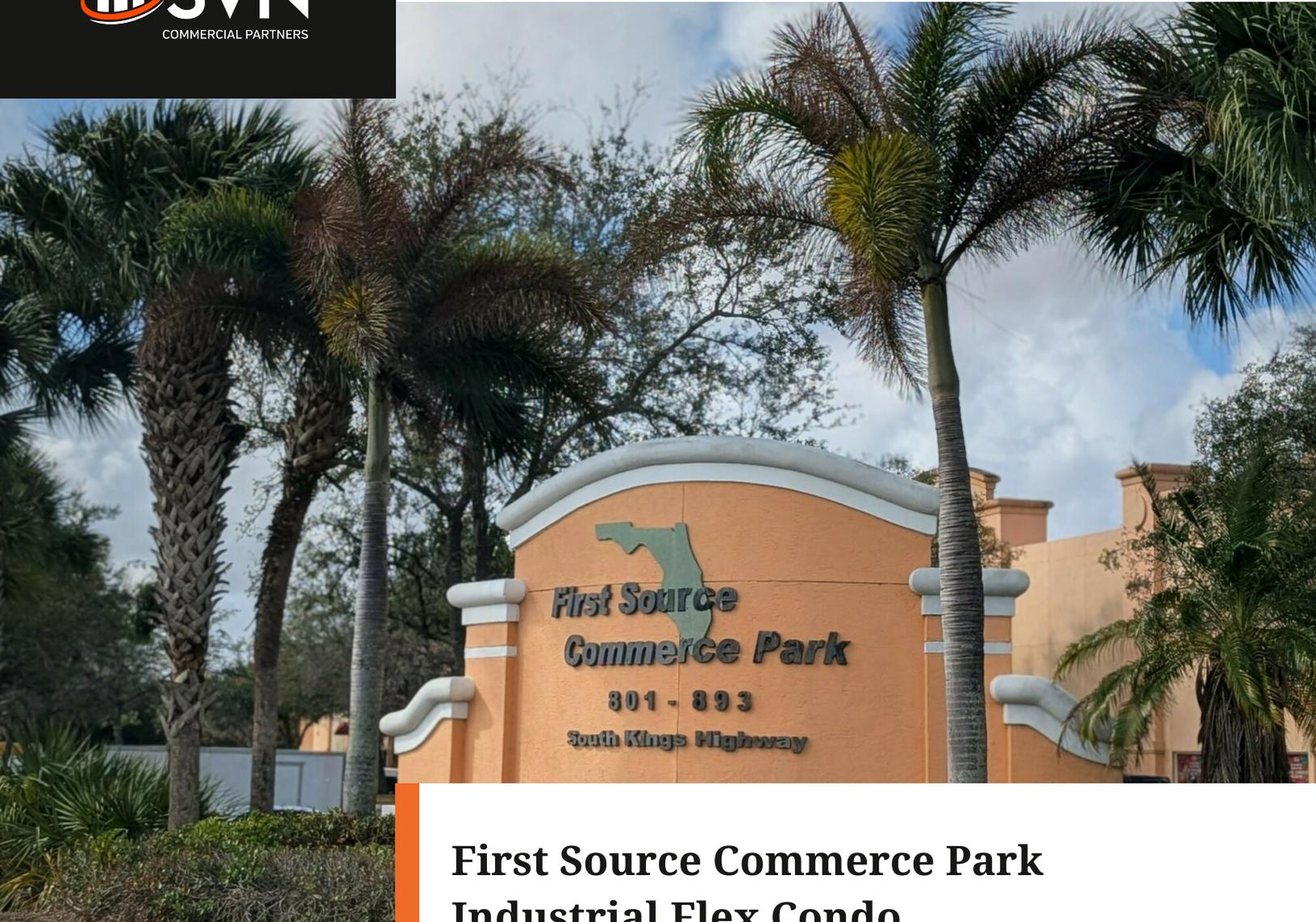




For Sale



First Source Commerce Park Industrial Flex Condo

865 SOUTH KINGS HIGHWAY, FORT PIERCE, FL 34945

PRESENTED BY:

