

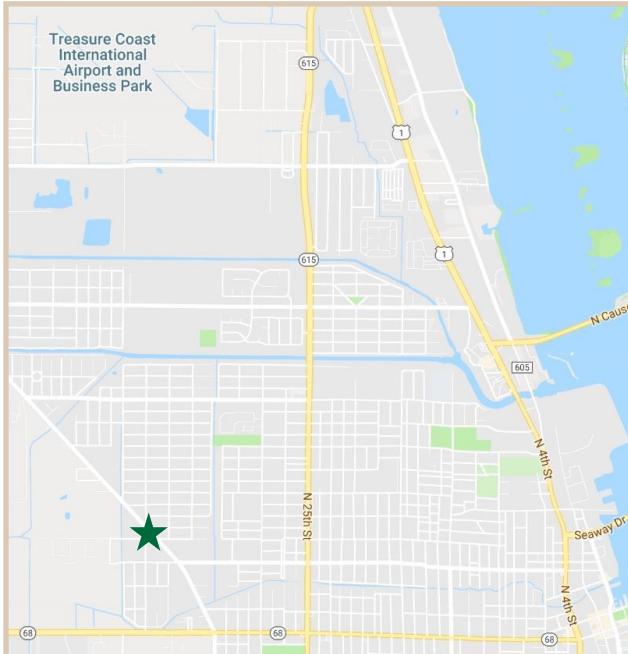
FOR LEASE

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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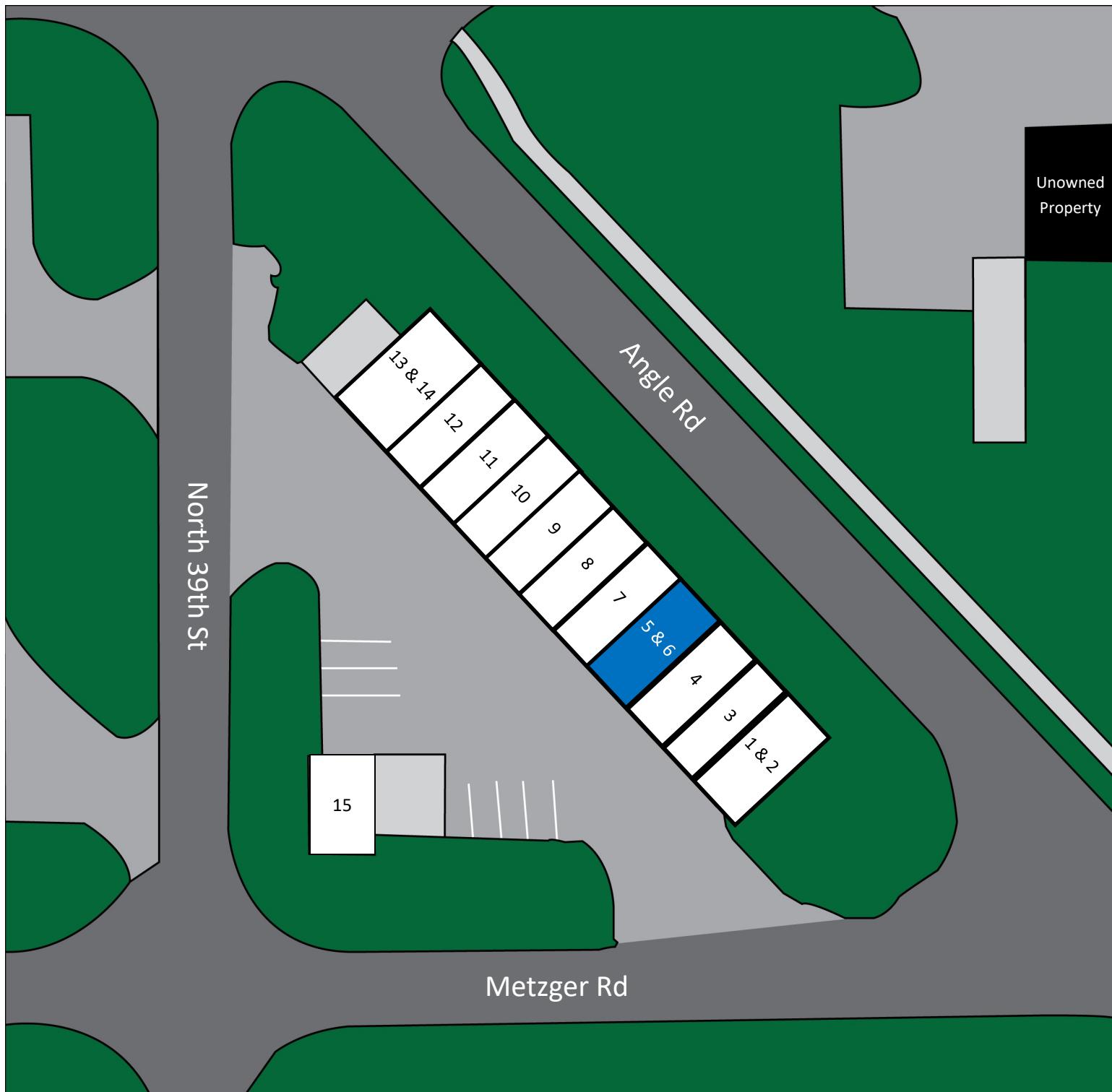
CONTACT INFO:

