



FOR SALE

7328 & 7332 Commercial Cir

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Fort Pierce, FL 34951

LOCATION OVERVIEW

Located in the Kings Hwy Industrial Park. Less than 2 miles north of the Interstate-95 and Orange Ave Interchange (Exit 131).

OFFERING SUMMARY

Building 1 Size:	7,158 SF
Building 2 Size:	4,952 SF
Total Available SF:	12,110 SF
Land Size:	1.14 Acres
Zoning:	IL - Industrial Light
Traffic Count:	13,900 AADT

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SALE PRICE

\$2,100,000



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SLC Commercial
Realty & Development

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Property Details & Highlights

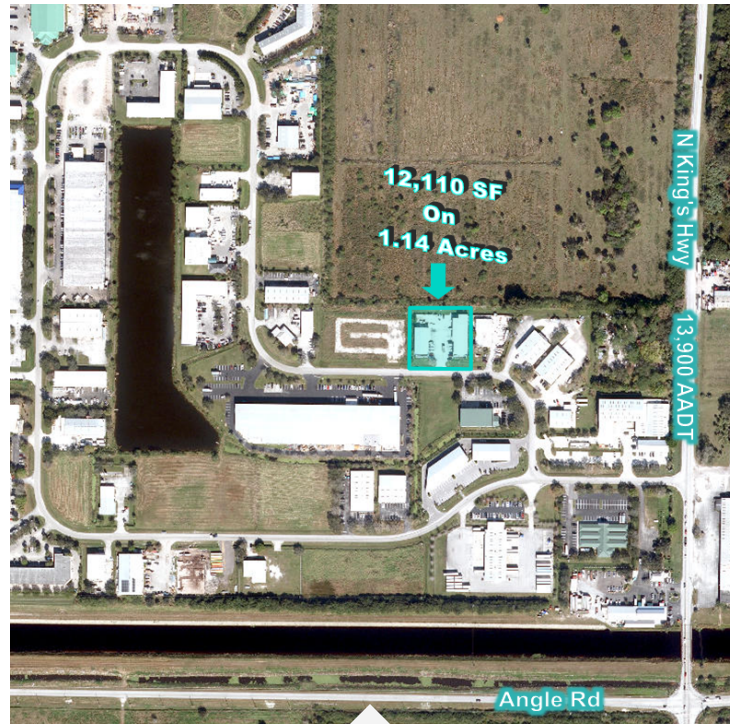
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Building Name	7328 & 7332 Commercial Cir - Fort Pierce
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	1335-801-0045-000-8, 1335-801-0044-000-1
Building Size	12,110 SF
Lot Size	1.14 Acres
Building Class	C
Year Built	1992
Number of Floors	1
Number of Buildings	2

Excellent opportunity to purchase a 12,110 SF industrial property situated on 1.14± acres within the established Kings Hwy Industrial Park in Fort Pierce. Zoned IL - Industrial Light by St. Lucie County, the property is ideal for owner-users or investors seeking a well-maintained site suitable for warehousing, distribution, or service operations. The location offers outstanding accessibility to both the I-95 Orange Avenue Interchange (Exit 131) and the Florida Turnpike via Kings Hwy.

Building 1 totals 7,158 SF and includes four 12.5'H x 11'W doors—three dock-high and one with a ramp—along with a finished showroom, office area, and 3-phase power. Building 2 comprises 4,952 SF with two 12.5'H x 11'W dock-high doors and one 14'H x 14'W ramp-access door. Both warehouses feature 20-foot clear heights, LED lighting, and a new roof, with parking lot and loading ramp improvements currently underway to further enhance the property's functionality and appearance.



