



FOR LEASE

■ 315 Angle Rd

Fort Pierce, FL 34947

PROPERTY OVERVIEW

Rare good quality concrete block warehouse with heavy power and surplus land (1.88 Acres) zoned for light industrial usage in Fort Pierce less than 5 minutes from Orange Avenue & I-95 interchange. Excellent setup for manufacturers, utility companies, supply distributors, contractors, etc. Warehouse contains 7,922 SF of enclosed area with 1,920 SF of canopy, 20' clear height with 16' grade level loading doors. Highly improved site will securely accommodate large outdoor storage requirements. Owner will consider short term rental to service companies involved in storm restoration.

LOCATION OVERVIEW

Subject located on Angle Road in Angle Road Industrial area, Orange Avenue & I-95 Interchange 5 minute drive time.

OFFERING SUMMARY

Building Size: 7,922 SF
Unit Size: 7,922 + 1,920 Canopy
Land Size: 1.88 Acres

LEASE RATE

\$145,000.00 per year (NET)



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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

315 ANGLE RD

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Location Information

Street Address	315 Angle Rd
City, State, Zip	Fort Pierce, FL 34947
County/Township	St. Lucie
Market	Fort Pierce
Submarket	Angle Rd Corridor
Cross Streets	Avenue C
Side Of Street	West
Market Type	Medium
Nearest Highway	2 Miles to I95
Nearest Airport	Saint Lucie International

Building Information

Building Size	7,922 SF
Tenancy	Single
Ceiling Height (Ft)	20.0
Year Built	1989
Last Renovated	1993
Gross Leasable Area	9,842 SF
Construction Status	Existing
Parking Ratio (Per 1000 SF)	5.0
Plumbing Description	Standard
Exterior Description	Concrete Block & Metal Warehouse
Framing	Steel
Condition	Average
Mezzanine	500 SF
Office Buildout	Approximately 1,200 SF
Parking Description	On-site
Loading Description	Grade Level

Property Details

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	1.88 Acres
APN#	2408-604-0007-000-1
Traffic Count	9,400 AADT
Traffic Count Street	Angle Rd
Utilities	Fort Pierce Utilities Authority
Maintenance	City

Parking & Transportation

Parking Ratio	5.0
Parking Description	On-site
Trailer Parking	yes

Utilities & Amenities

Power	3 Phase, 480
Plumbing Description	Standard
Utilities	Municipal
Loading Description	Grade Level

Zoning / Land Use Details

Zoning	Light Industrial
Permitted Use	See Below

[Permitted Uses Link](#)



Additional Photos

315 ANGLE RD

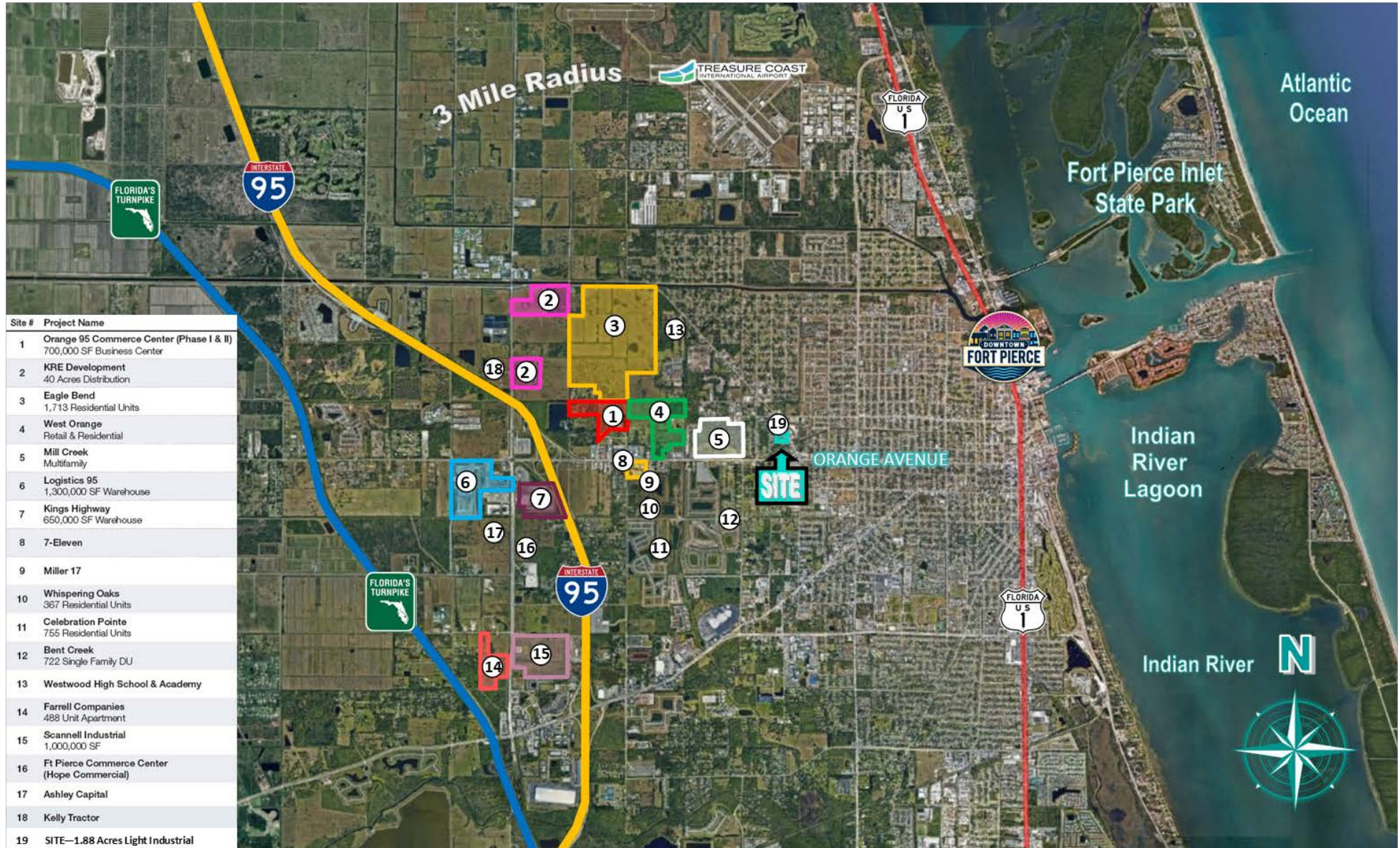
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Prime Investment Opportunity

