

FOR SALE



INDUSTRIAL FLEX CONDO / LI LIGHT INDUSTRIAL

Versatile Industrial Flex Condo – The Perfect Blend of Work and Storage

An exceptional opportunity to own an industrial flex condo. A combination of office space and functional warehouse with Roll Up door, and Mezzanine Space above the office area.

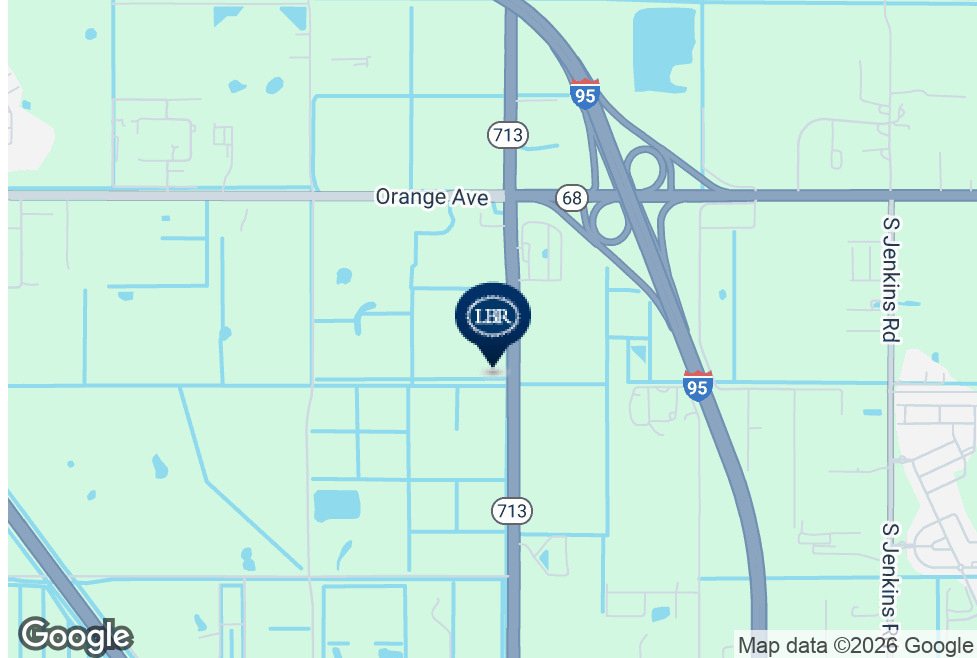
Featuring three private offices, bathroom and storage mezzanine above the office area maximizes every square inch of your investment. The remaining warehouse space stands ready for inventory, equipment, or whatever your operations demand, complete with a roll-up door for easy loading and unloading.

+/-1,560 square feet, this property is spacious enough to grow and manageable enough to maintain. Whether you're an investor seeking a solid addition to your portfolio or an end user ready to plant roots for your business, this condo delivers on both fronts.

Positioned conveniently between two major thoroughfares with quick access to both Interstate 95 and the Florida Turnpike. Ample parking accommodates employees, clients, and commercial vehicles alike. Essential utilities including water, sewer, and electric are already in place and ready to serve your needs.



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



OFFERING SUMMARY

Sale Price:	\$349,000
Building Size:	+/-1,560 SF

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

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845 S Kings Hwy, Fort Pierce, FL 34945

Additional Photos



**LIGHTLE
BECKNER
ROBISON**

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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Location Map



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