

3,757 SF to 13,318 SF Industrial with 1.1-Acre Yard

2700 Industrial Avenue 3, Fort Pierce, FL 34946

**NAI**Southcoast



*Presented by*

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**FOR LEASE:**

**\$10.00/SF NNN**  
**\$12.00/SF NNN**



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## Property Details

Location: 2700 Industrial Avenue 3, Fort Pierce, FL 34946

Building Size: 21,019 SF

Parcel ID: 14-29-501-0114-0000

Available Space:	Bay 2	Door Size: 10' H x 10' W 3,757 SF
	Bay 4	Door Size: (2) 10' H x 12' W 9,561 SF

*Spaces can be combined. 3,575 SF - 13,318 SF Available*

Lease Rate: Bay 2: \$12.00/SF NNN

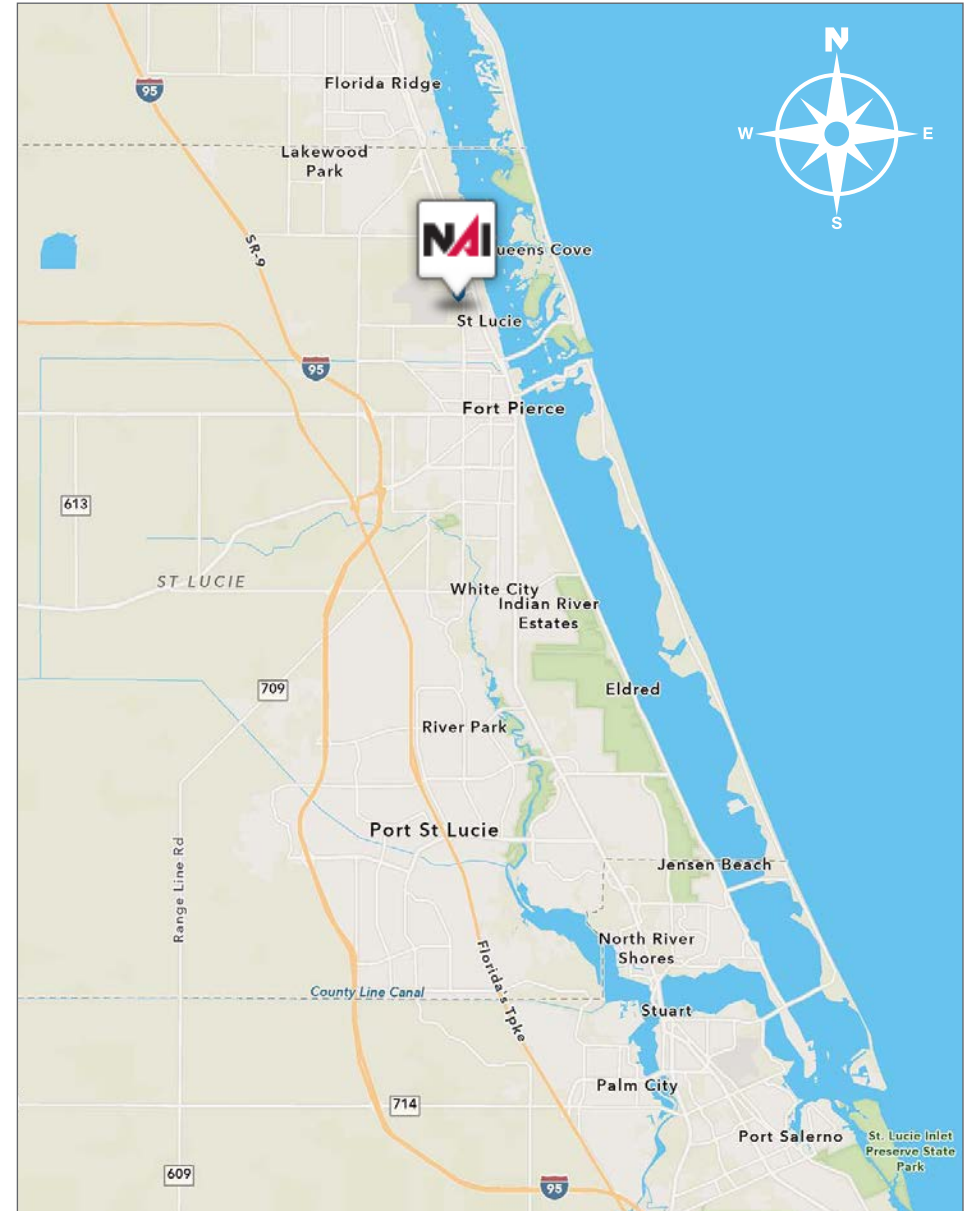
Bay 4: \$10.00/SF NNN

CAM: \$3.57/SF (Estimated 2023)

## Property Overview

This recently renovated light industrial building features units with or without office space, a 13' clear building height, and a mix of 10'x12' overhead doors and 10'x10' overhead doors. Each unit will come with approximately a 1/4-acre fenced yard for the tenant to use. The building has a new electrical system and new roof. Each unit is demised by a fire rated wall and each yard is fenced and secured.