SAM ZUKER
Senior Advisor
O: 772.202.5522
sam.zuker@svn.com

First Source Commerce Park Industrial Flex Condo

865 South Kings Highway, Fort Pierce, FL 34945



OFFERING SUMMARY

SALE PRICE:	\$450,000
BUILDING SIZE:	1,992 SF
PRICE / SF:	\$225.90
YEAR BUILT:	2006
ZONING:	Industrial Light by St. Lucie County
TRAFFIC COUNT:	9,900
APN:	2311-800-0026- 000-5

PROPERTY OVERVIEW

Located in First Source Commerce Park on Kings Highway in Fort Pierce, this 1,992± SF (1,536± SF ground level + 456± SF second-floor) industrial flex warehouse condo presents an excellent opportunity for investors and owner-users alike. The unit features 1,080± SF of open warehouse space with 20-foot clear heights and a 10' x 14' grade-level overhead door, ideal for equipment storage, light assembly, trades, or vehicle/boat/RV storage. The first floor also includes 456± SF of office space comprised of three private offices and a restroom. An additional 456± SF second-floor office space with restroom provides functional separation for administrative use or expanded operations.

The existing first-floor office space is currently leased on a month-to-month basis at \$900 per month plus utilities, offering immediate income with flexibility for future occupancy. This versatile unit is well-suited for small investors, contractors, service-based businesses, or business owners seeking a combination of workspace and storage. Strategically positioned with convenient access to Interstate 95 at Orange Avenue (Exit 131) and Florida's Turnpike at Okeechobee Road (Exit 152), the property provides strong regional connectivity throughout the Treasure Coast and South Florida markets.



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BUILDING NAME	First Source Commerce Park Industrial Flex Condo
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
APN	2311-800-0026-000-5
BUILDING SIZE	1,992 SF
YEAR BUILT	2006
NUMBER OF FLOORS	2

Located on the West side of N. Kings Hwy 0.36 miles South of Orange Avenue.

- 1,992 SF industrial flex condo
- Strategic Fort Pierce location
- Ideal for light manufacturing use
- Spacious interior for equipment
- Ample space for storage
- Easy access to major highways
- Well-maintained facility
- Industrial Light zoned



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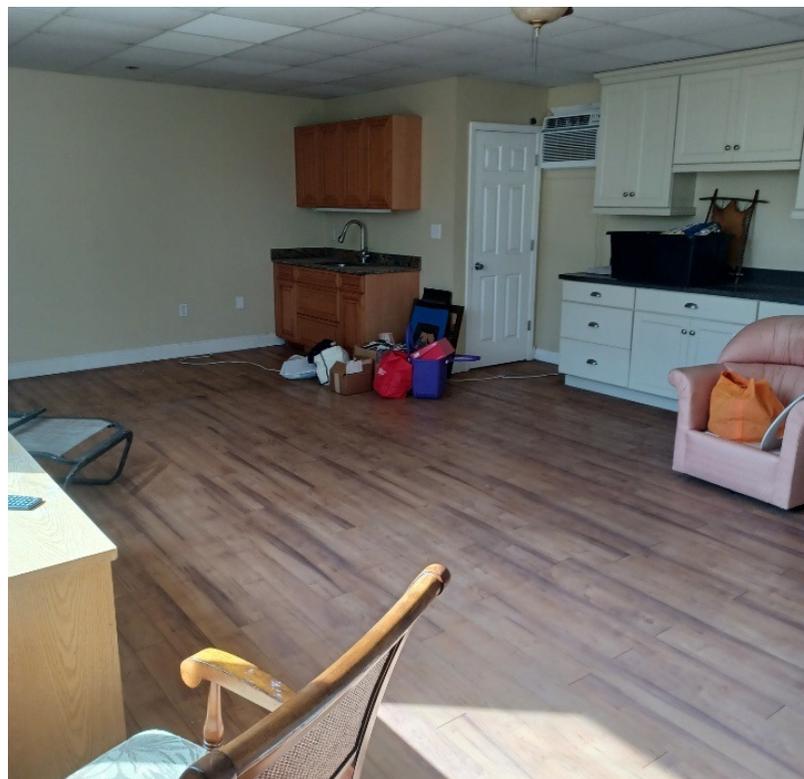




