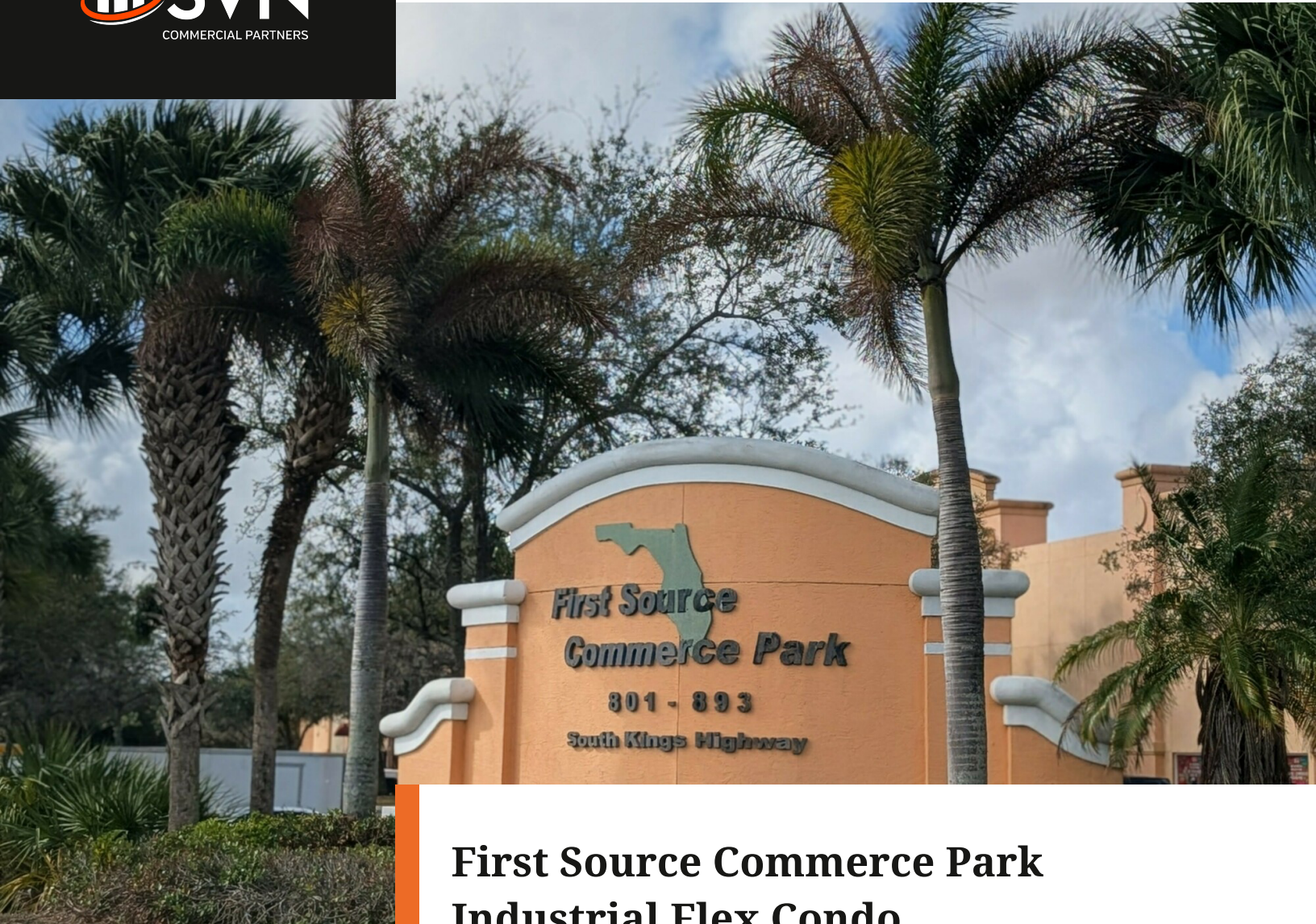




# For Sale



## 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

<b>SALE PRICE:</b>	\$350,000
<b>BUILDING SIZE:</b>	1,992 SF
<b>PRICE / SF:</b>	\$175.70
<b>YEAR BUILT:</b>	2006
<b>ZONING:</b>	Industrial Light by St. Lucie County
<b>TRAFFIC COUNT:</b>	9,900
<b>APN:</b>	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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<b>BUILDING