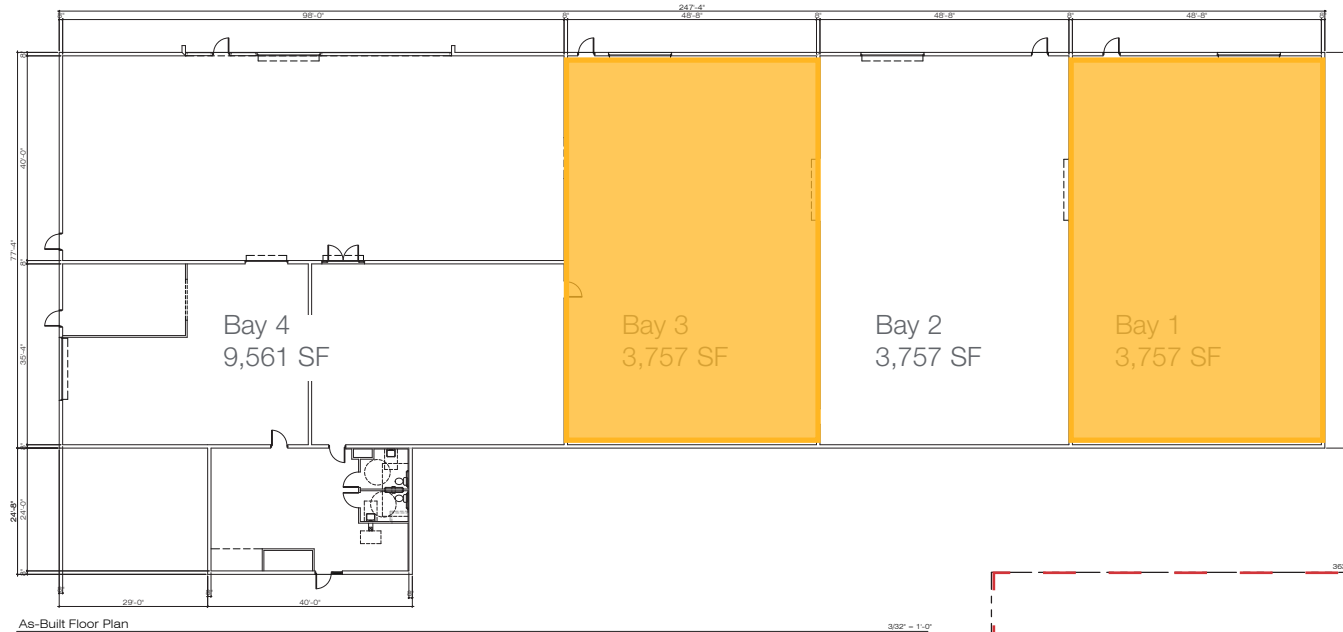
Conveniently located near the Treasure Coast International Airport with easy access to I-95, Florida's Turnpike, Vero Beach, Ft. Pierce and the Port.



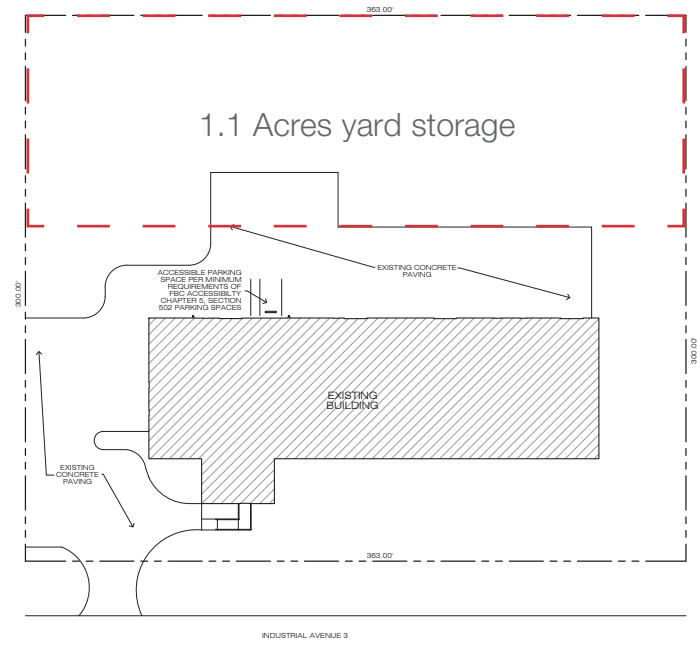
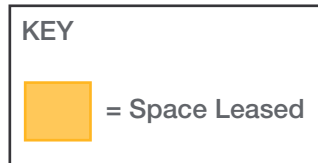
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## Available Space



