



# FOR LEASE

■ 4400 Metzger Rd

Fort Pierce, FL 34947

## PROPERTY OVERVIEW

Light Industrial Zoning provides for light manufacturing, wholesale, and warehousing activities in this +/- 17,000 sqft corrugated metal warehouse building which contains approximately 1,300 sqft of office space divided into 2 suites, 3 (12'x14') roll up doors with an opening for a fourth on the North side of the building, clear ceiling height of 16 feet, approximately 5,800 sqft of demised A/C'd warehouse with the clear ceiling height of 25 feet. Located within 5 minutes of the closest I-95 interchange and 10 minutes of the nearest FL Turnpike interchange offering excellent access to serve South Florida market, St Lucie, Treasure Coast, and Palm Beaches. Yard area is available but not included.

## OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Building Size: | 17,000 SF                   |
| Land Use:      | IND – Industrial            |
| Zoning:        | IL - Saint Lucie County     |
| Utilities:     | FPL Electric. Well & Septic |

**LEASE RATE** **\$13.00 SF/yr (Gross)**



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# Property Details

4400 METZGER RD

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|            |               |
|------------|---------------|
| Lease Rate | \$13.00 SF/YR |
|------------|---------------|

## PROPERTY INFORMATION

|                  |                         |
|------------------|-------------------------|
| Property Type    | Industrial              |
| Property Subtype | Warehouse/Distribution  |
| Zoning           | IL - Saint Lucie County |
| Power            | Yes                     |

## LOCATION INFORMATION

|                  |                             |
|------------------|-----------------------------|
| Street Address   | 4400 Metzger Rd             |
| City, State, Zip | Fort Pierce, FL 34947       |
| County           | Saint Lucie                 |
| Market           | Treasure Coast              |
| Sub-market       | Fort Pierce                 |
| Cross-Streets    | Metzger Road and Angle Road |
| Road Type        | Paved                       |
| Nearest Highway  | I-95 & FL Turnpike          |
| Nearest Airport  | Palm Beach International    |

