

# 2700 INDUSTRIAL AVE 2



CUSHMAN &  
WAKEFIELD



SLC Commercial  
Realty & Development



70,000 SF Total Available Space

FORT PIERCE, FLORIDA



# INDUSTRIAL WAREHOUSE AVAILABLE FOR LEASE

## PROPERTY HIGHLIGHTS

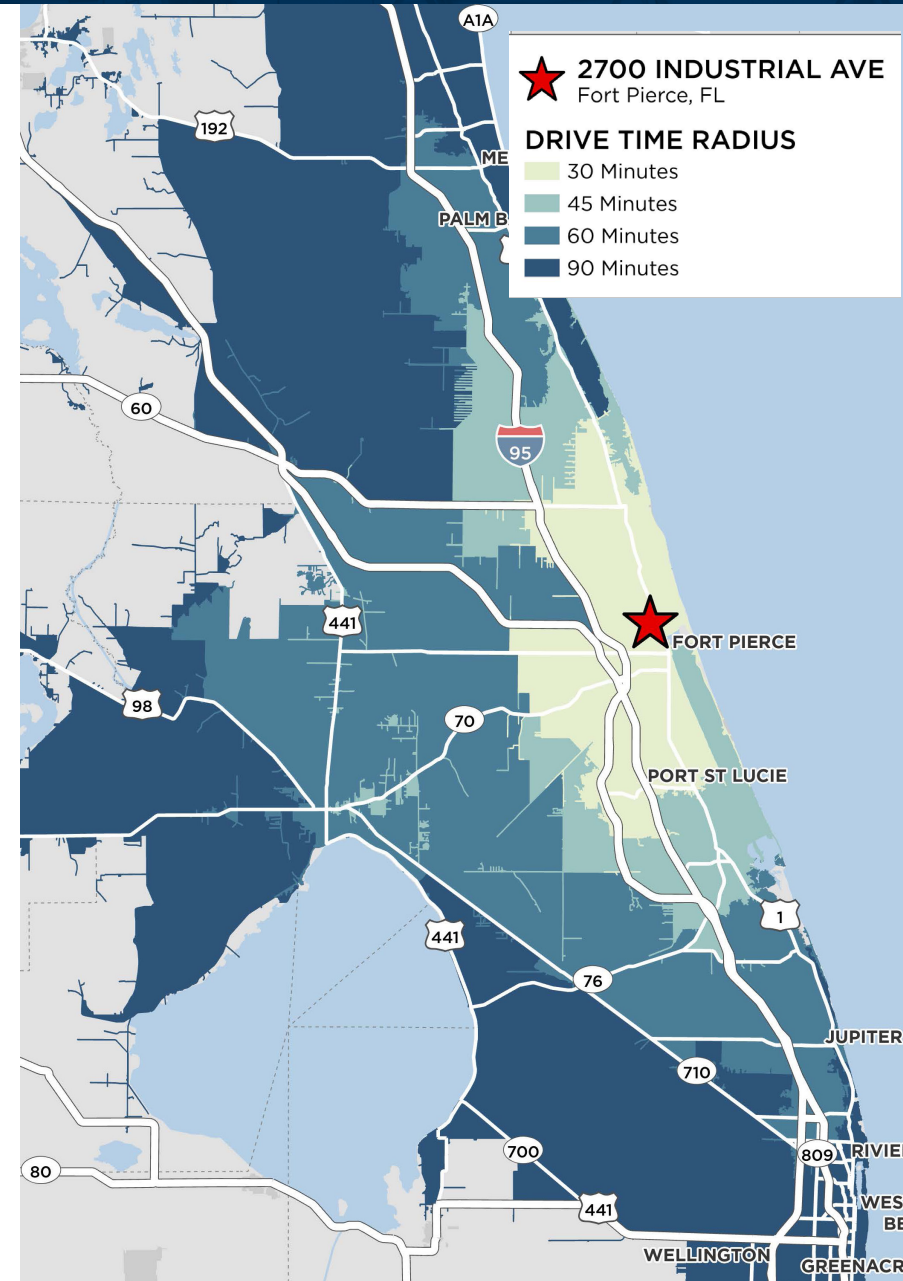
- Industrial building built in 1986
  - +/-2,035 SF office build out, includes reception area, offices & 2.5 restrooms
  - +/-51,000 SF of warehouse storage
  - +/-16,675 SF of A/C manufacturing area with maintenance shop, break room, office and two gang restrooms
  - 70 parking spaces (1 per 1,000 SF)

