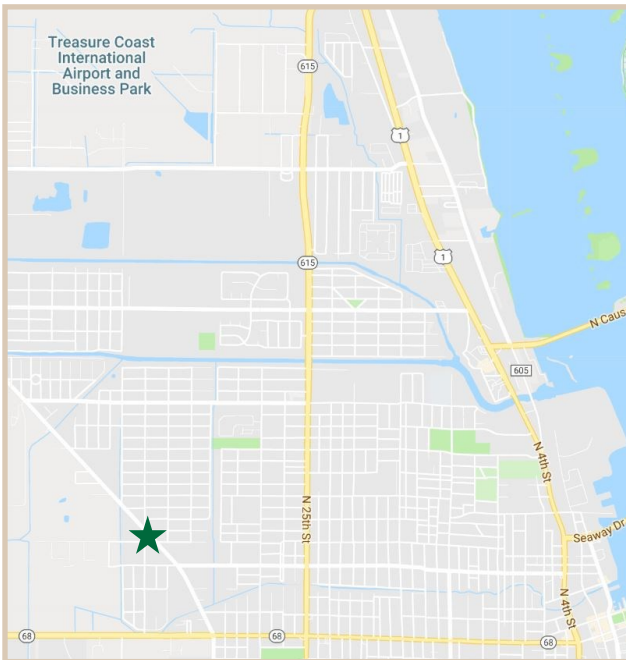


# FOR LEASE

Angle Road Warehouse Complex 600 North 39th Street, Fort Pierce, FL 34947

## PROPERTY FACTS

Building Area:	7,600 Sq. Ft.
No. of Units:	12 Units
Unit Range:	500 - 600 Sq. Ft.
Year Built:	1973
Construction:	Main Bldg.: Metal Other Bldg.: CBS
Roof:	Main Bldg.: Metal Other Bldg.: Shingle
Utilities:	City Water/Septic
Power:	FPL Electric
Zoning:	IL Permitted uses include: Light industrial, automotive, manufacturing, storage
Lease Type:	Modified Gross



## PROPERTY HIGHLIGHTS

Price	These units are competitively priced, providing excellent value for the area.
Target Market Variability	Located in North Fort Pierce and centrally located between I-95 and US-1.
Layouts	Units utilize each square foot for the most optimal space for storage, manufacturing or automotive.
Parking & Access	Parking is optimal where you can park in front of each unit or inside each unit.
Aesthetics	Great triangle corner of 39th, Angle, and Metzger with a decent flow of traffic.