- Dock High Bays
- Ramp Bays
- 3-Phase Power
- LED Lighting
- Built-out showroom and offices
- 20Ft Clear Heights
- Loft Storage Area

Exterior Images

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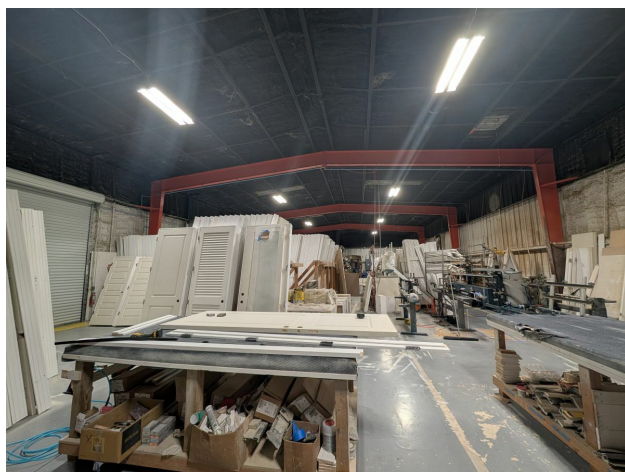
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Interior Images

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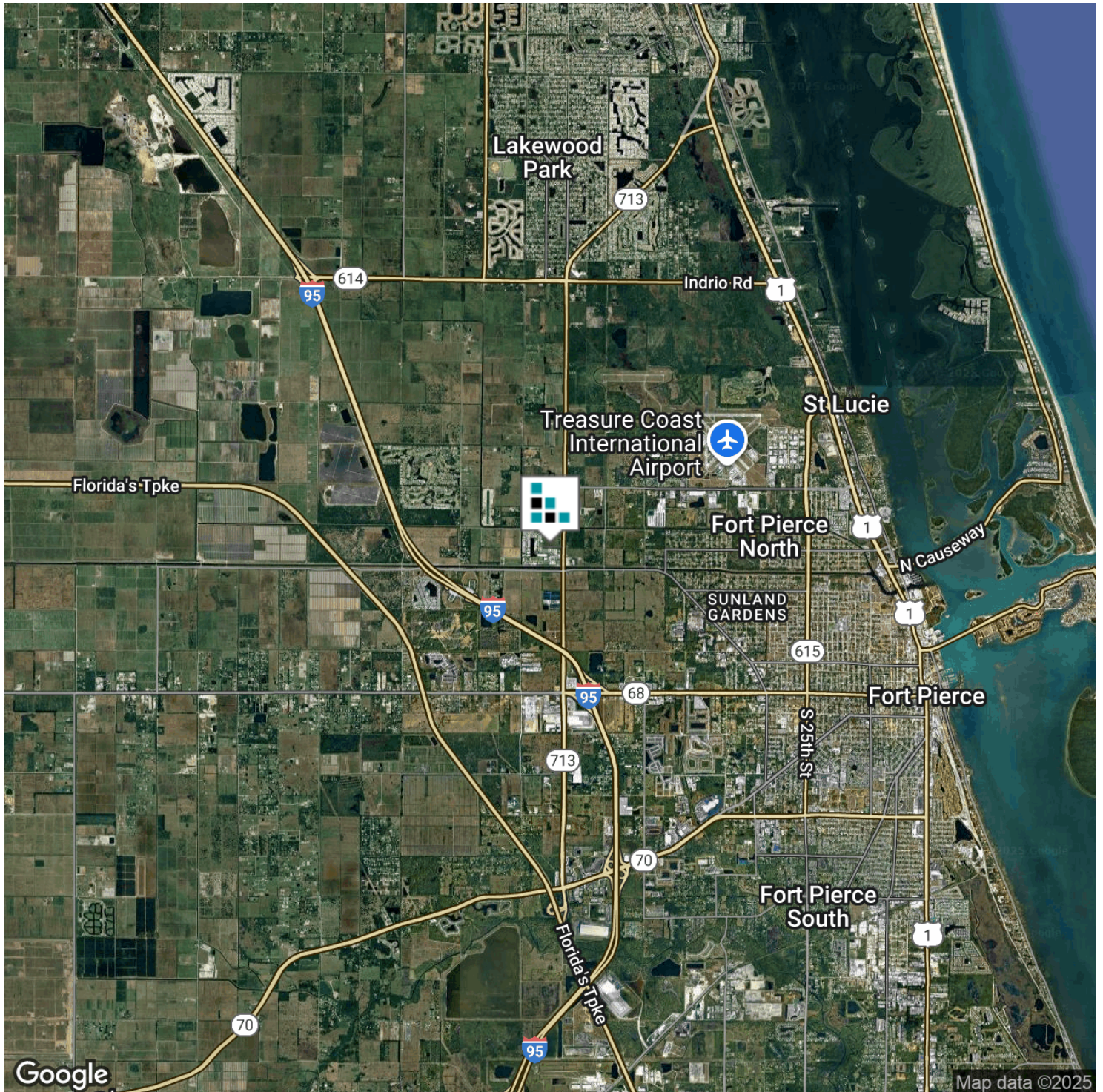
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Location Map