## 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%)

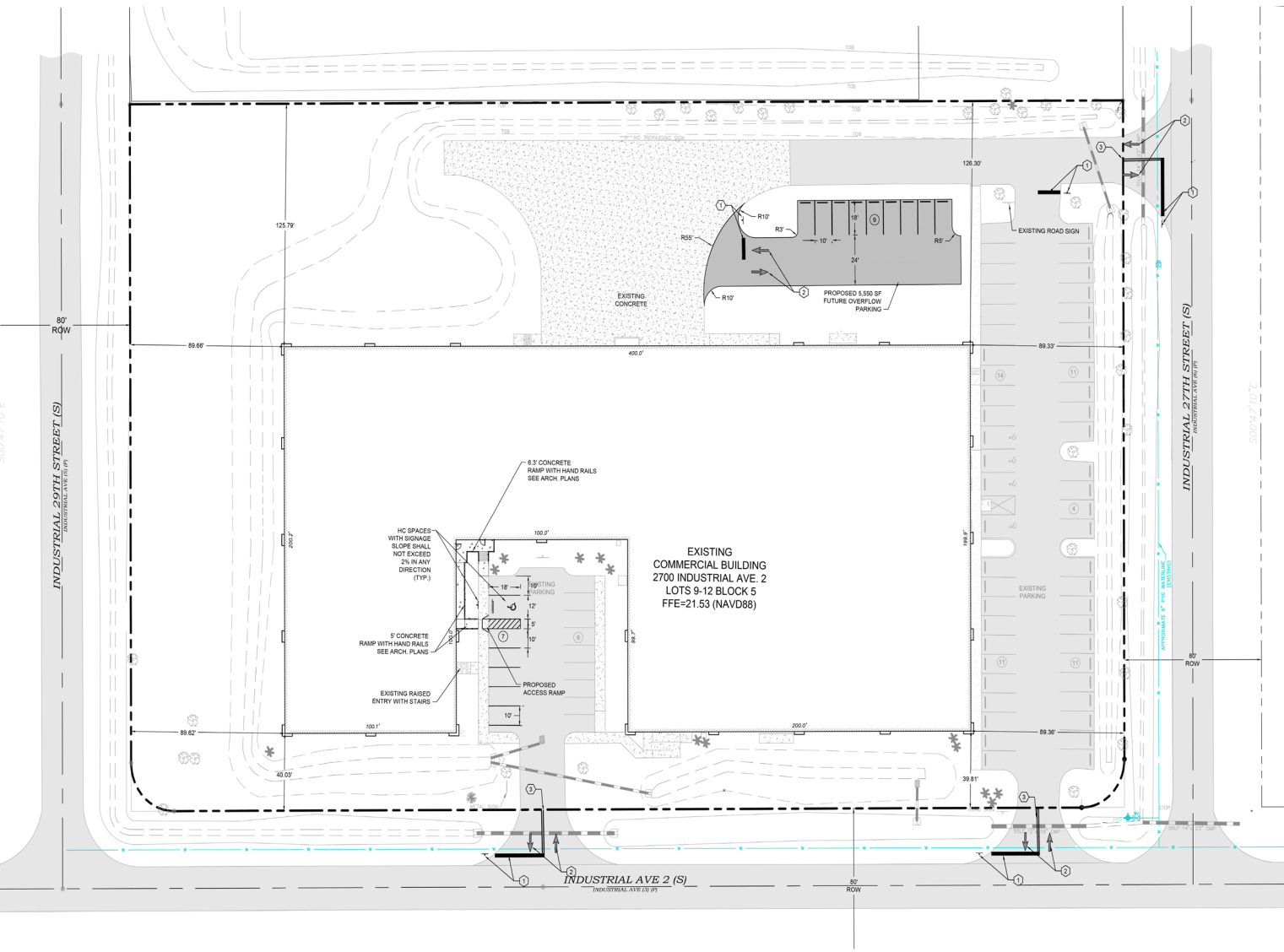


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## BUILDING SPECIFICATIONS

- 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
- Fluorescent lights in the east warehouse
- Metal halide lighting in the west warehouse





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