

FOR SALE

REICHEL

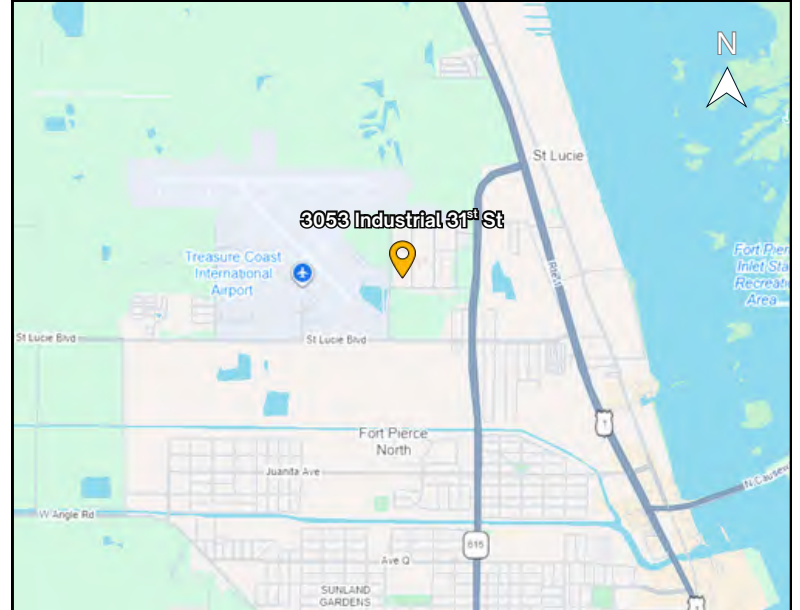
— SINCE 1987 —

3053 INDUSTRIAL 31ST STREET, FORT PIERCE, FLORIDA 151,710 SF OFFICE/WAREHOUSE BUILDING



Property Highlights:

- 151,710 SF industrial warehouse for sale.
- 7.30 acres or 317,871 SF lot.
- 2,100 SF 2-story office plus 1,250 SF e commerce and store area.
- 21'-26' clear height.
- (10) 12' x 14' high grade level doors and 3 dock high loading doors.
- LED Lighting and large fans throughout.
- Metal and steel frame construction with a steel roof system.
- Warehouse fully racked for both large and small parts with a partial conveyor system.
- **Sale Price: \$15,000,000.00**

**REICHEL**

— SINCE 1987 —

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:



Kerry Jackson, SIOR
Vice President
(561) 478-4440 phone
(561) 512-7512 cell
kjackson@reichelrealty.com

Driven by Integrity. Defined by Results.

Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.

PROPERTY INFORMATION SUMMARY

Property:	151,710 SF industrial distribution building situated on 7.30 acres or a 317,871 SF lot. The building consists of metal and steel frame construction with a steel roof system. The building features (10) 12' wide x 14' high drive-in doors and (3) 10' x 10' dock high loading doors. There are two truck pits that ramp up into the dock-high building. This provides the new owner the opportunity to park all its trucks or vehicles inside at night. There is LED lighting, large fans, and exhaust fans throughout the warehouse providing excellent lighting and air circulation. There is 2,100 SF of 2-story office space on the east side of the building. There are 4 offices and a large lunchroom on the ground floor and 3 offices and a very large conference room on the second floor. There is also a 1,250 SF eCommerce and retail store on the southwest corner of the building. There are 13 bathrooms of various sizes throughout the facility for both office workers and warehouse workers. The clear height ranges from 21' to 26' clear as the building was built in 3 stages. The east portion was built in 1981, the north section in 1991 and the west section in 2001. The building currently has a vast racking system in place including storage for both large and small parts with a partial conveyor system in place. This racking system is available for sale separately or can be removed. There are multiple electrical panels throughout the facility with many 3-phase 225-amp panels in place. The current owner plans to vacate the facility in Q1 2027.
Location:	Located on the east side of the Treasure Coast International Airport just north of St. Lucie Boulevard, Fort Pierce, FL.
Potential Uses:	Potential uses include: warehousing, distribution, light manufacturing, boat building, etc.
Site:	7.30 Acres - 317,871 SF
Zoning:	(IL) Industrial, Light - St. Lucie County
Sale Price:	\$15,000,000.00