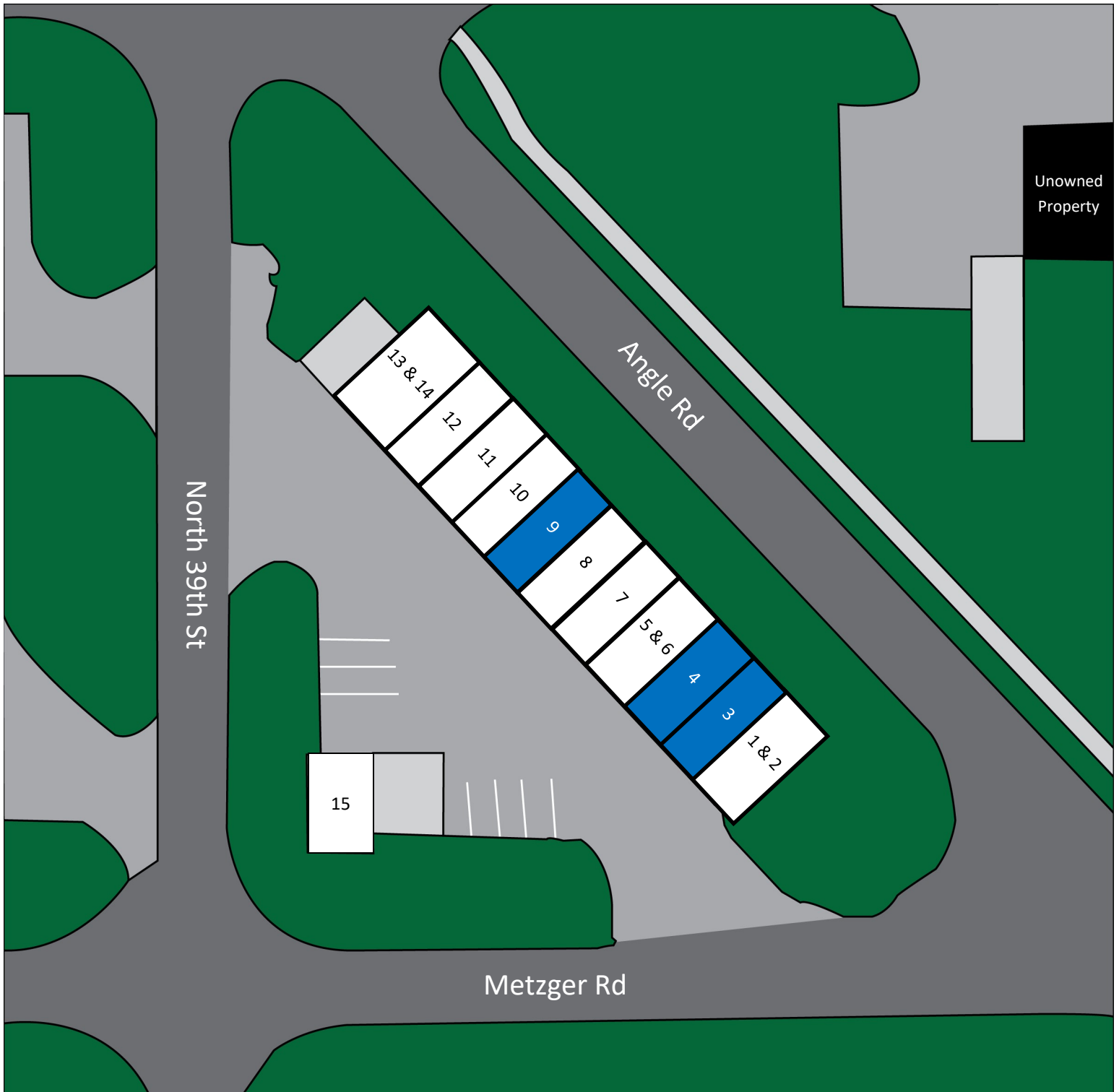


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# SITE PLAN

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# UNITS FOR LEASE

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UNIT	SIZE	RATE	OVERHEAD DOORS		MAX. CEILING HEIGHT	% OFFICE SPACE	% HVAC	NOTES
			DRIVE IN	DOCK HEIGHT				
3	500 SF	\$12.00 SF/YR	1	0	18	0	0	Open Warehouse Space
4	500 SF	\$12.00 SF/YR	1	0	18	0	0	Open Warehouse Space
9	500 SF	\$12.00 SF/YR	1	0	18	0	0	Open Warehouse Space



