

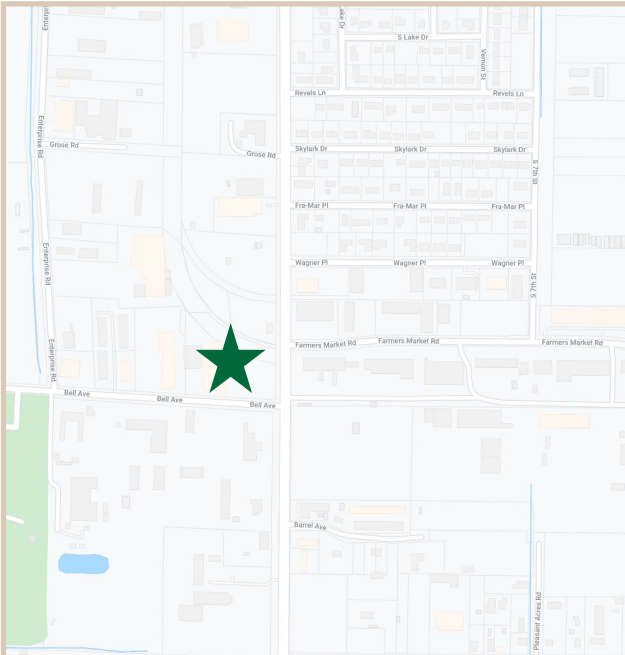
FOR LEASE

Bell Avenue Warehouse Complex

1008 Bell Avenue, Fort Pierce, Florida 34982

PROPERTY FACTS

Building Area:	+/- 46,000 Sq. Ft.
Parcel Size	4.24 Acres
Unit Range:	4,500-35,518 SF
Year Built:	1975
Construction:	CBS & Metal Framed Walls
Roof:	Metal Roof & Built up Modified Bitumen
Utilities:	City Water/Septic
Power:	3 Phase Power
Zoning:	Light Industrial
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Target Market Variability	Located approximately 1.5 miles north of Midway Road at the NE Corner of Bell Avenue and Oleander Avenue.
Layouts	Three different units with various layouts. Different size warehouse spaces available for lease as well as outside fenced area (leased separately).
Parking & Access	Fenced in property with parking spaces located out front of the building/fence off Bell Avenue.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

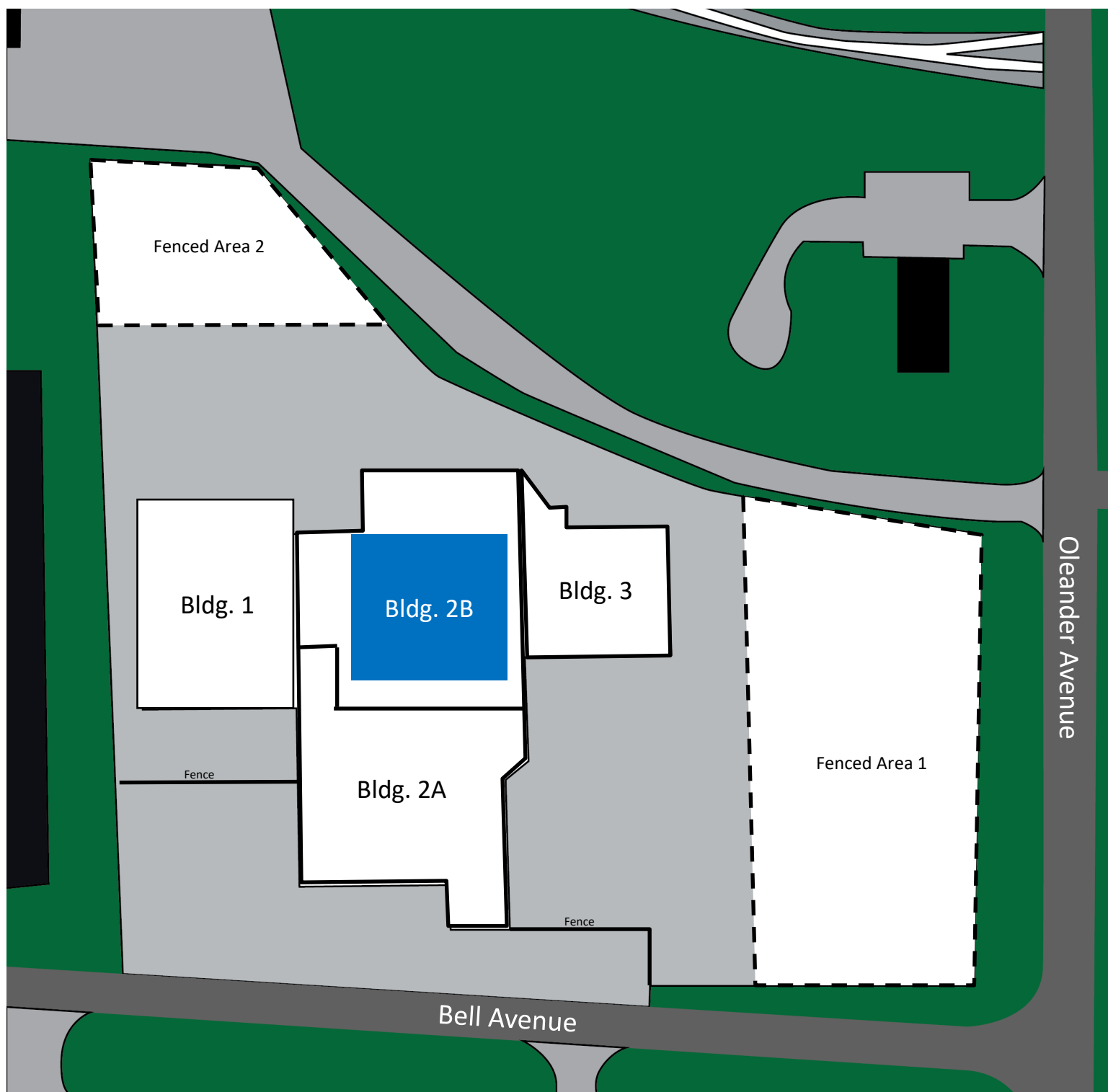
Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscrc.com

