



FOR LEASE

■ 805 S. Kings Highway

805 S. Kings Highway

Fort Pierce, FL 34945

PROPERTY OVERVIEW

Prime leasing opportunity at First Source Commerce Park in Fort Pierce, Florida. Second generation space with approx. 20% office, including 4 offices, a large conference room, breakroom and 2 bathrooms. The air conditioned warehouse features 3 dock high overhead doors. A modern facility with ample parking, it's the ideal space to optimize your commercial operations. Convenient access to transportation hubs and both I-95 and the Turnpike, providing a strategic logistical advantage for your business.

OFFERING SUMMARY

Available Size:

10,190 SF

Zoning:

IL (Light Industrial) - St. Lucie County

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LEASE RATE

\$11.00 SF/yr (NNN) + \$4.03 SF CAM



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Realty & Development

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Property Details & Highlights

OFFICE/WAREHOUSE UNITS

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Property Name:	Office/Warehouse Units
Property Address:	805 S. Kings Highway, Fort Pierce, FL 34945
Property Type:	Industrial
Building Size:	10,190 SF
Zoning:	IL (Light Industrial) - St. Lucie County
Year Built:	2006

LOCATION OVERVIEW

Ideal location for industrial, warehouse, and distribution operations. Conveniently situated near major highways and the Port of Fort Pierce, this area offers easy access to shipping and logistical resources. With nearby amenities and a vibrant business community, it's the perfect setting for dynamic industrial activity.



LEASE HIGHLIGHTS

- Ideal for industrial, warehouse, or distribution use.
- Modern facility that caters to a variety of business needs.
- Ample parking for employees and visitors.
- Convenient access to transportation hubs and major thoroughfares.
- Strategic location for logistical advantages.
- Professional and well-maintained property.

Floor Plan

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First Source Commerce Park Site

