



# FOR LEASE

■ 2550 N KINGS HWY

2550 N KINGS HWY

FORT PIERCE, FL 34951

## PROPERTY OVERVIEW

Industrial cross-docking warehouse with land available for lease! Featuring 12 dock high bays, one with ramp, two offices, two bathrooms, and reception area. Excellent site for contractors, logistics operations, equipment storage / repair, staging / material storage, truck & trailer parking, and more. Property is 1.15+/- acres with 4800 SF Metal Warehouse and located just North of the I-95 and Orange Ave Interchange, a major budding transportation hub with over 2M SF industrial warehouse currently under construction. Interchange also features a new Wawa, Flying J Travel Center, and Love's Travel Stop.

## LOCATION OVERVIEW

Located 2 miles north of the Interstate-95 and Orange Avenue Interchange on North Kings Highway.

## OFFERING SUMMARY

Building Size:	4,800 SF
Land Size:	1.15 Acres
Land Use:	TVC – Towns Villages and Countryside
Zoning:	Industrial Light
Utilities:	FPL Electric, Well Water, Septic

LEASE RATE

\$7,500.00/month (NNN)



**COOPER OSTEEN**

VICE PRESIDENT/BROKER

Mobile 772.332.9544

costeen@slccommercial.com



**SAM ZUKER**

ASSOCIATE

Mobile 561.856.4116

szuker@slccommercial.com

772.220.4096 | slccommercial.com



**SLC Commercial**  
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

# Property Details

2550 N KING'S HWY - FORT PIERCE

## FOR LEASE

### Location Information

Building Name 2550 N King's Hwy - Fort Pierce  
Street Address 2550 N KINGS HWY  
City, State, Zip FORT PIERCE, FL 34951  
County/Township St. Lucie County

### Building Information

Building Size	4,800 SF
Tenancy	Single
Number Of Grade Level Doors	0
Number Of Dock High Doors	12
Number Of Drive In Bays	0
Number Of Cranes	0
Dock Door Description	10ft H x 9ft W
Year Built	1957
Last Renovated	1992
Construction Status	Existing
Parking Type	Surface
Trailer Parking	yes
Framing	Conc Block & Corr Metal
Condition	Average
Handicap Access	Yes
Roof	Metal , Wood & Steel Struss
Free Standing	Yes
Reception Area	Yes
Restrooms	2
Exterior Walls	Metal
Number Of Offices	2
Number Of Floors	1
Free Standing	Yes
Number Of Buildings	1
Exterior Walls	Metal
Trailer Parking	yes

### LEASE RATE

\$7,500.00/MONTH

### Property Details

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	1.15 Acres
APN#	1336-232-0000-000-8
Utilities	FPL Electric, Well Water, Septic

### Utilities & Amenities

Water	Well Water
-------	------------

### Zoning / Land Use Details

Zoning	INDUSTRIAL Light
Land Use	TVC – Towns Villages and Countryside

[VIEW TOUR LINK](#)