Spaces can be combined. 3,757 SF - 13,318 SF Available



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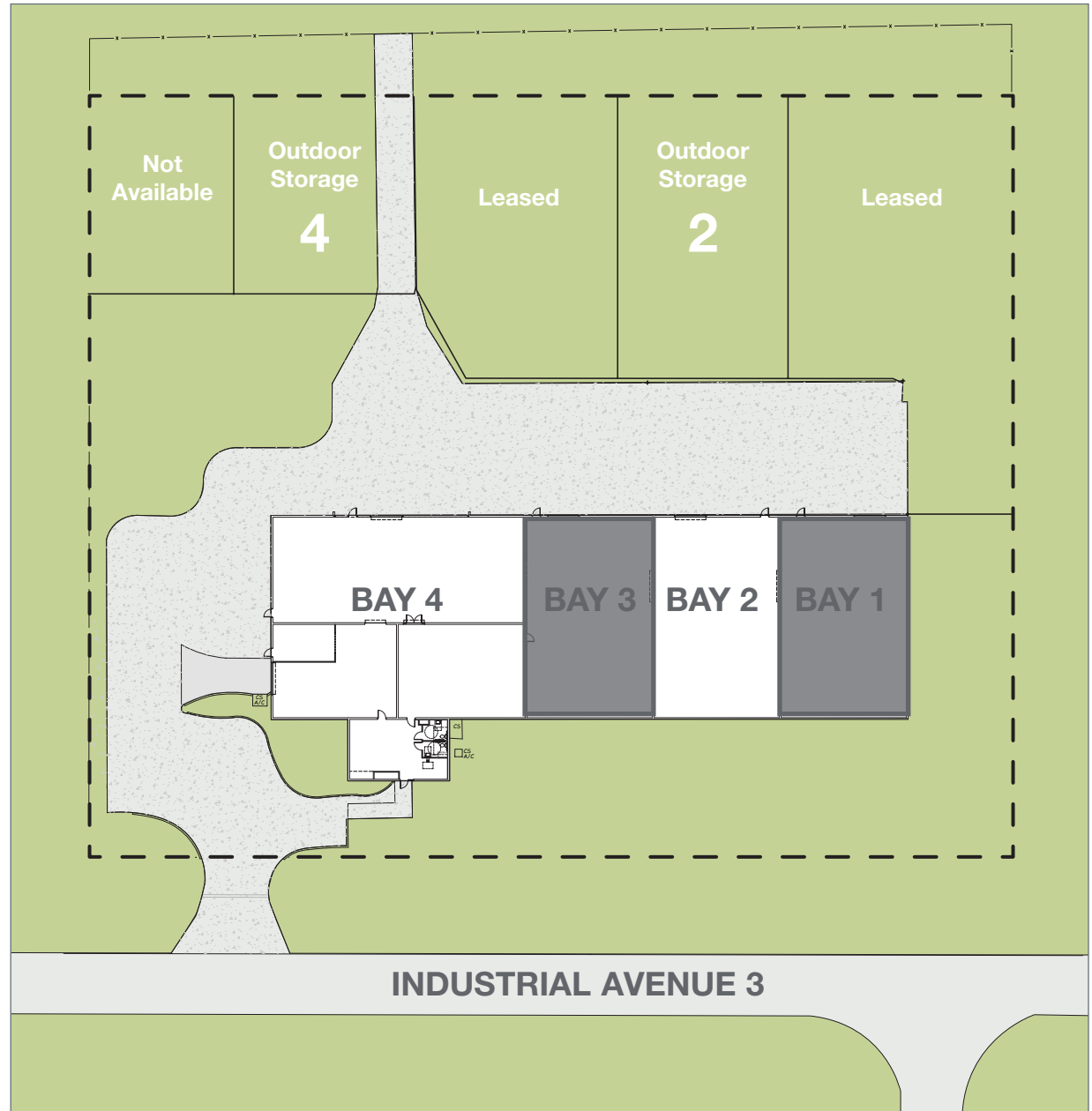
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## Tenant Plan