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

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				
5&6	1,000 SF	\$12.00 SF/YR	2	0	18	0	0	Recently Renovated Warehouse Space

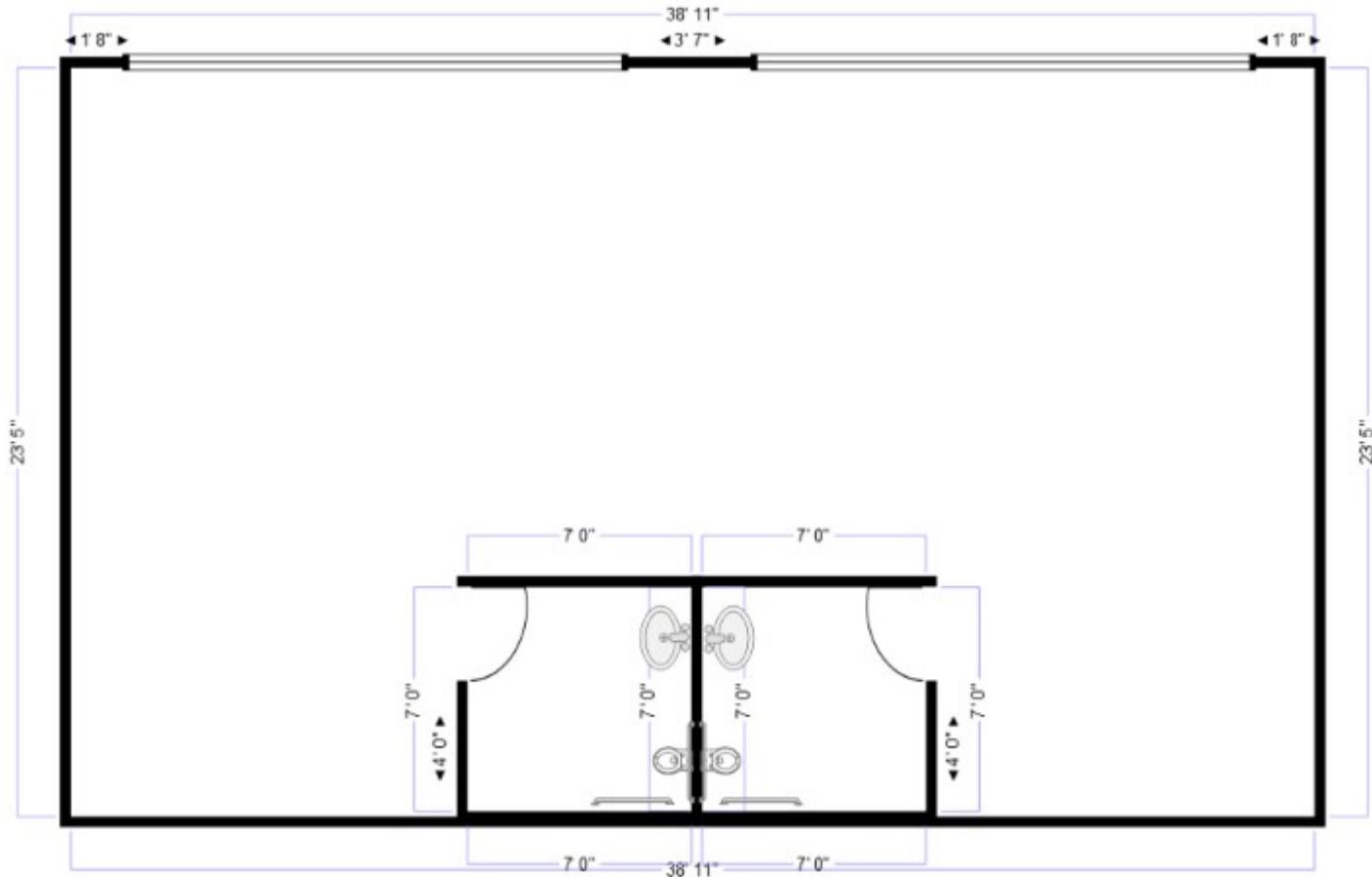