# Additional Photos

2550 N KING'S HWY - FORT PIERCE

FOR LEASE





# Additional Photos

2550 N KING'S HWY - FORT PIERCE

FOR LEASE

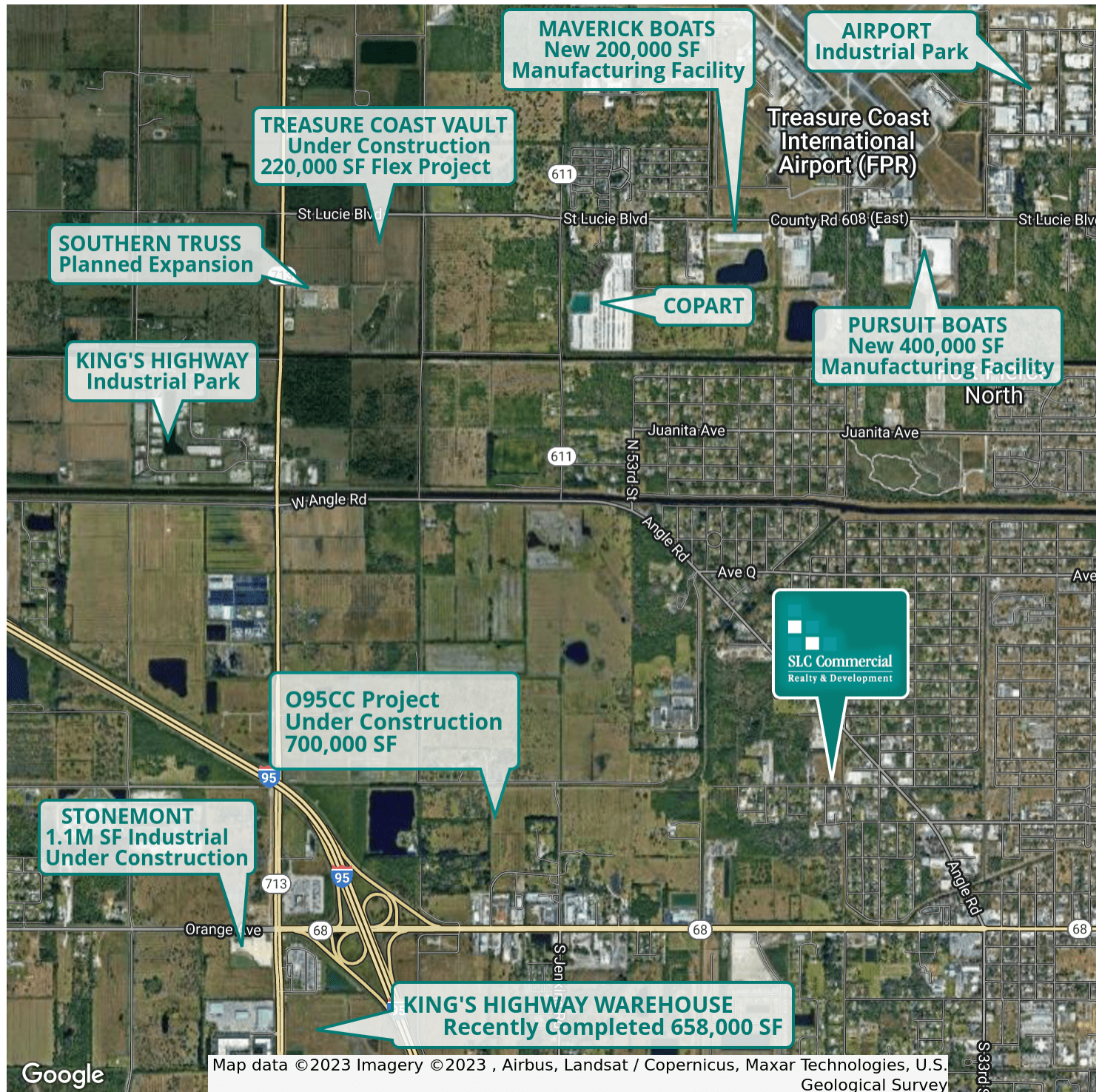




# Location Map

2550 N KING'S HWY - FORT PIERCE

FOR LEASE

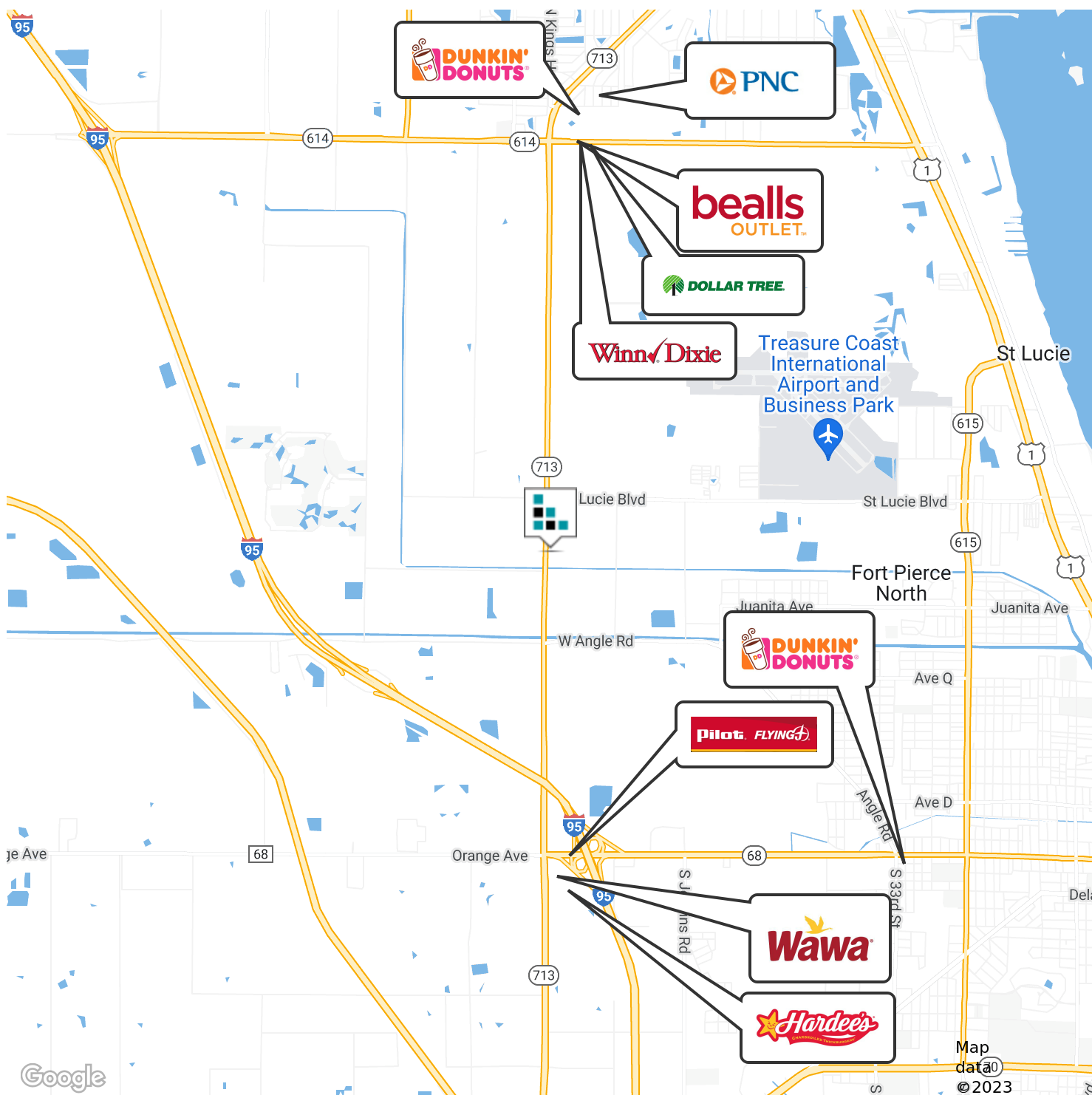




# Retailer Map

2550 N KING'S HWY - FORT PIERCE

FOR LEASE

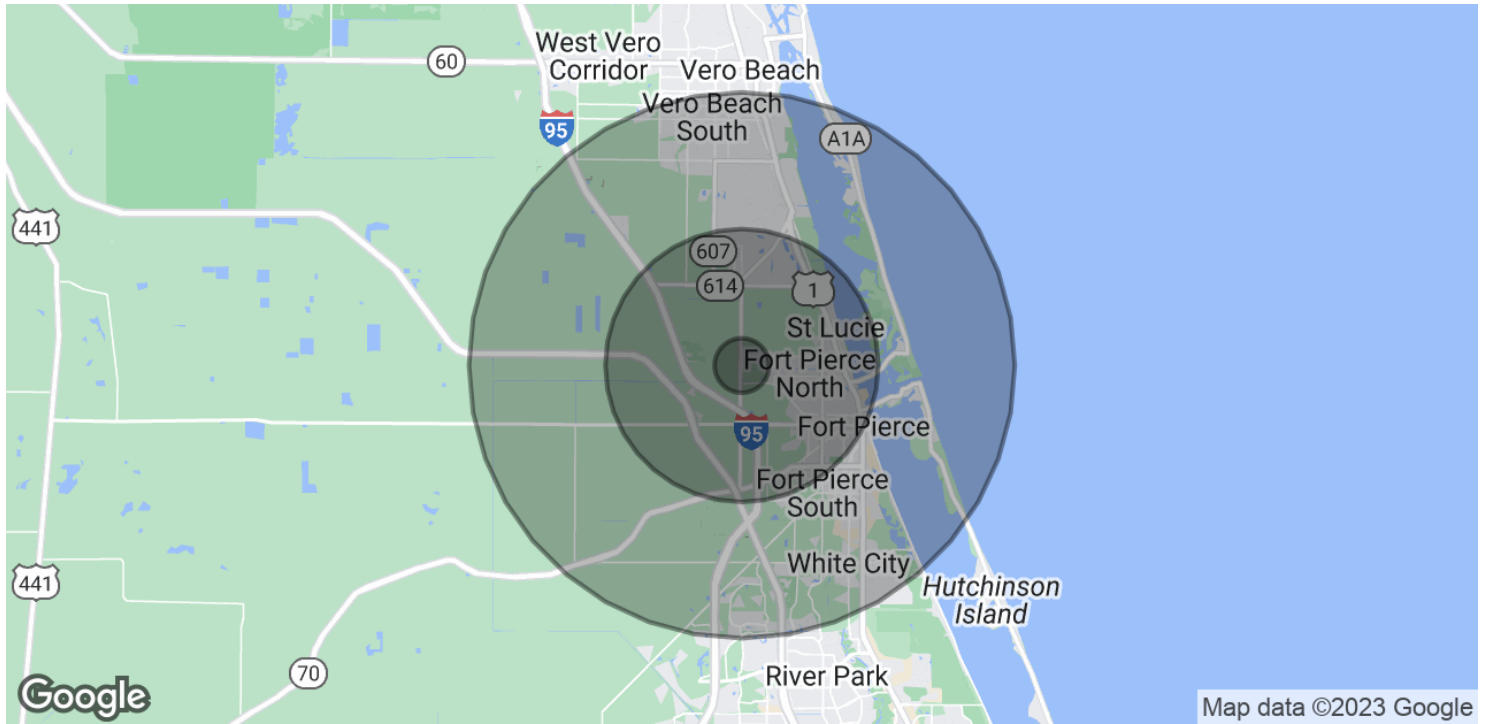




# Demographics Map & Report

2550 N KING'S HWY - FORT PIERCE

FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	592	50,103	162,217
Average Age	44.1	40.5	45.6
Average Age (Male)	41.5	37.9	43.9
Average Age (Female)	55.3	45.2	47.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	217	20,805	75,229
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$47,448	\$41,551	\$55,334
Average House Value	\$164,172	\$136,787	\$216,327