FOR SALE

REICHEL

SINCE 1987

INTERIOR PHOTOS

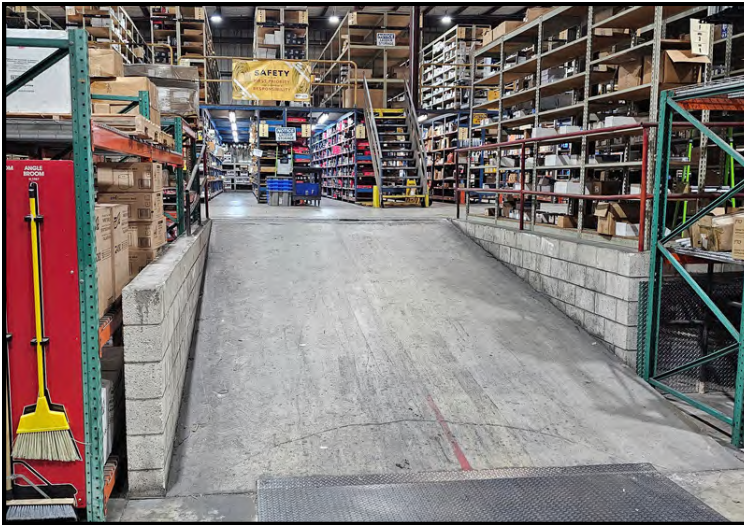


FOR SALE

REICHEL

SINCE 1987

INTERIOR PHOTOS



FOR SALE

REICHEL

SINCE 1987

EXTERIOR PHOTOS



FOR SALE

REICHEL

— SINCE 1987 —

EXTERIOR PHOTOS



FOR SALE

FLOOR PLAN

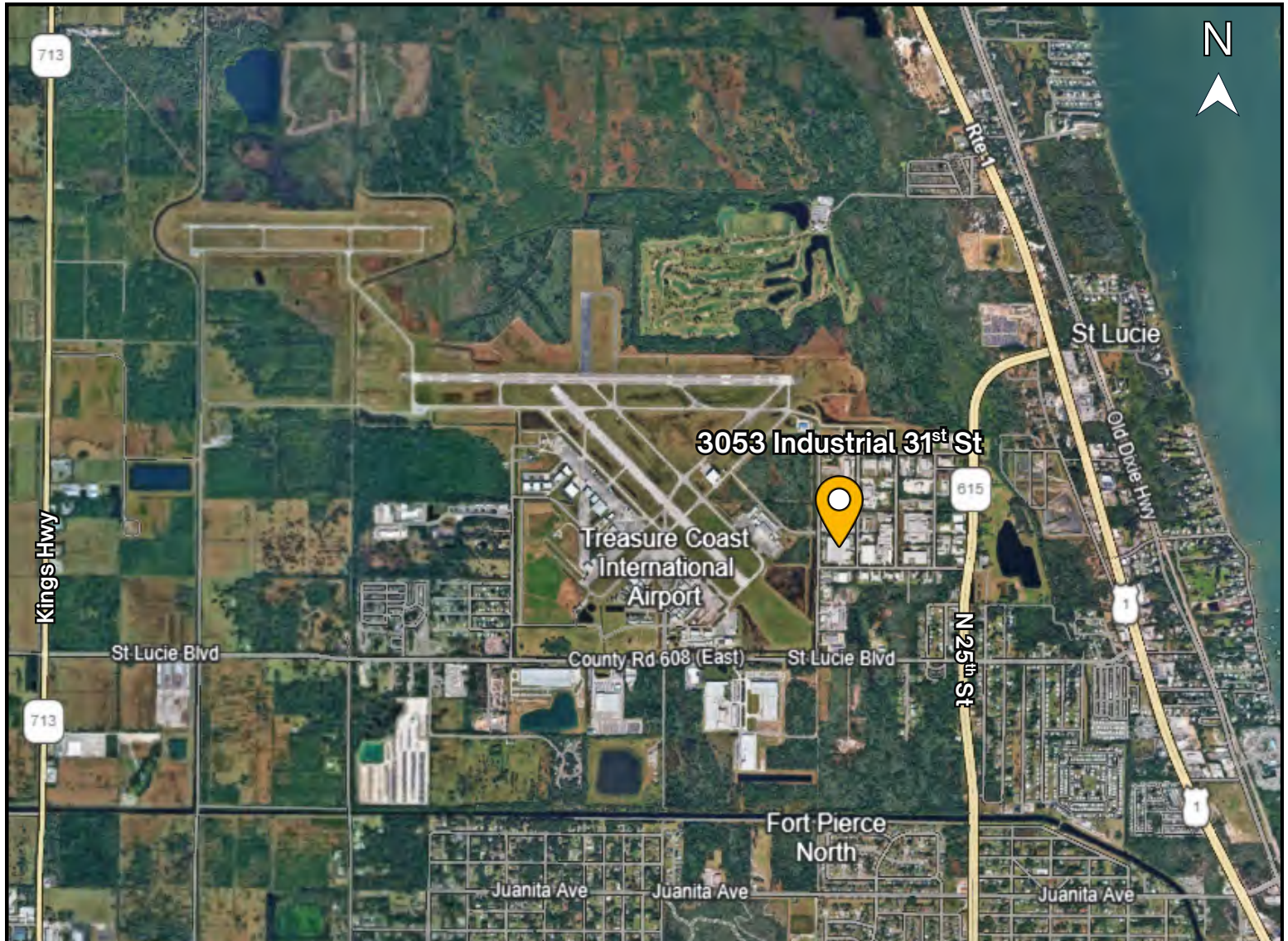


FOR SALE

REICHEL

SINCE 1987

MAP

**REICHEL**

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:

**Kerry Jackson, SIOR**

Vice President

(561) 478-4440 phone

(561) 512-7512 cell

kjackson@reichelrealty.com

Experience the Reichel Advantage in Value-Added Services:

- Management
- Commercial Real Estate
- Construction
- Tax Appeal
- Sales & Marketing
- Leasing
- Government Relations
- Work Outs

Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.