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1,000 SF



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AERIAL

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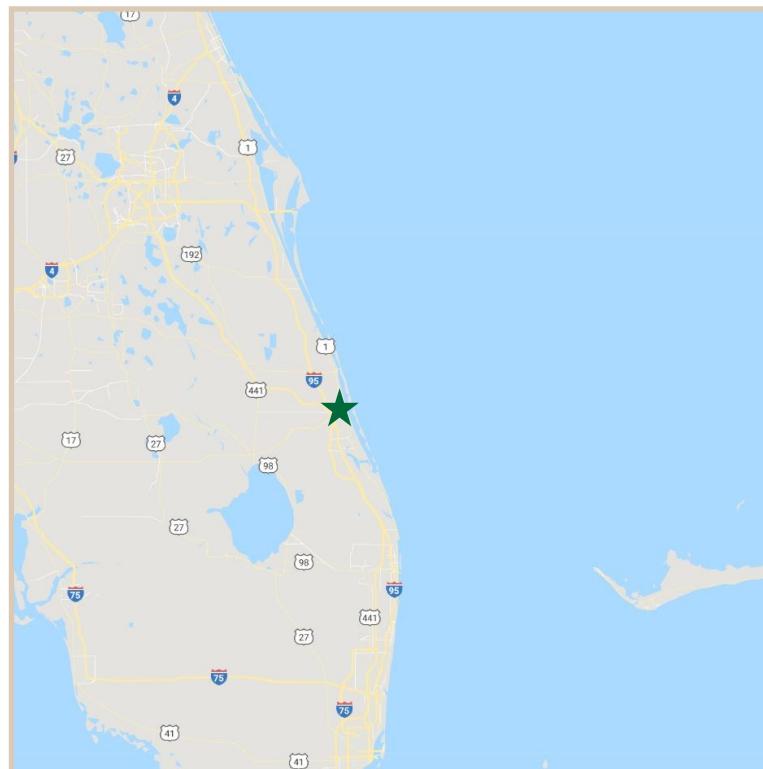
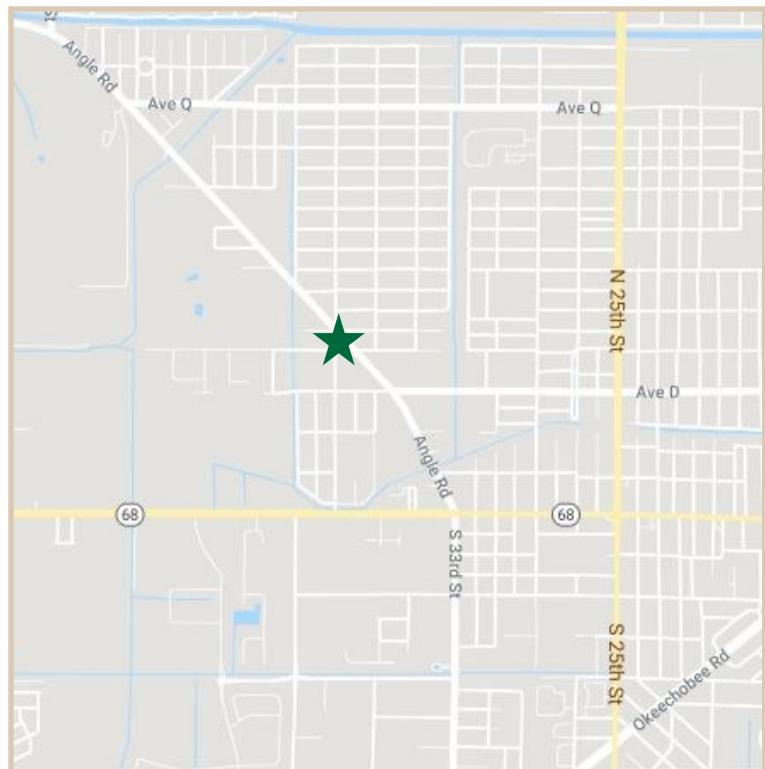