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SITE PLAN

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UNITS FOR LEASE

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Unit	Size	Rate	Monthly Rate	Utilities Included				Usage	
				Water	Electric	Trash	Cable		
Bldg. 2B	18,000 SF	\$7.00	SF/ YR	\$10,500.00	Yes	No	No	No	Recently Renovated Office and Warehouse Space



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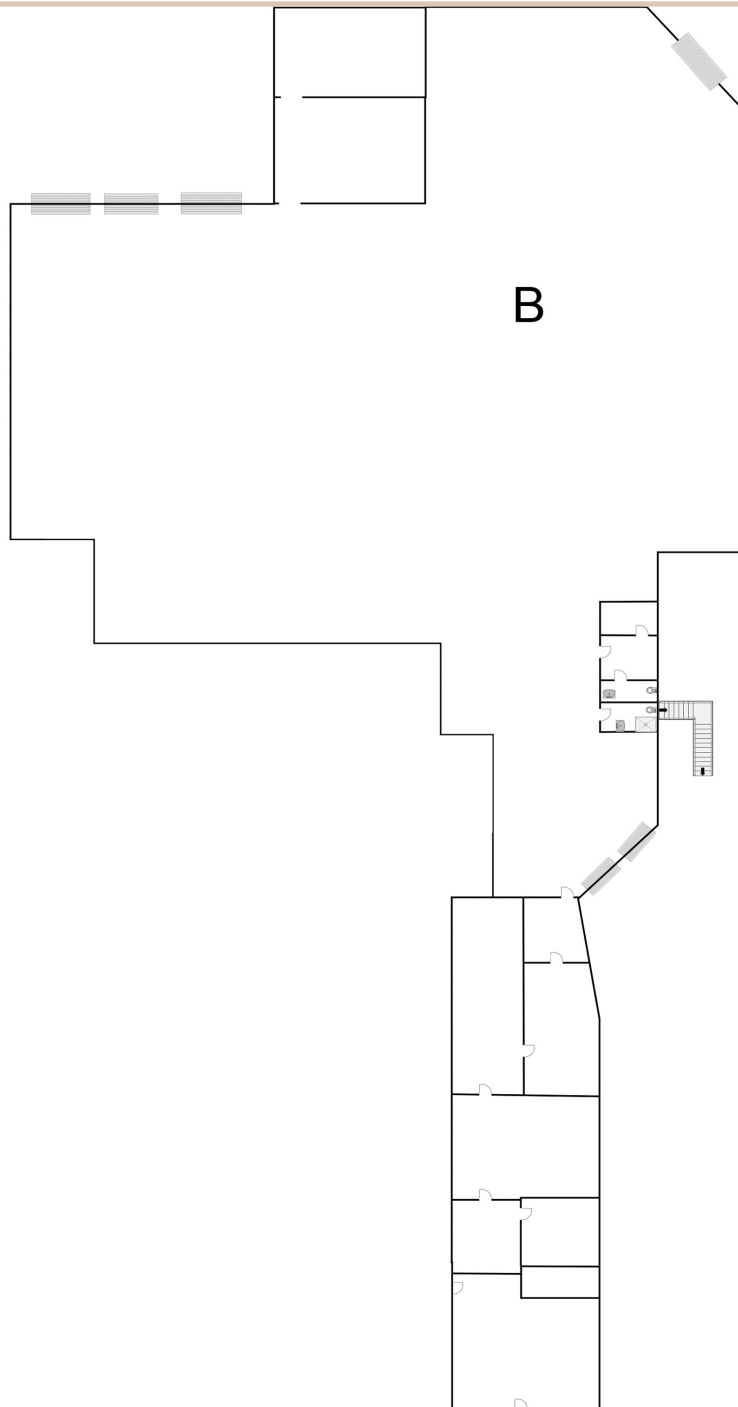
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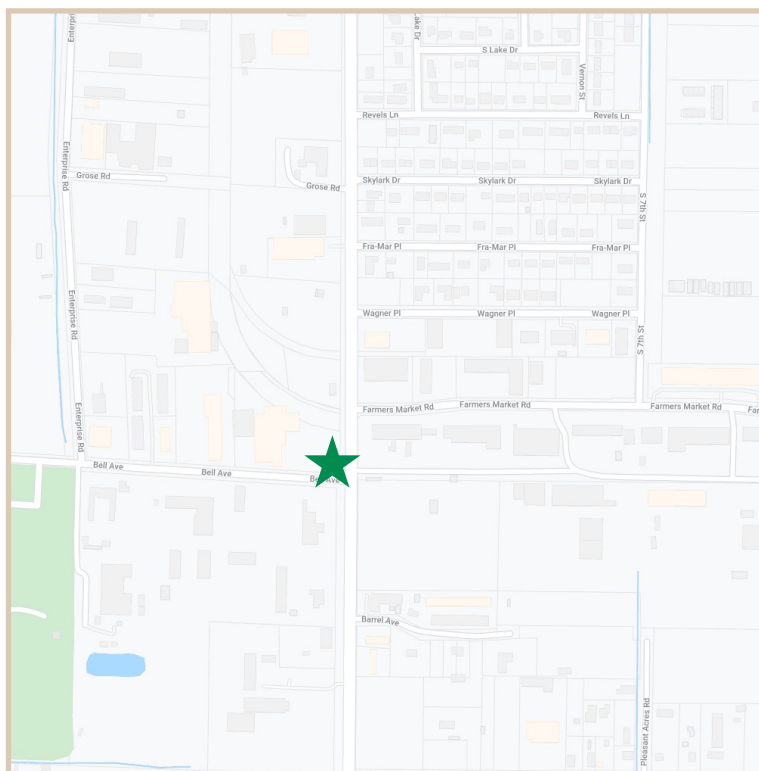
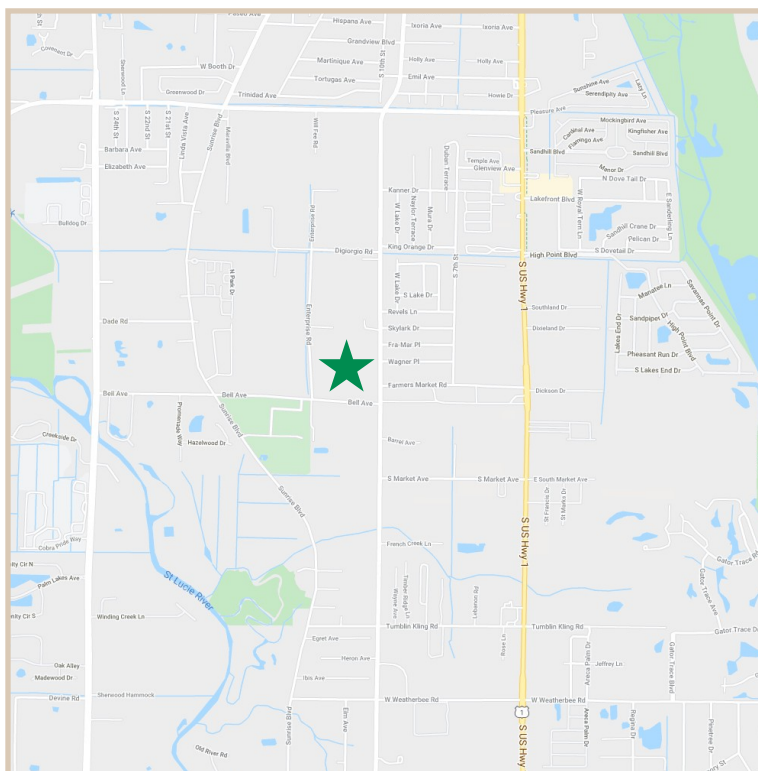
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LOCATION MAPS

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ADDITIONAL PHOTOS

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