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Retailer Map

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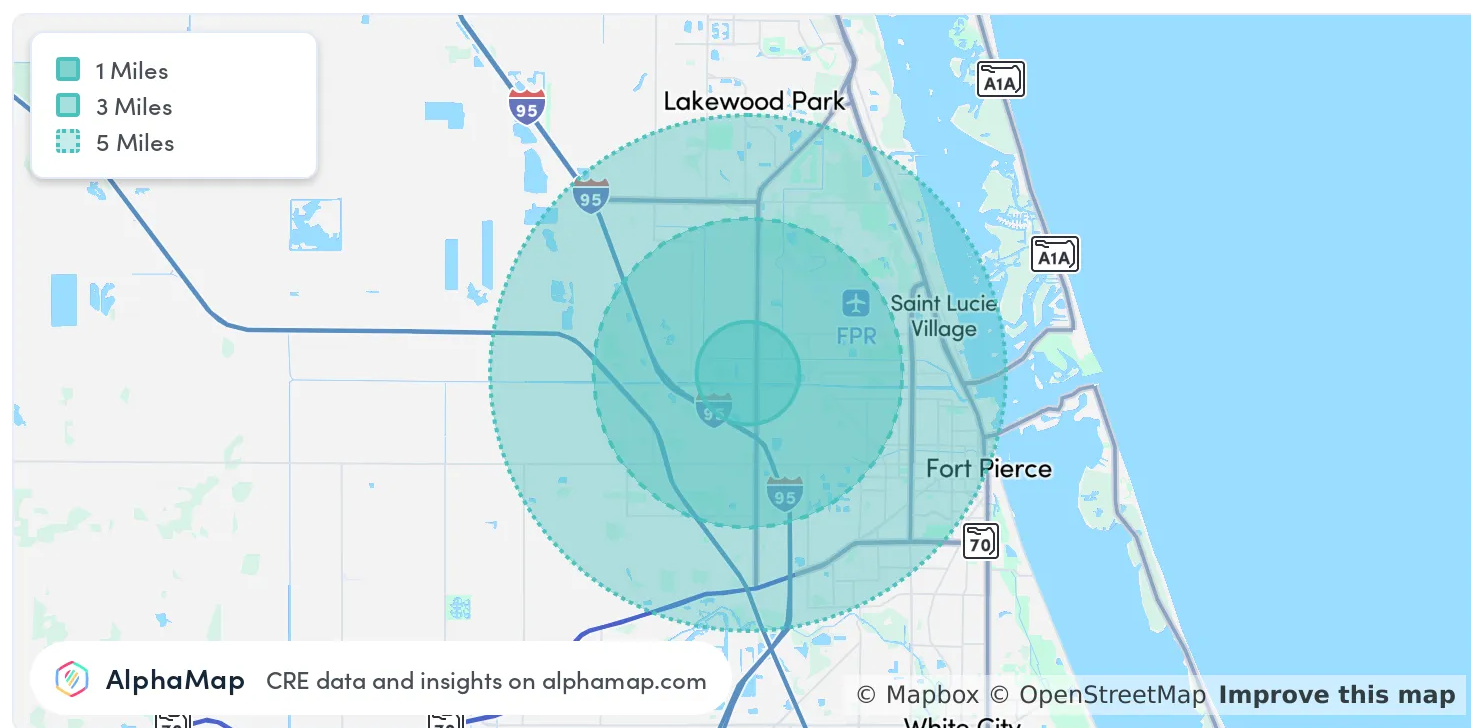
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Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	153	13,358	58,795
Average Age	45	40	41
Average Age (Male)	43	38	40
Average Age (Female)	48	42	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	43	4,455	21,991
Persons per HH	3.6	3	2.7
Average HH Income	\$74,868	\$64,235	\$62,021
Average House Value	\$296,271	\$246,861	\$250,729
Per Capita Income	\$20,796	\$21,411	\$22,970

Map and demographics data derived from AlphaMap

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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