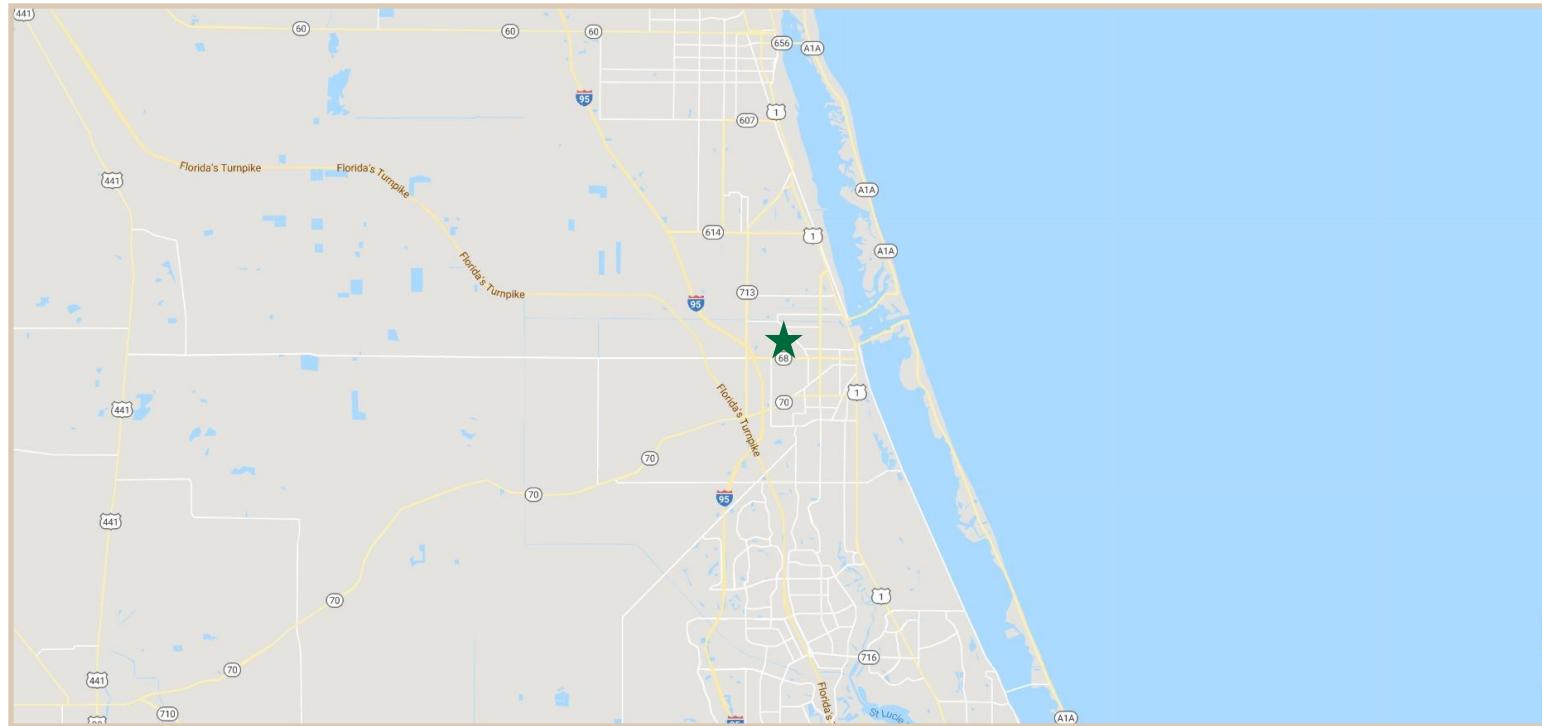
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LOCATION MAPS

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ADDITIONAL PHOTOS

Angle Road Warehouse Complex

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