### Available Space

Bay 2: 3,757 SF, bathroom and 10 x 10 office

Bay 4: 9,561 SF, 960 SF office, 2 bathrooms, and 960 SF 2nd floor storage area





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Ample Yard Storage





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Bay 4: 9,561 SF





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Bay 2: 3,757 SF





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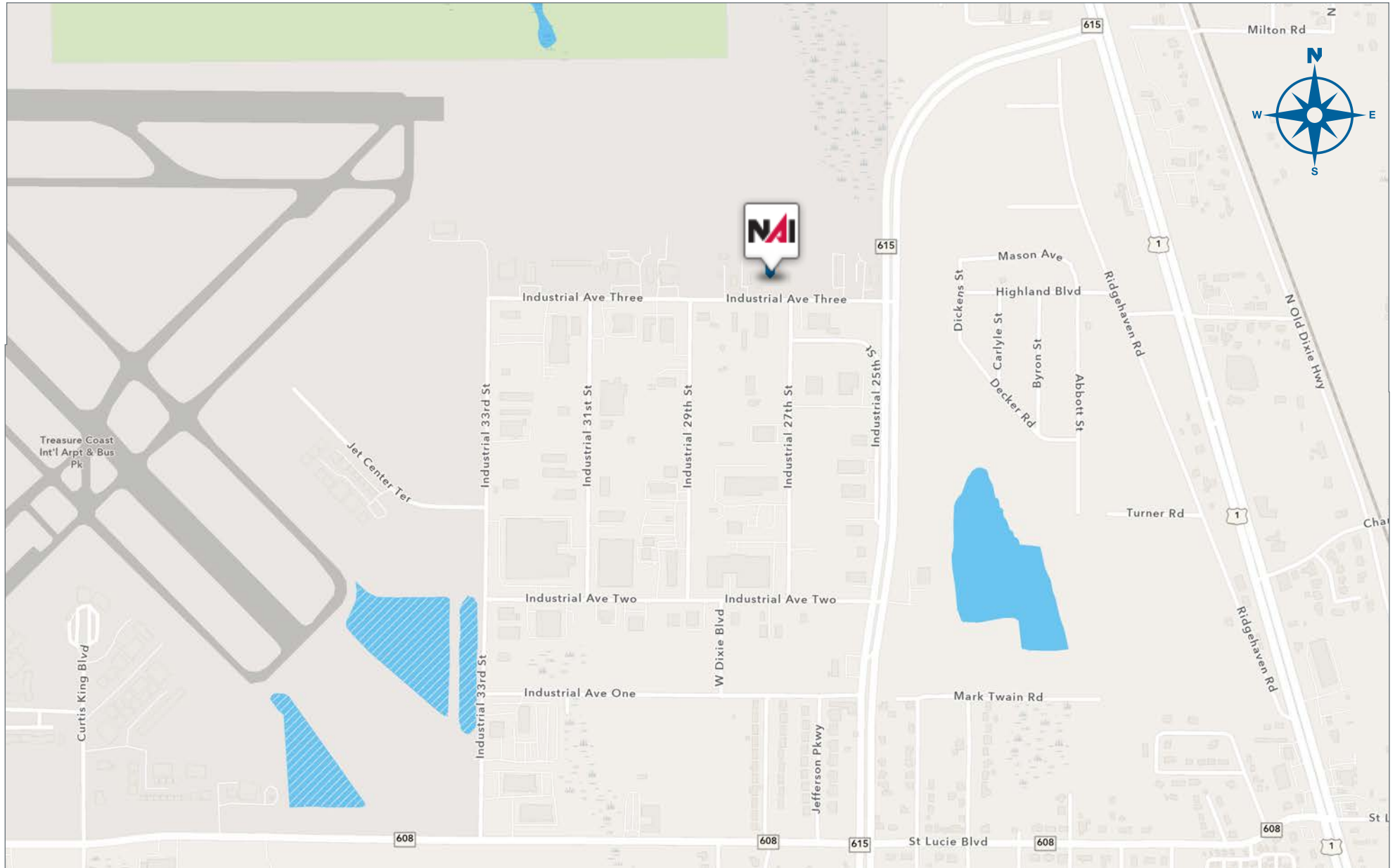




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## Area Map





# City Overview

City of Ft. Pierce, Florida



Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.





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