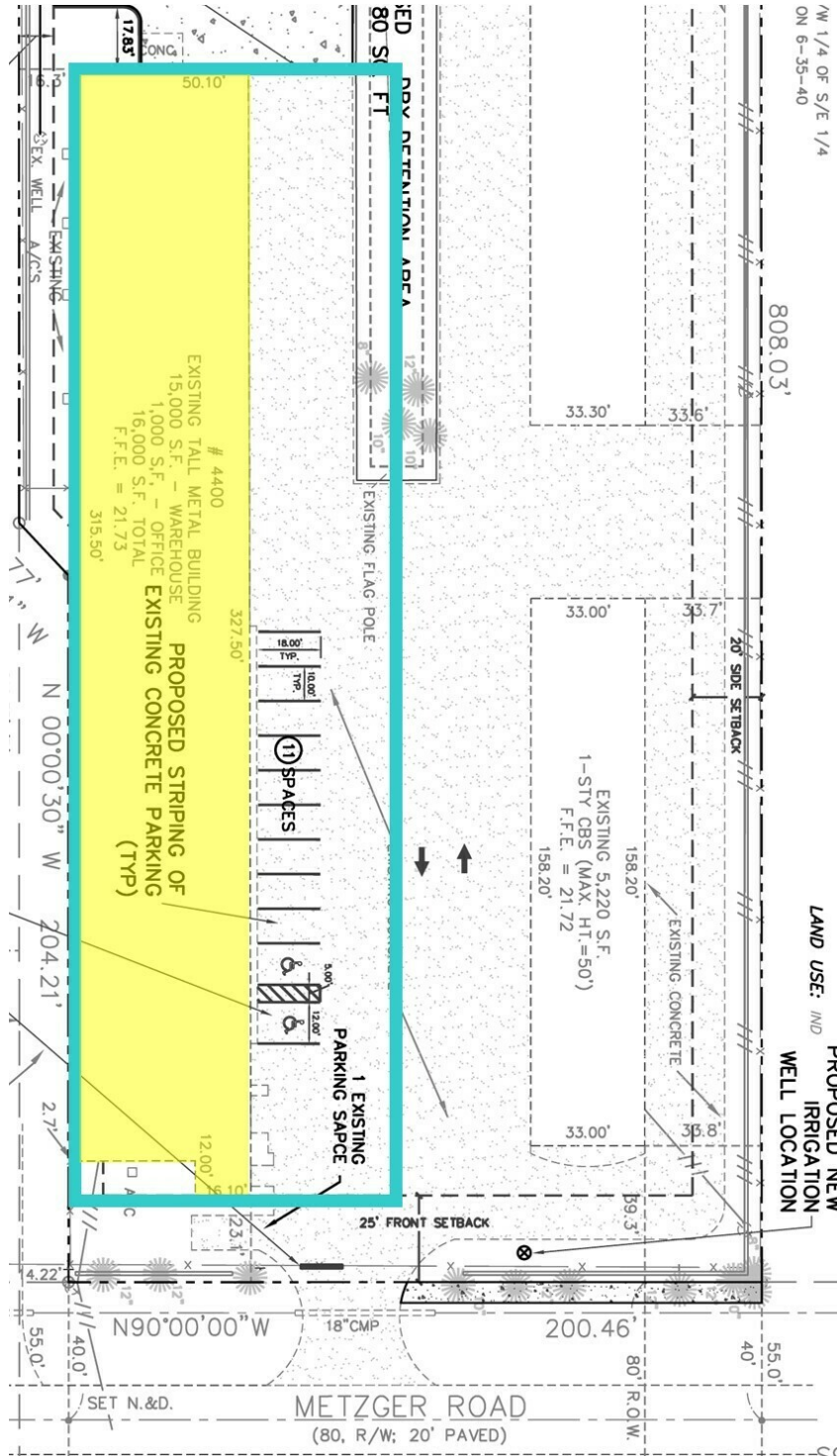
## BUILDING INFORMATION

|                     |           |
|---------------------|-----------|
| Building Size       | 17,000 SF |
| Year Built          | 1981      |
| Construction Status | Existing  |