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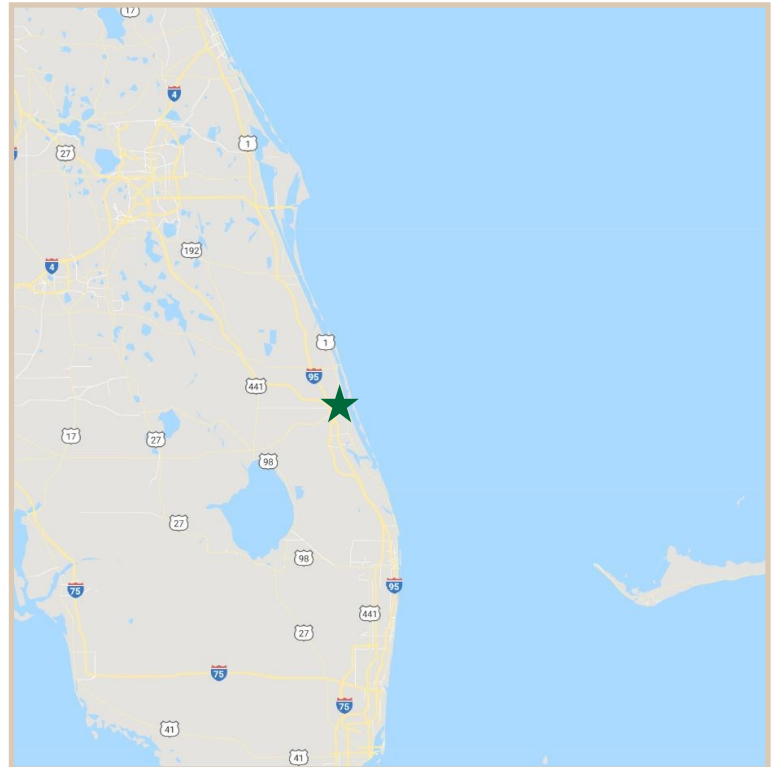
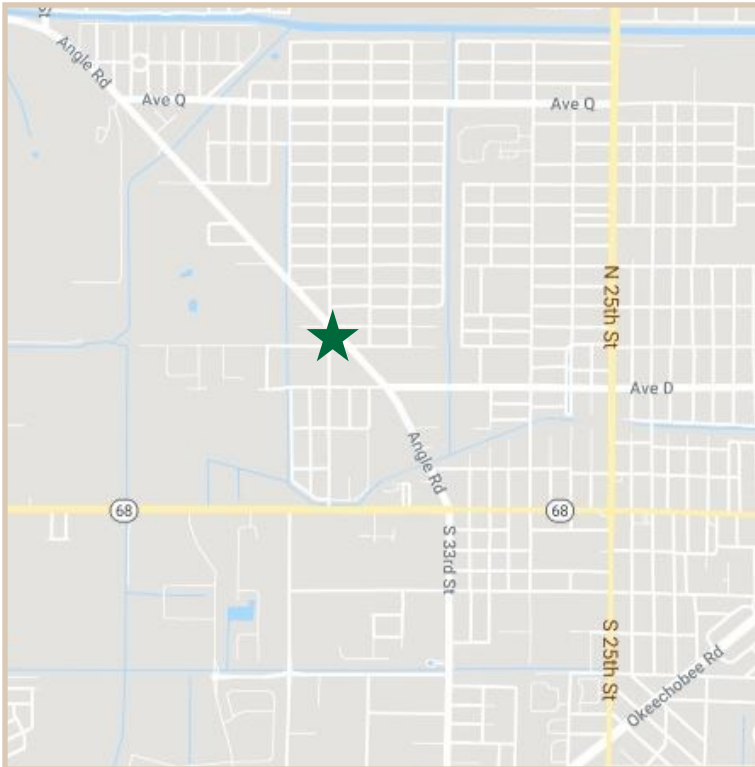
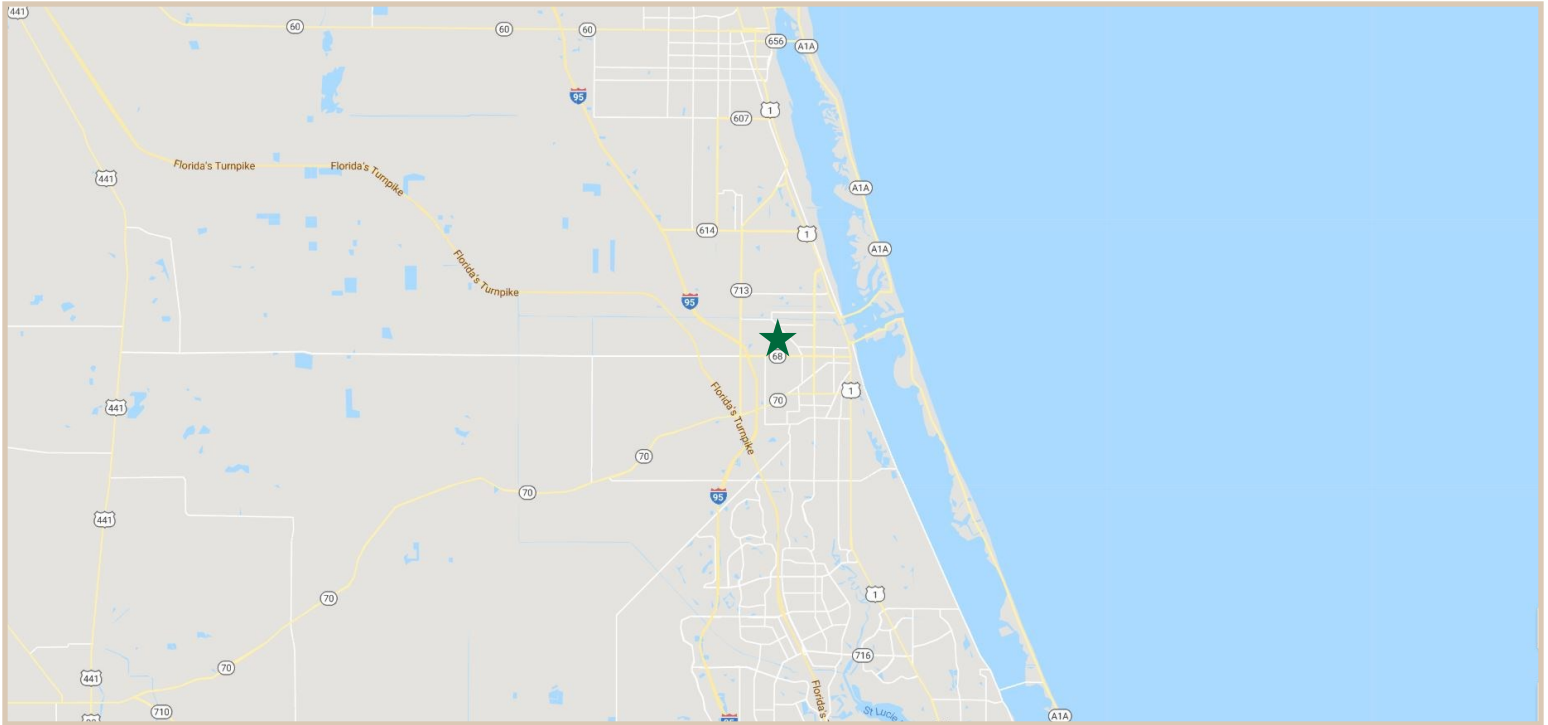
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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