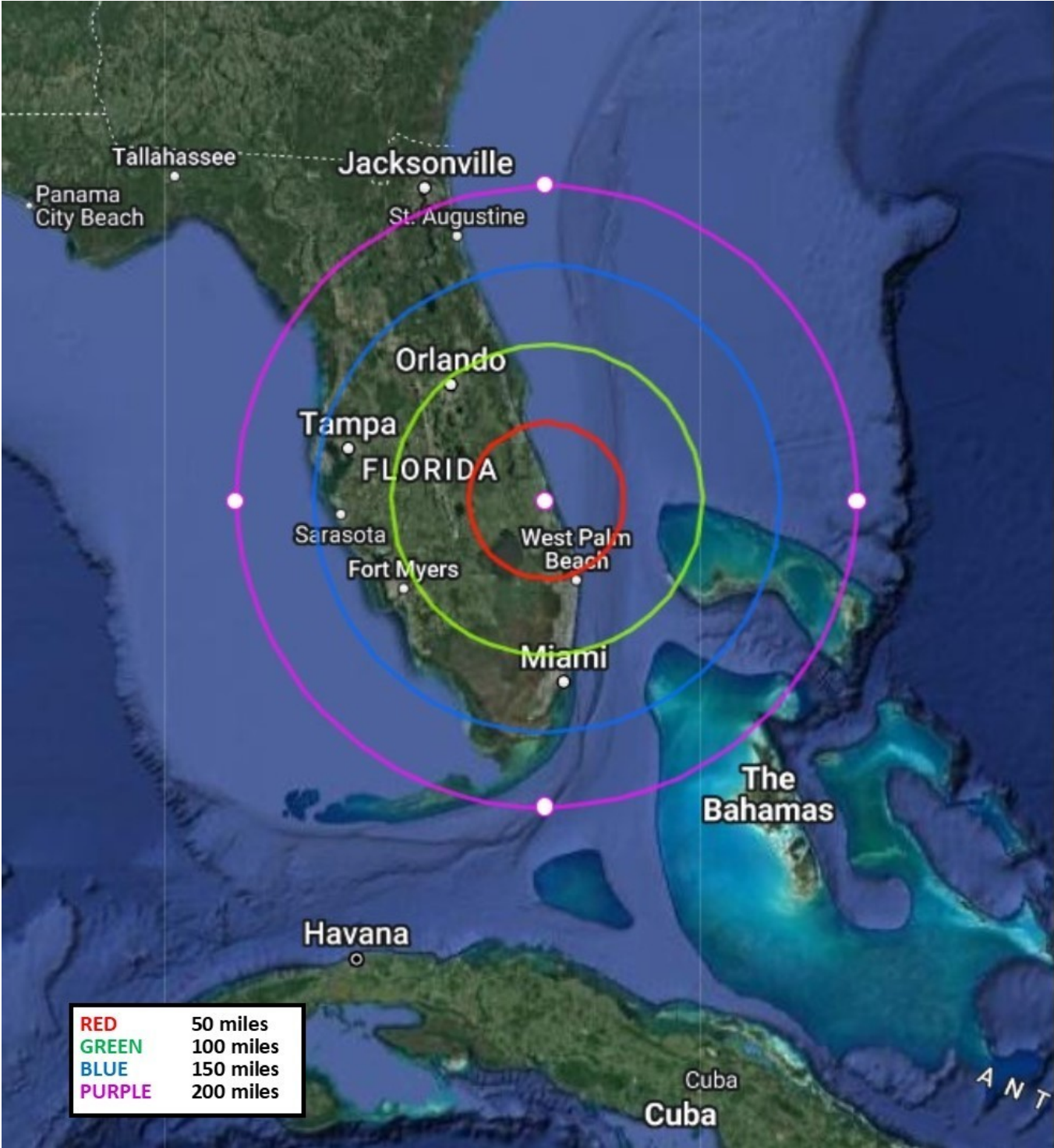
\* Demographic data derived from 2020 ACS - US Census



# Metros/Radius Map

2550 N KING'S HWY - FORT PIERCE

FOR LEASE



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



# Disclaimer

2550 N KING'S HWY - FORT PIERCE

FOR LEASE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