# Site Plans

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# Additional Photos

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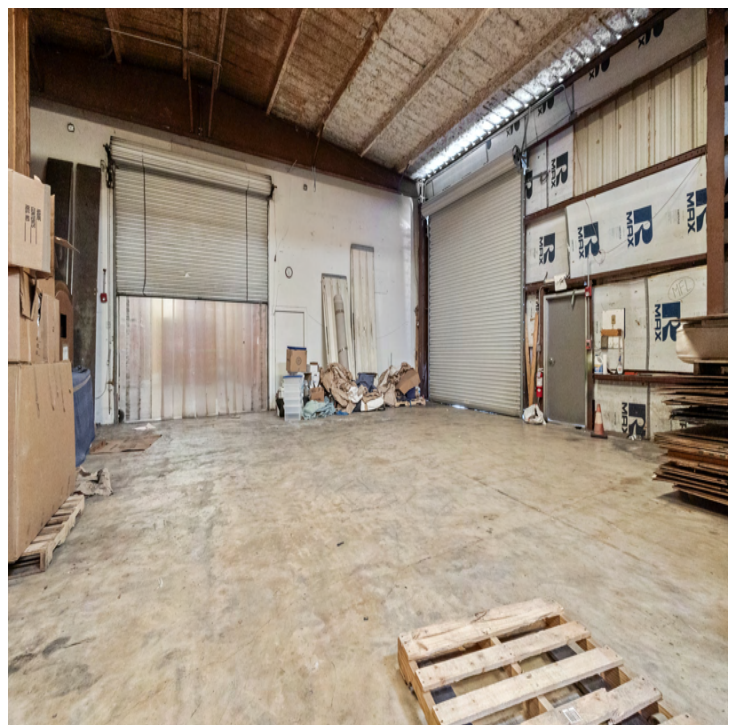
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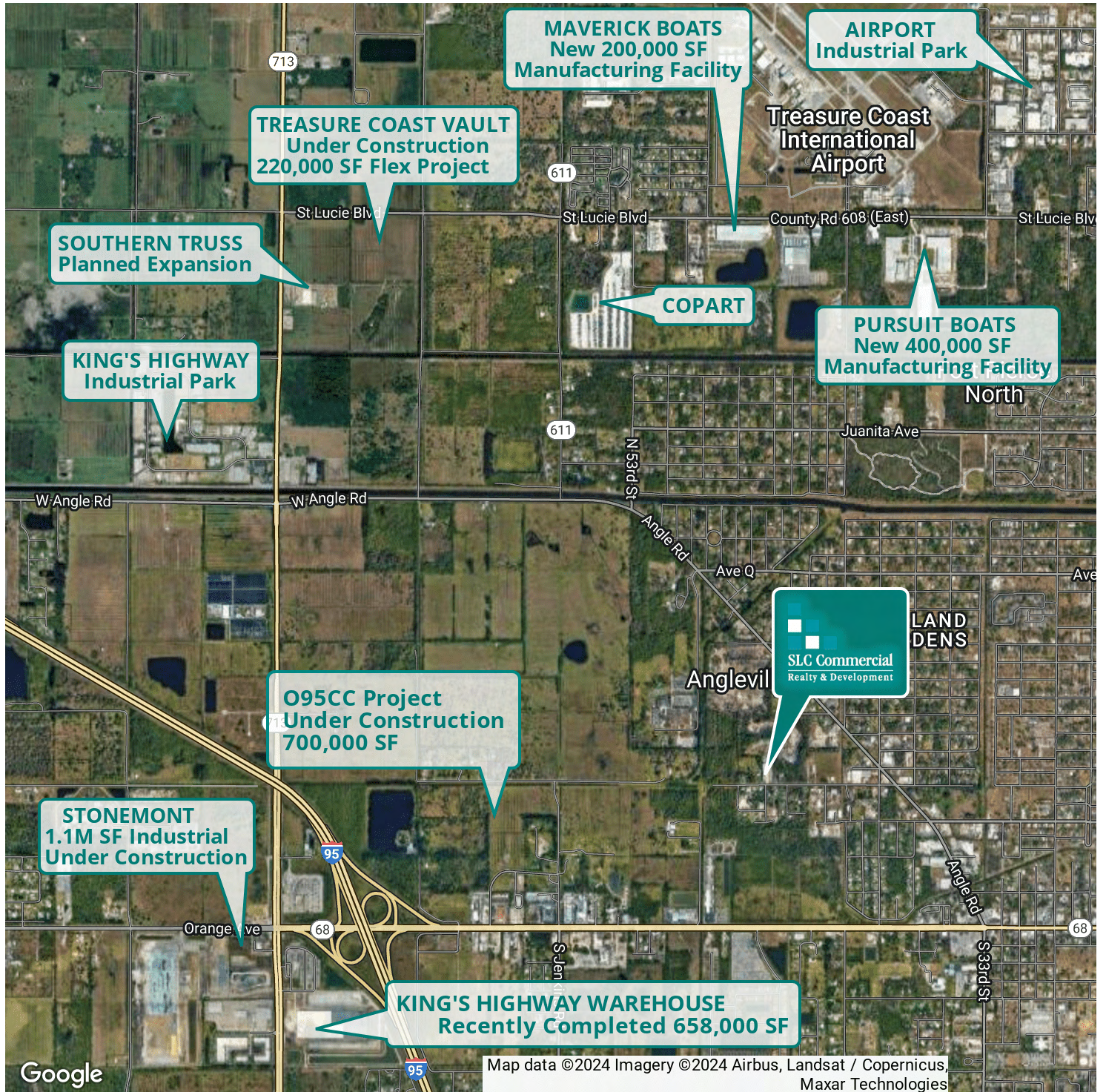