OFFICE/WAREHOUSE UNITS

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Aerial Images

OFFICE/WAREHOUSE UNITS

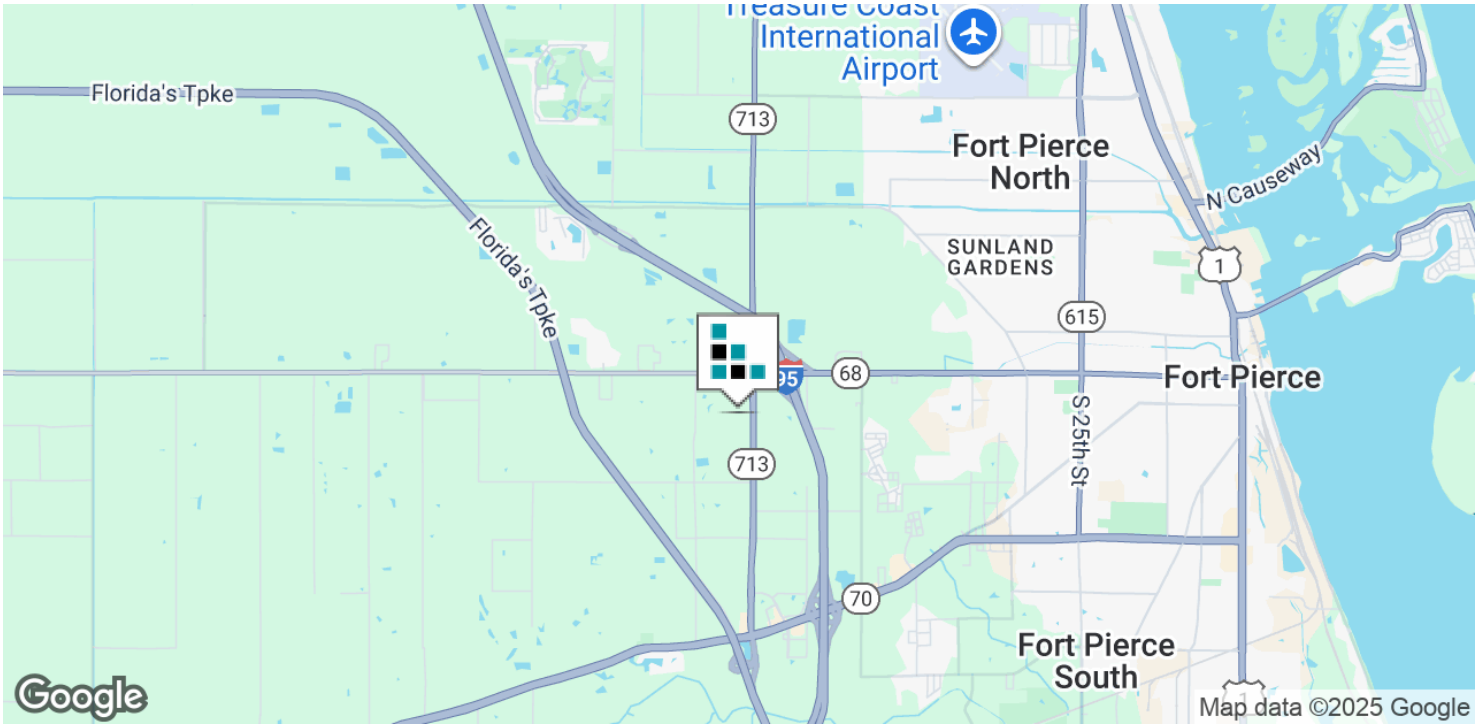
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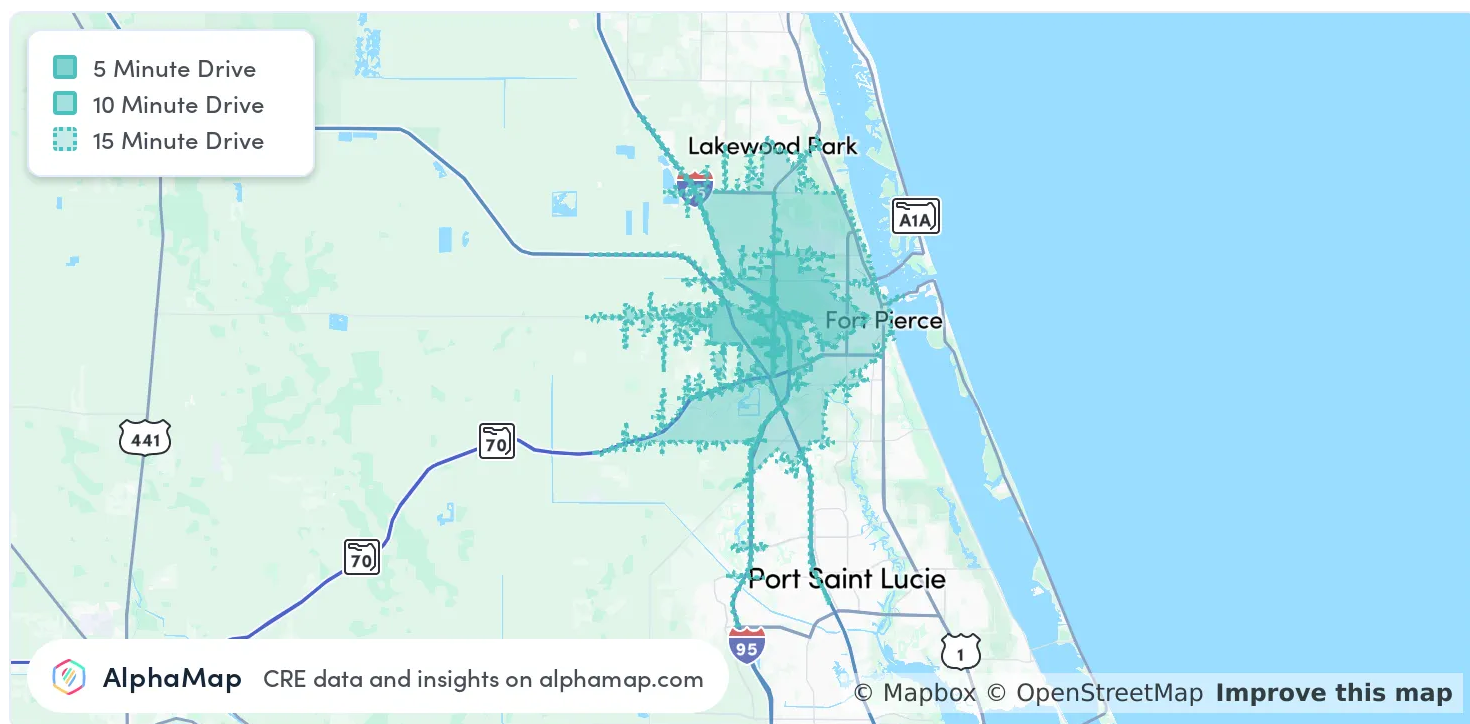
Location Maps

OFFICE/WAREHOUSE UNITS

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	137	17,505	64,019
Average Age	42	38	40
Average Age (Male)	41	37	39
Average Age (Female)	43	39	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	50	5,775	23,252
Persons per HH	2.7	3	2.8
Average HH Income	\$76,433	\$59,634	\$65,336
Average House Value	\$307,910	\$241,804	\$270,122
Per Capita Income	\$28,308	\$19,878	\$23,334

Map and demographics data derived from AlphaMap

Disclaimer

OFFICE/WAREHOUSE UNITS

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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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