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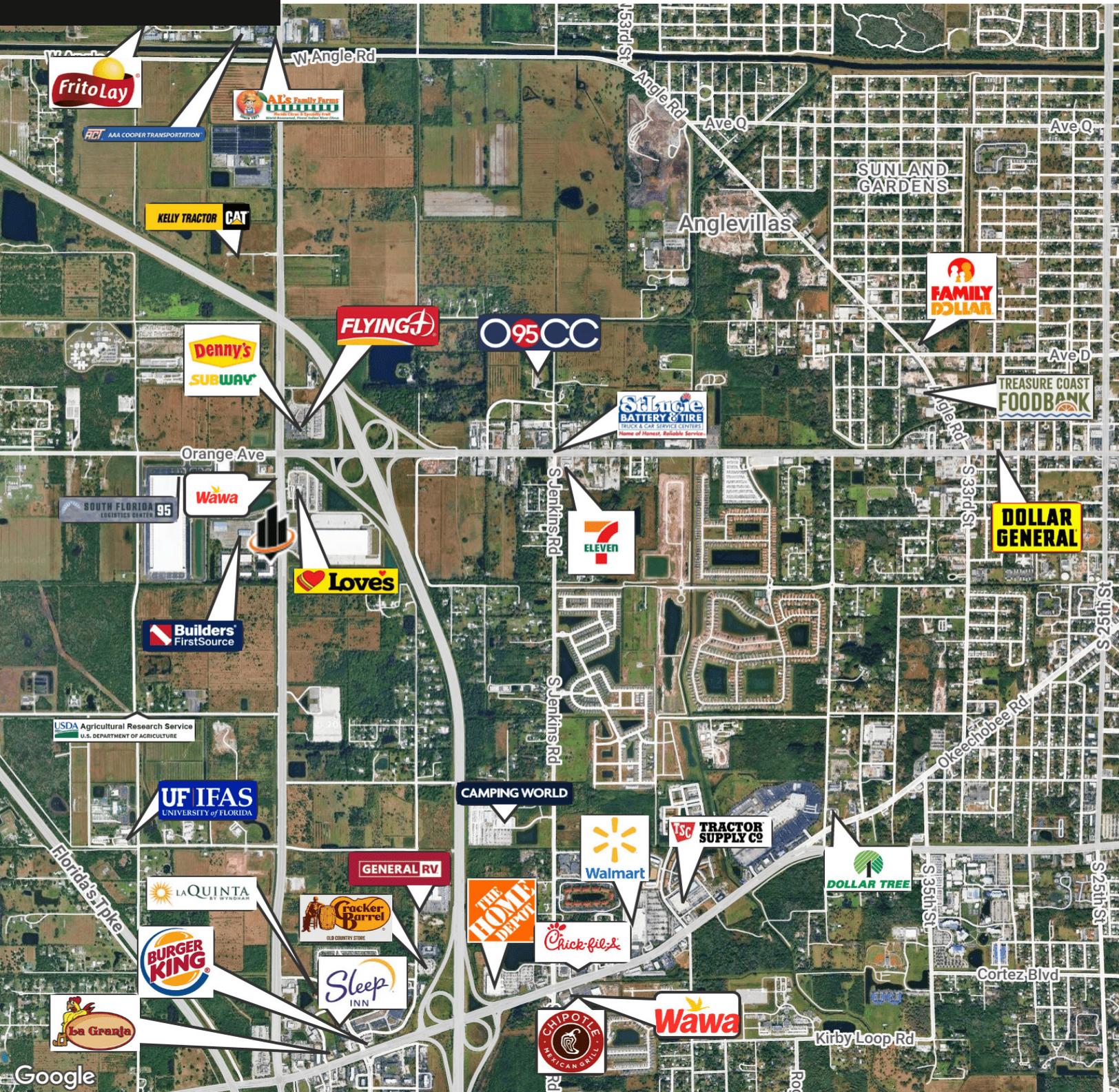


