

70,000 SF OWNER-USER OPPORTUNITY



2700 INDUSTRIAL AVE 2

//////////////////// FORT PIERCE, FLORIDA //////////////////////////////////

CONFIDENTIAL OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Cushman & Wakefield of Florida, LLC and SLC Commercial are pleased to present **2700 Industrial Avenue 2**, an exciting lease or owner-user opportunity next to the Treasure Coast International Airport in Fort Pierce, FL. 2700 Industrial Avenue 2 is currently vacant and offers an expansive 70,000 square foot warehouse ideal for manufacturing and distribution purposes. The Property is currently designed for a single tenant or owner-user with approximately 16,675 square feet of air-conditioned manufacturing/assembly area, 51,000 square feet of storage area and approximately 2,035 square feet of office space, which

includes a private reception area, offices, and 2.5 bathrooms. Additional features include: 5 dock-high overhead doors, metal access ramp, 13'-18' ceiling heights, fire sprinklers throughout, ample parking, and 3-phase, 225-volt electric services with an estimated 800-amp capacity. 2700 Industrial Avenue is conveniently located in the St Lucie Industrial Park next to the Treasure Coast International Airport and Business Park which provides easy access to US-1 and is only 5 miles away from Interstate 95.



INVESTMENT HIGHLIGHTS

ADDRESS

2700 INDUSTRIAL AVE 2,
FORT PIERCE, FL 34946



BUILDING SF

70,000 SF



LAND AREA

±4.86 ACRES



YEAR BUILT

1986



OCCUPANCY

0%



ZONING

Industrial Light



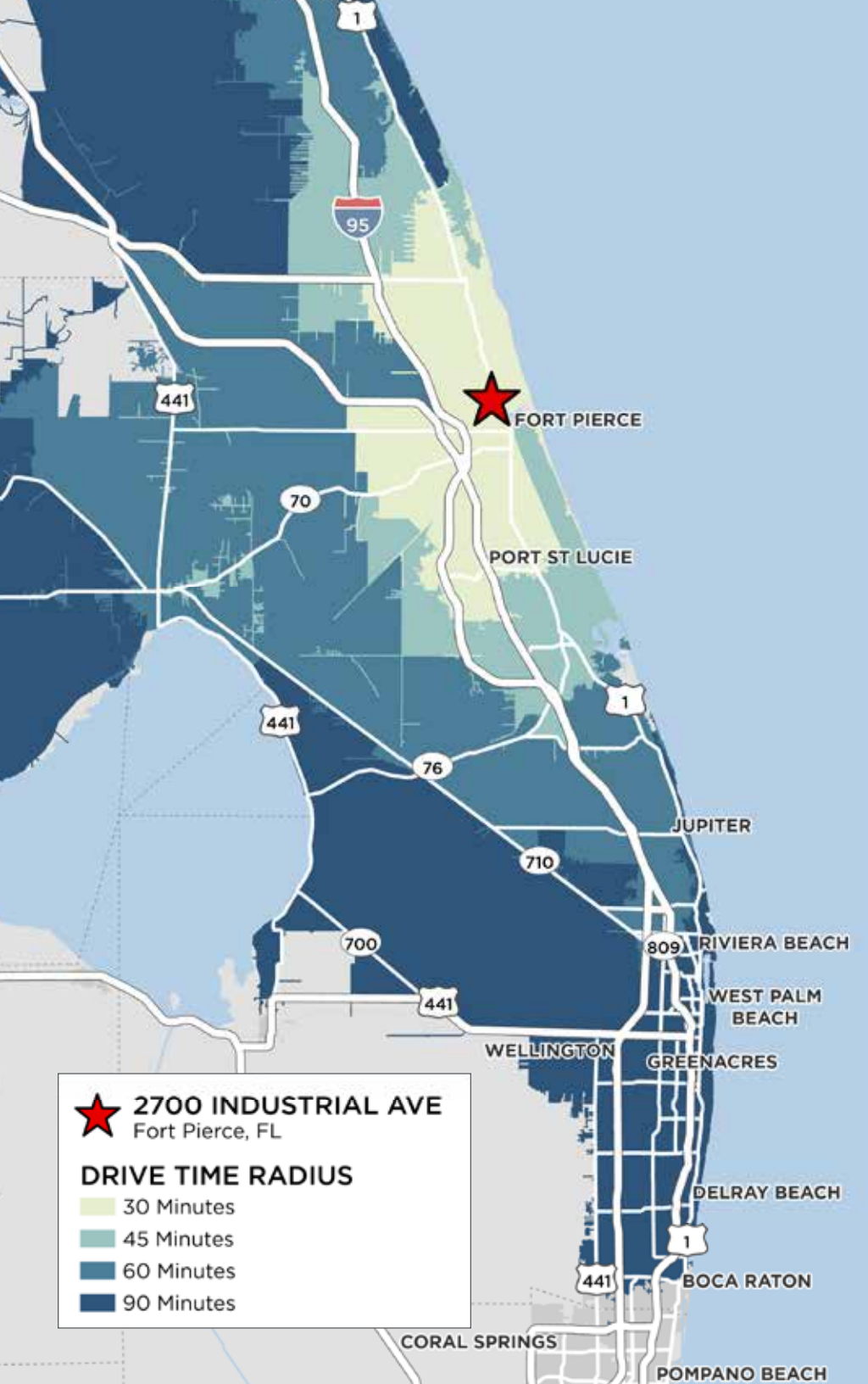
LOADING POSITIONS

4 Dock High



- Rare owner-user opportunity to acquire a 70,000 warehouse in a growing submarket
- Located within the St. Lucie Industrial Park next to the Treasure Coast International Airport and Business Park
- Fort Pierce and St. Lucie County have become relief valves for tenants who are now priced out of Palm Beach County
- Tenants and owner-users have access to better workforce housing and employees
- Ability to acquire the property well below replacement cost





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.



1.1 MILES



1.4 MILES



5.5 MILES



8.1 MILES



62.9 MILES

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%)



PROPERTY INFORMATION

Address:	2700 Industrial Ave 2 Fort Pierce, Florida 34943
Land Acreage (acres)	4.86
Number of Buildings	One
Number of Floors	One
Year Built	1986, A building addition between 1999 and 2004
Net Rentable Area (sf)	70,000 (property appraiser)
Foundation/Substructure	Concrete slab-on-grade with perimeter and interior footings under load bearing structures
Superstructure	Steel framing
Facade	Painted metal panels
Roof Type	Pitched, standing seam metal panels
Parking Area	Asphalt and concrete pavement at grade
Parking Space Count	70
ADA-Designated Parking Count	Four ADA-designated spaces
HVAC System	Split system units
Water Supply Piping	Copper and CPVC
Electrical Branch Wiring	Copper
Fire Suppression	Wet-pipe sprinkler system
Fire Alarm	Central system with outside dialer



SITE PLAN





2700 INDUSTRIAL AVE 2

FOR MORE INFORMATION CONTACT:

MIKE CIADELLA

Director
+1 954 377 0469
mike.ciadella@cushwake.com

CHRISTOPHER THOMSON, SIO

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

DOMINIC MONTAZEMI

Executive Managing Director
+1 305 533 2850
dominic.montazemi@cushwake.com

SCOTT O'DONNELL

Executive Managing Director
+1 561 542 5955
scott.donnell@cushwake.com

MIGUEL ALCIVAR

Managing Director
+1 305 533 2871
miguel.alcivar@cushwake.com

GREG MILLER

Director
+1 954 377 0472
greg.miller@cushwake.com

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