NAME</b>	First Source Commerce Park Industrial Flex Condo
<b>PROPERTY TYPE</b>	Industrial
<b>PROPERTY SUBTYPE</b>	Manufacturing
<b>APN</b>	2311-800-0026-000-5
<b>BUILDING SIZE</b>	1,992 SF
<b>YEAR BUILT</b>	2006
<b>NUMBER OF FLOORS</b>	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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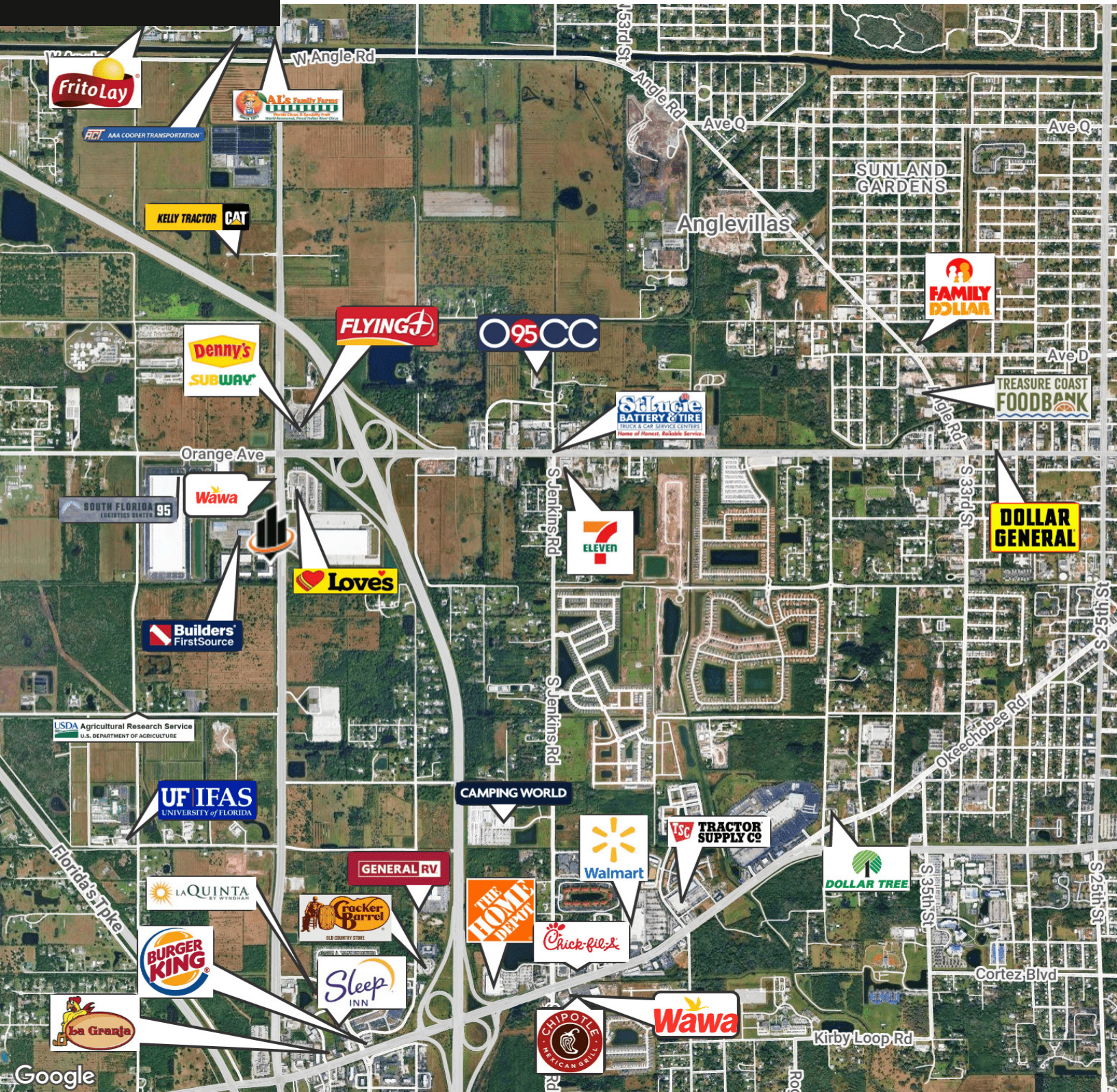