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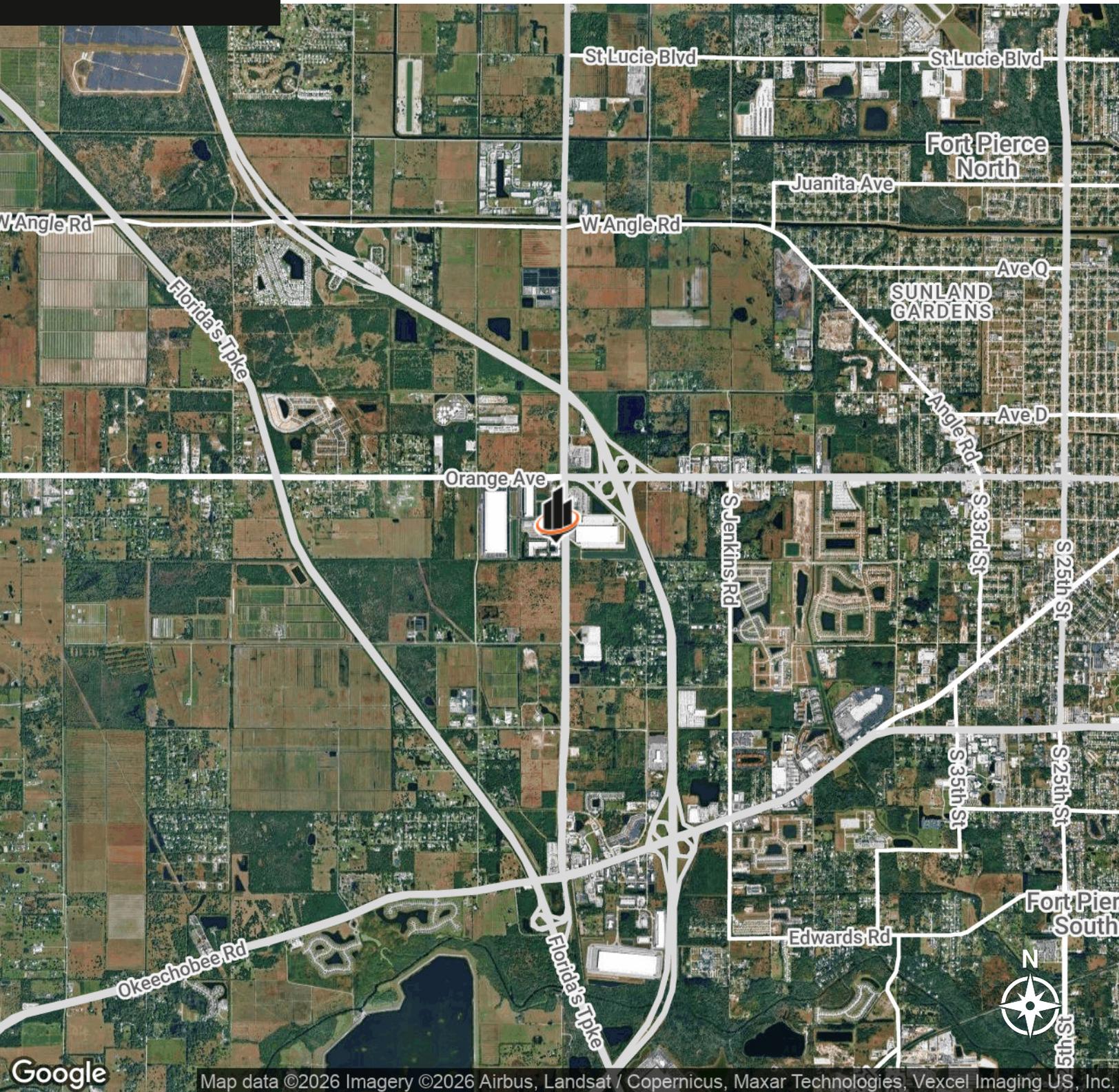
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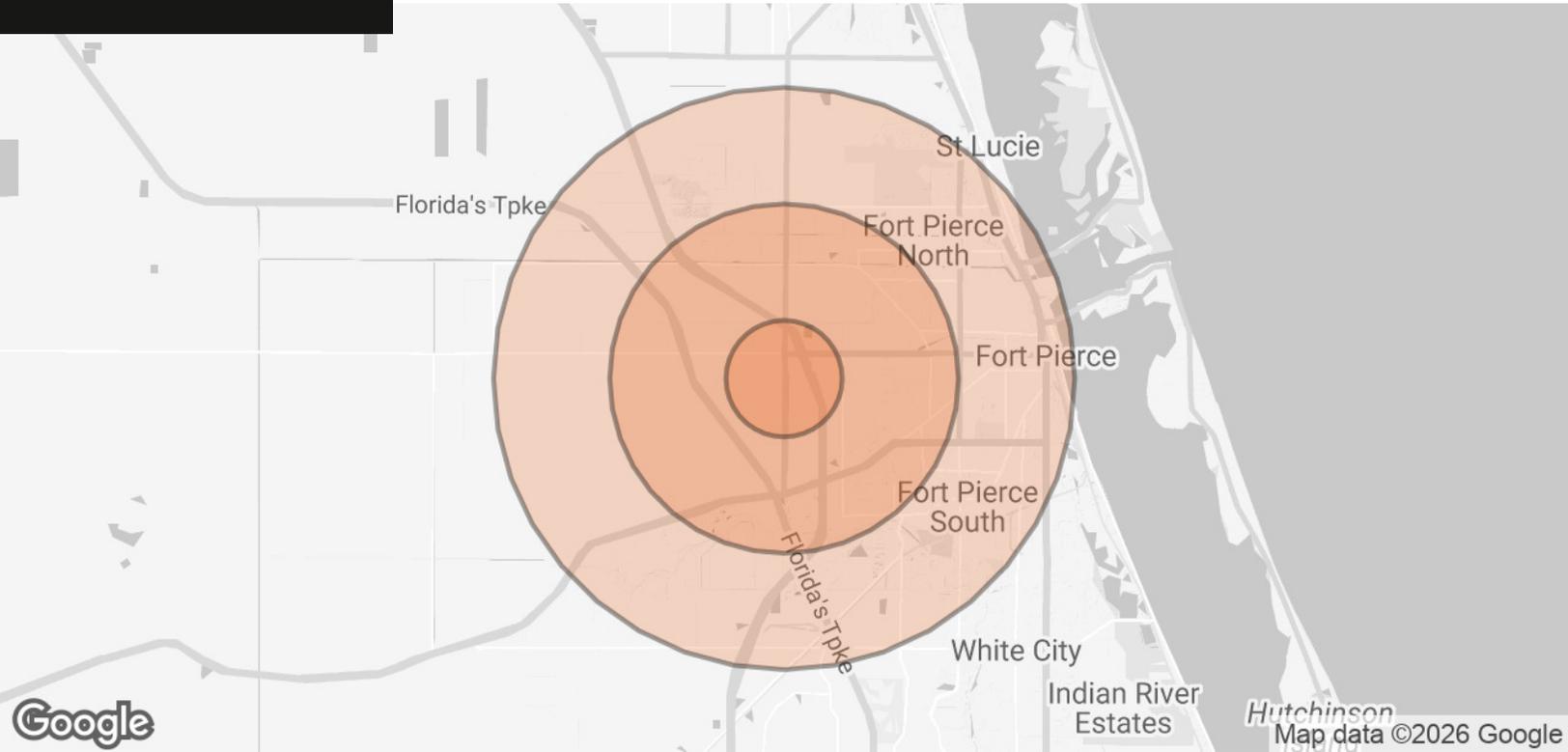


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	846	17,576	55,576
AVERAGE AGE	44.3	35.6	36.4
AVERAGE AGE (MALE)	41.5	35.5	36.8
AVERAGE AGE (FEMALE)	49.3	40.6	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	238	5,456	19,779
# OF PERSONS PER HH	3.6	3.2	2.8
AVERAGE HH INCOME	\$71,626	\$64,470	\$57,765
AVERAGE HOUSE VALUE	\$229,168	\$235,562	\$220,239

2023 American Community Survey (ACS)



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