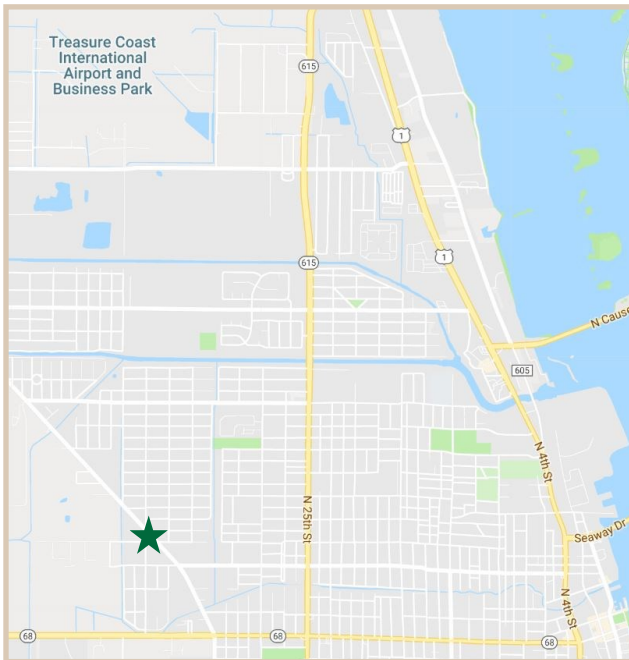


FOR LEASE

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 in 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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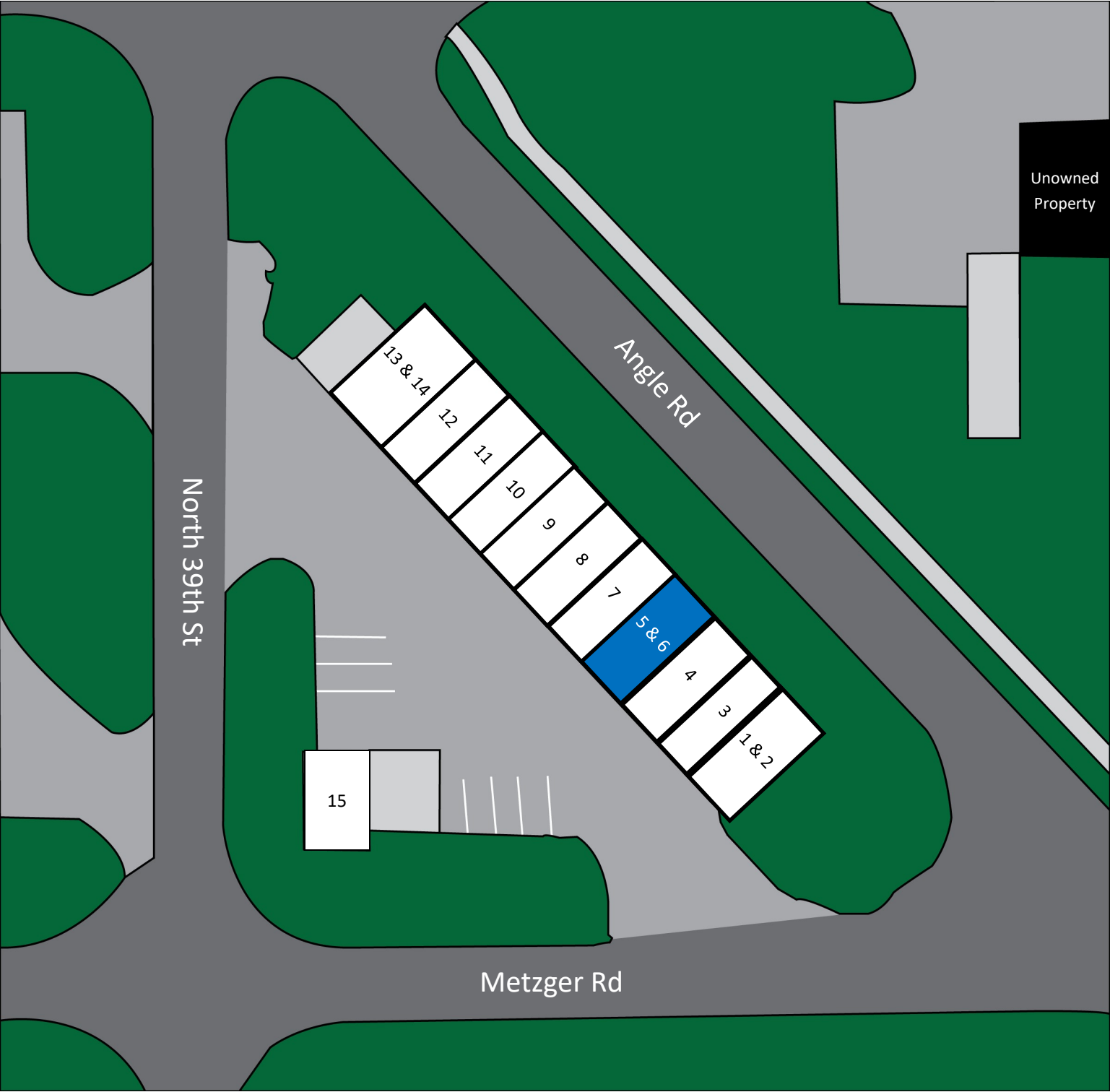
CONTACT INFO:

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

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

SITE PLAN

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



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UNITS FOR LEASE

Angle Road Warehouse Complex

600 North 39th Street, Fort Pierce, FL 34947

| UNIT | SIZE | RATE | OVERHEAD DOORS | | MAX. CEILING HEIGHT | OFFICE SPACE | HVAC | NOTES |
|------|----------|---------------|----------------|----------------|---------------------------|-----------------|------|------------------------------------|
| | | | DRIVE IN | DOCK HEIGHT | | | | |
| 5&6 | 1,000 SF | \$12.00 SF/YR | 2 | 0 | 18 | 0 | 0 | Recently Renovated Warehouse Space |



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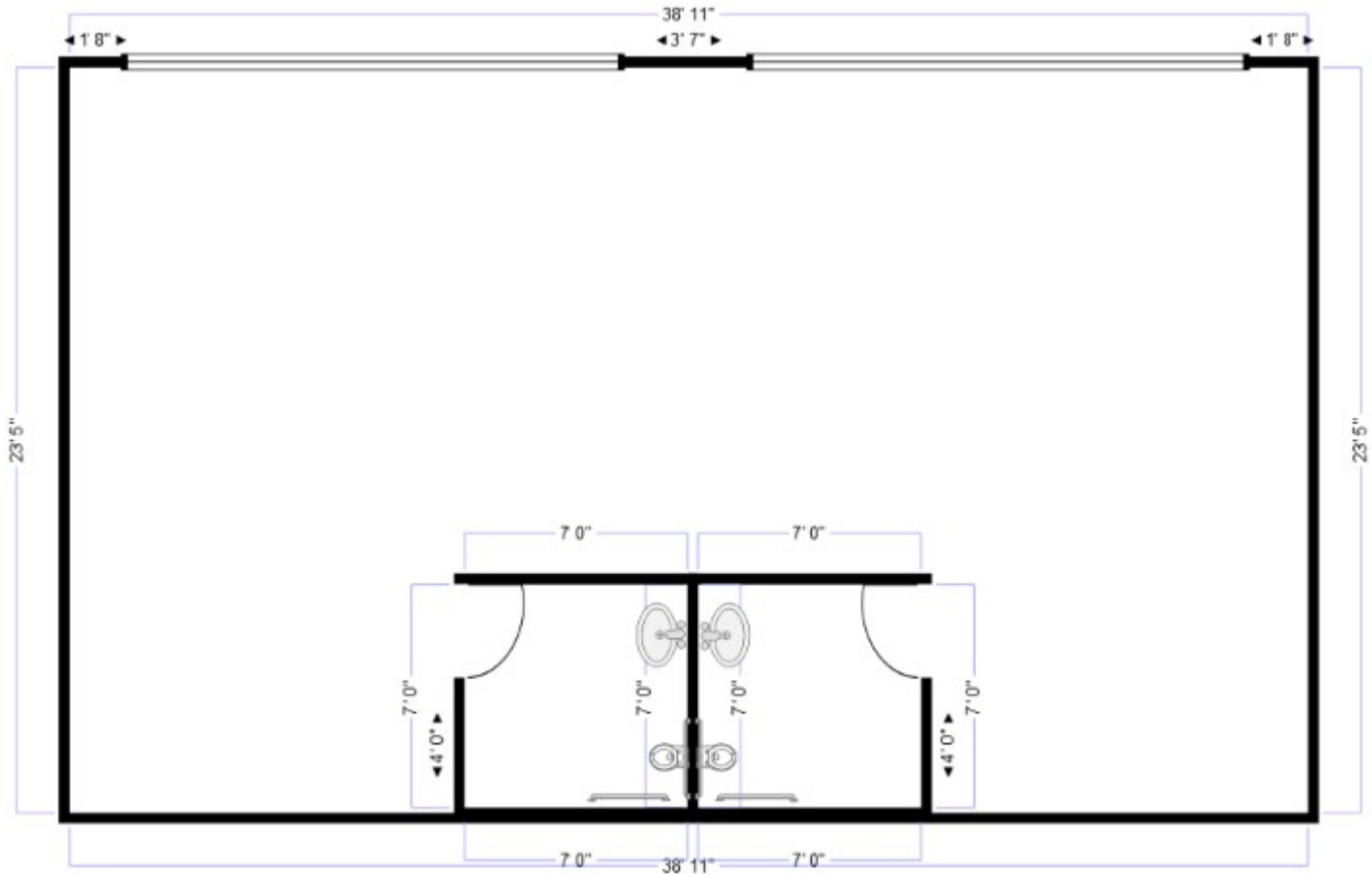
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Floorplan

