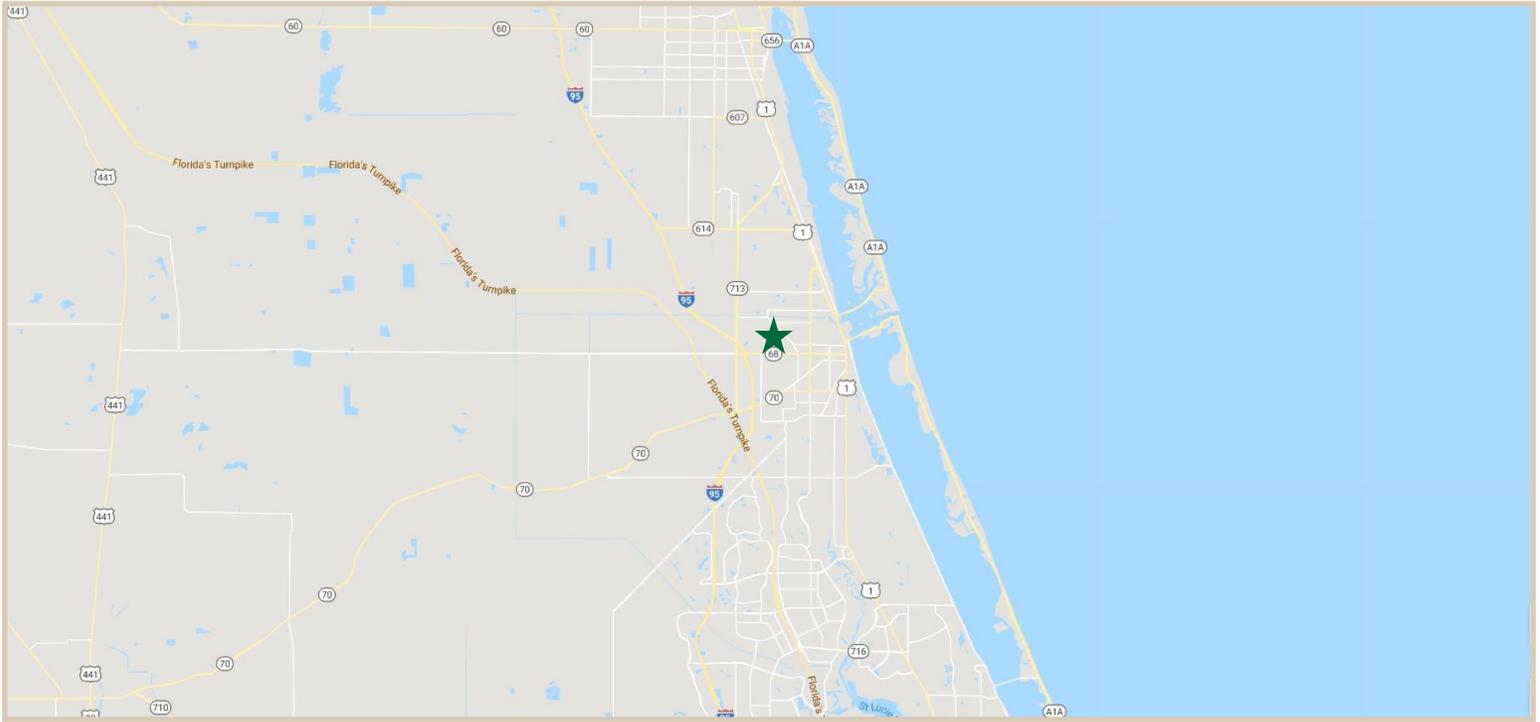
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# LOCATION MAPS

Angle Road Warehouse Complex 600 North 39th Street, Fort Pierce, FL 34947

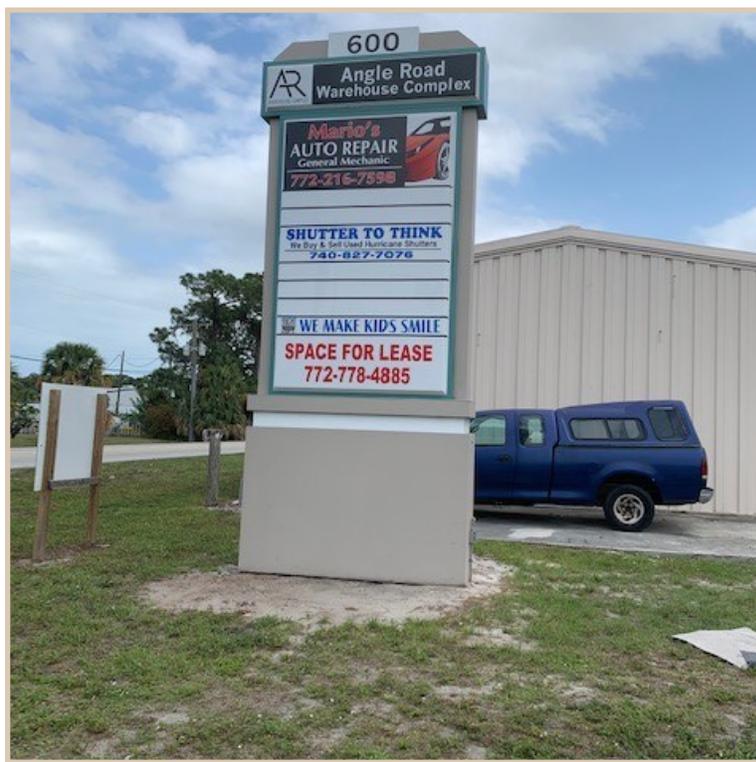


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# ADDITIONAL PHOTOS

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