# Additional Photos

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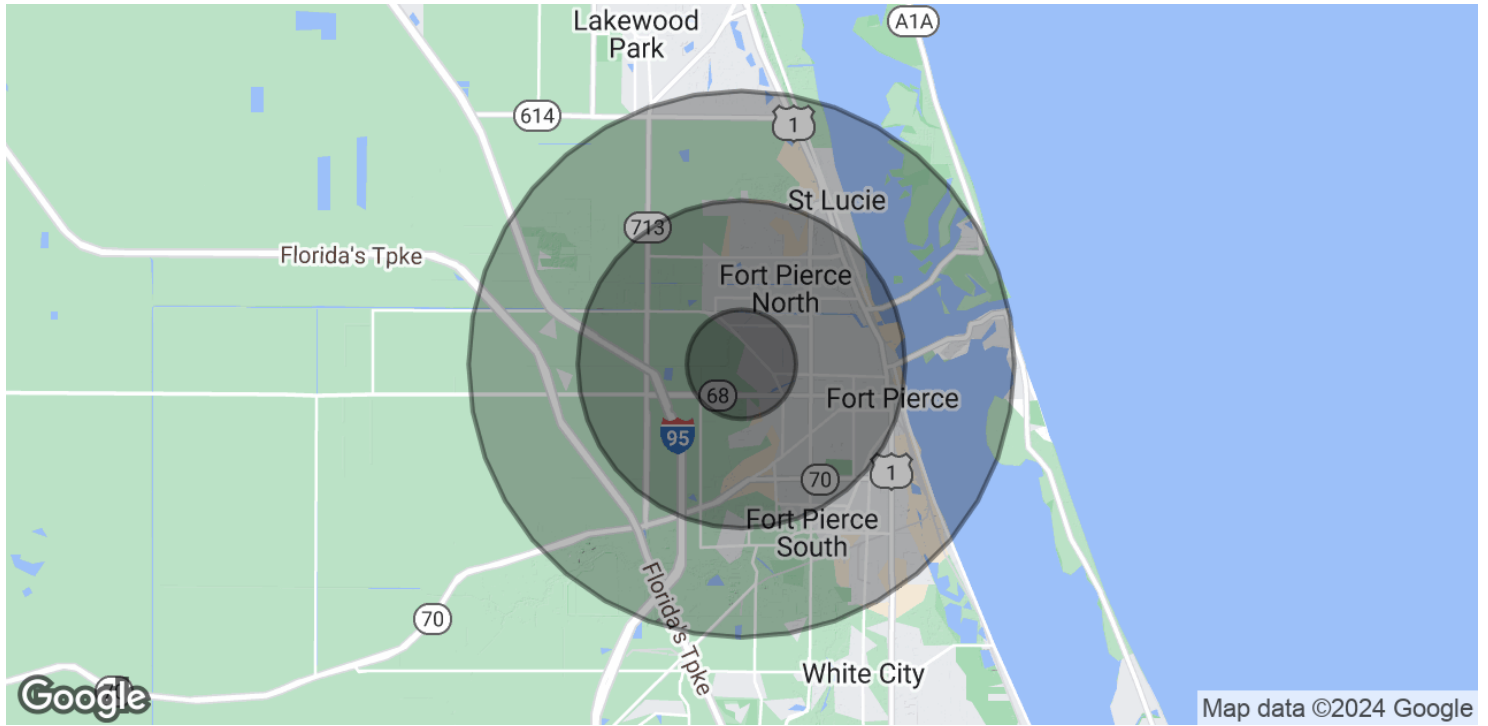




# Demographics Map & Report

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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 5,300         | 38,340         | 61,847         |
| Average Age                    | 33.3          | 36.8           | 39.9           |
| Average Age (Male)             | 30.4          | 33.8           | 37.1           |
| Average Age (Female)           | 41.5          | 42.2           | 43.9           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 1,718         | 15,378         | 27,668         |
| # of Persons per HH            | 3.1           | 2.5            | 2.2            |
| Average HH Income              | \$44,689      | \$36,007       | \$41,253       |
| Average House Value            | \$157,485     | \$154,049      | \$160,089      |

2020 American Community Survey (ACS)



# Disclaimer

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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.

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