Unit 5&6

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1,000 SF



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AERIAL

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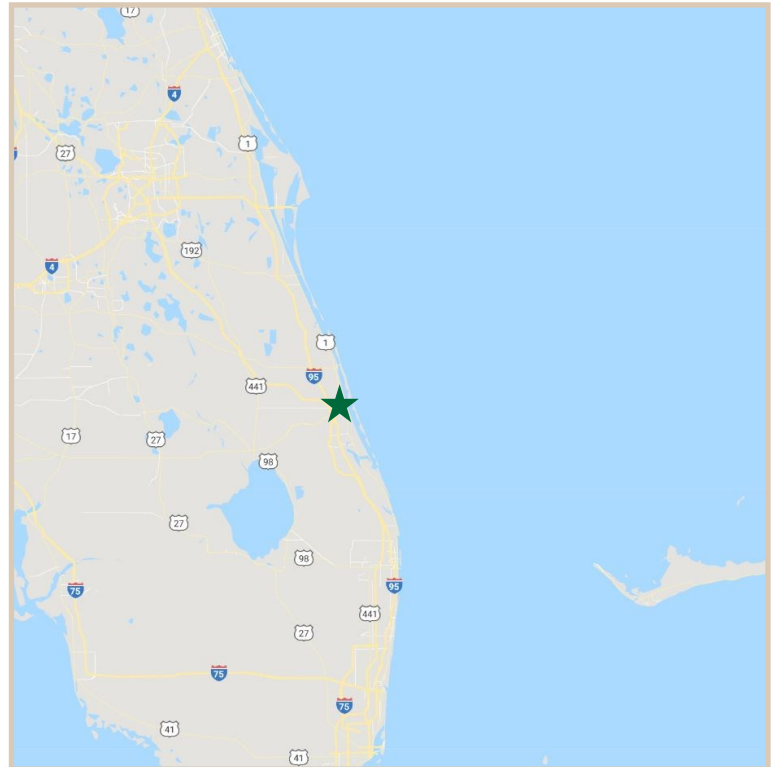
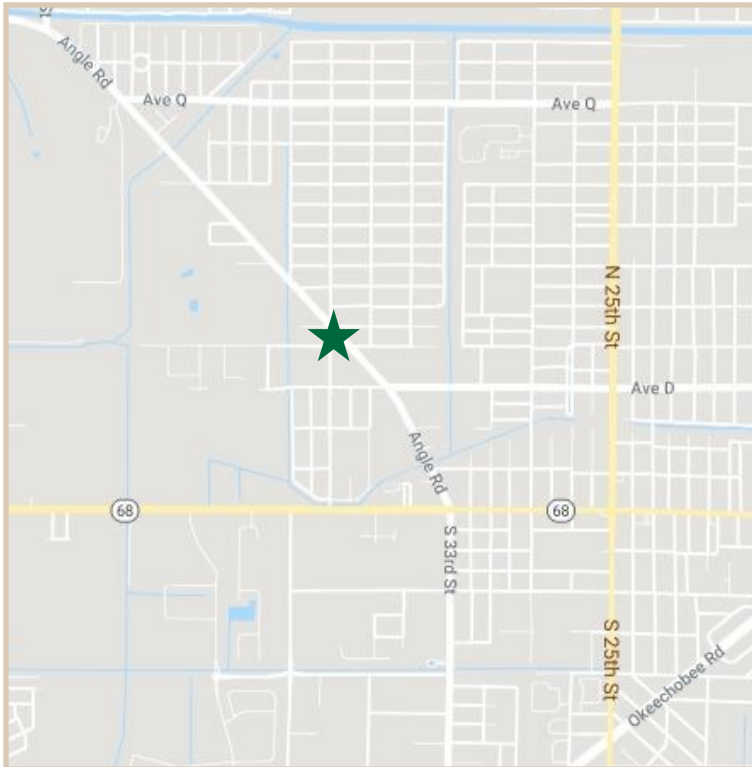