Off I-95 and Orange Avenue, Fort Pierce, FL 34947

Key Area Projects



Additional Photos

315 ANGLE RD

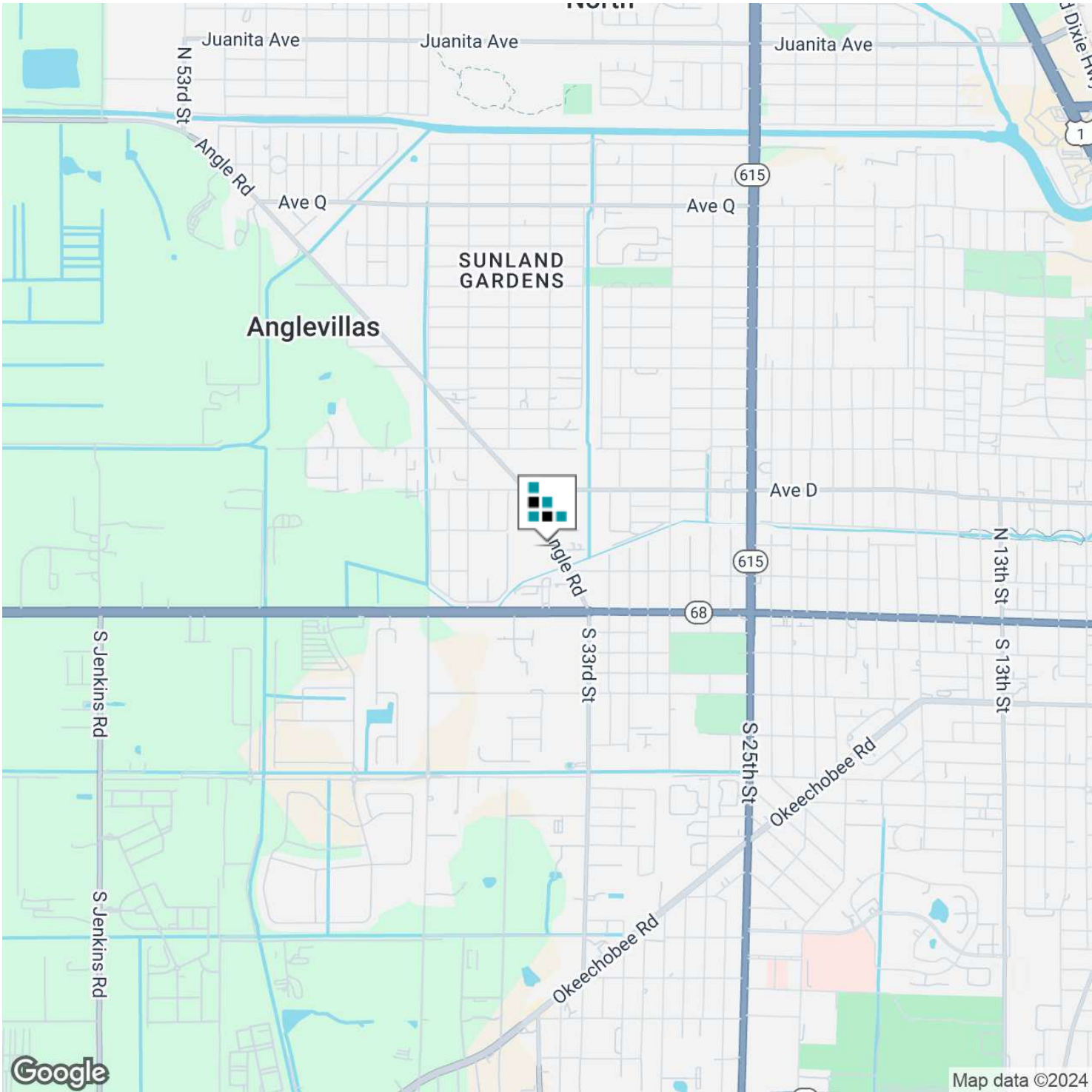
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Location Map

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Disclaimer

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