2700 INDUSTRIAL AVE 2







FORT PIERCE, FLORIDA

70,000 SF Total Available Space

INDUSTRIAL WAREHOUSE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

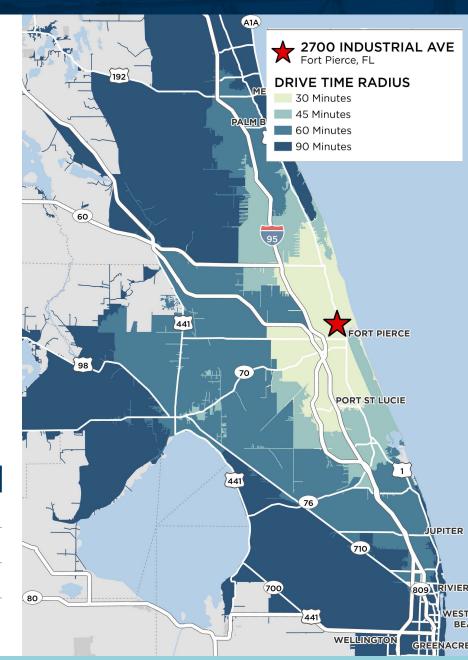
- Industrial building built in 1986
 - +/-2,035 SF office build out, includes reception area, offices & 2.5 restrooms
 - +/-51,000 SF of warehouse storage
 - +/-16,675 SF of A/C manufacturing area with maintenance shop, break room, office and two gang restrooms
 - 70 parking spaces (1 per 1,000 SF)

LOCATION HIGHLIGHTS

- Located in the St Lucie Industrial Park adjacent to Treasure Coast International Airport, the Property is minutes away from US-1 and just 5 miles from Interstate 95.
- DRIVE TIMES:
 - Florida's Turnpike: 18 Minute Drive
 - **I-95:** 15 Minute Drive
 - Port of Palm Beach: 1hr 10 Minute Drive
 - Treasure Coast International Airport: 4 Minute Drive

DEMOGRAPHICS

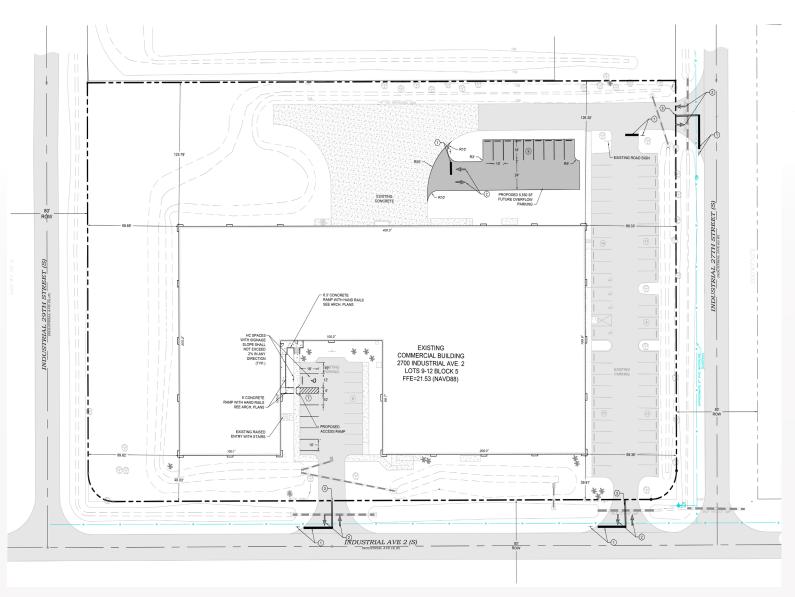
	15 MIN.	30 MIN.	45 MIN.	60 MIN.
TOTAL POPULATION	378,386	1,211,544	2,184,419	3,637,673
WORKFORCE POTENTIAL (+16)	183,852	570,818	1,049,785	1,764,106
HIGH SCHOOL EDUCATION (POP. 25+)	63,683 (23.8%)	192,308 (21.4%)	355,490 (22%)	612,946 (22.8%)
BLUE COLLAR/SERVICE WORKERS	77,034 (41.9%)	213,487 (37.4%)	385,272 (36.7%)	649,191 (36.8%)



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BUILDING SPECIFICATIONS

- Zoned IL Industrial Light
- 13' 18' Clear ceiling heights
- Fully fire sprinklered
- Corr metal construction
- 4 Dock high doors
- Skylights in warehouse
- 800a/240v, 3p Heavy
- Flourescent lights in the east warehouse
- Metal halide lighting in the west warehouse





2700 INDUSTRIAL AVENUE 2

FORT PIERCE, FL

For More Information, Contact:

CHRISTOPHER THOMSON, SIOR

Executive Managing Director +1 561 301 2390 christopher.thomson@cushwake.com

CHRIS METZGER

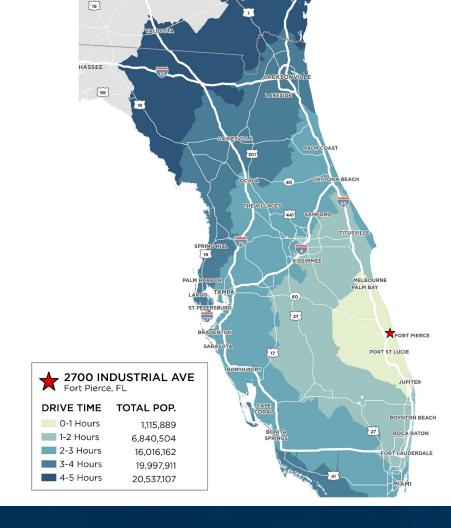
Executive Managing Director +1 954 415 9155 chris.metzger@cushwake.com

JEFFREY CHAMBERLIN, CCIM

President, Broker +1 772 528 6056 chamberlin@slccommercial.com

COOPER OSTEEN

Vice President, Broker +1 772 332 9544 costeen@slccommercial.com



Cushman and Wakefield

225 NE Mizner Boulevard
Suite 300
Boca Raton, FL 33432 | USA
cushmanwakefield.com

SLC Commercial

112 Orange Avenue

Fort Pierce, FL 34950 | USA www.slccommercial.com

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