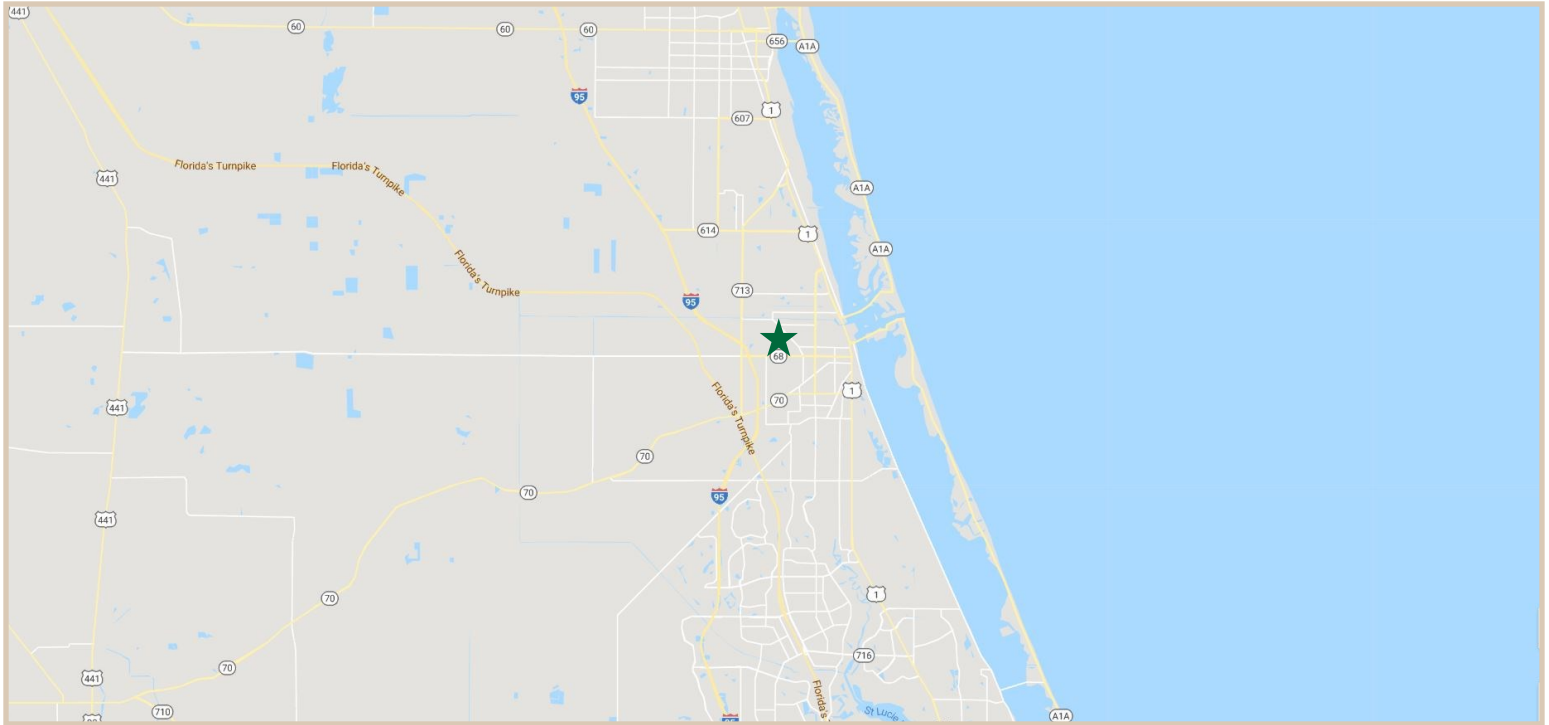
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LOCATION MAPS

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ADDITIONAL PHOTOS

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