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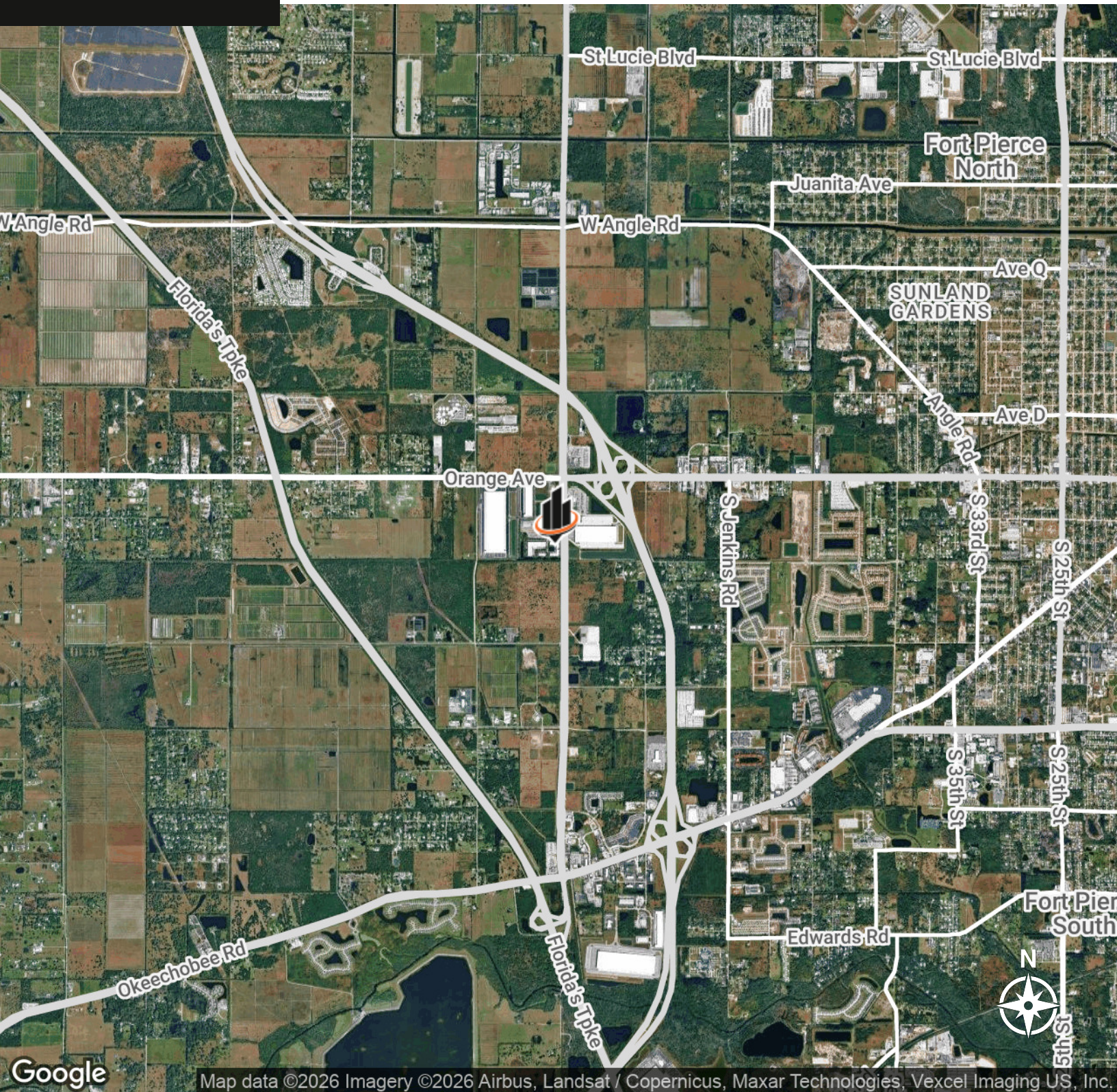
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**For Sale**

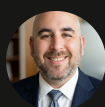
**First Source Commerce Park Industrial Flex Condo**

865 South Kings Highway, Fort Pierce, FL 34945



Google

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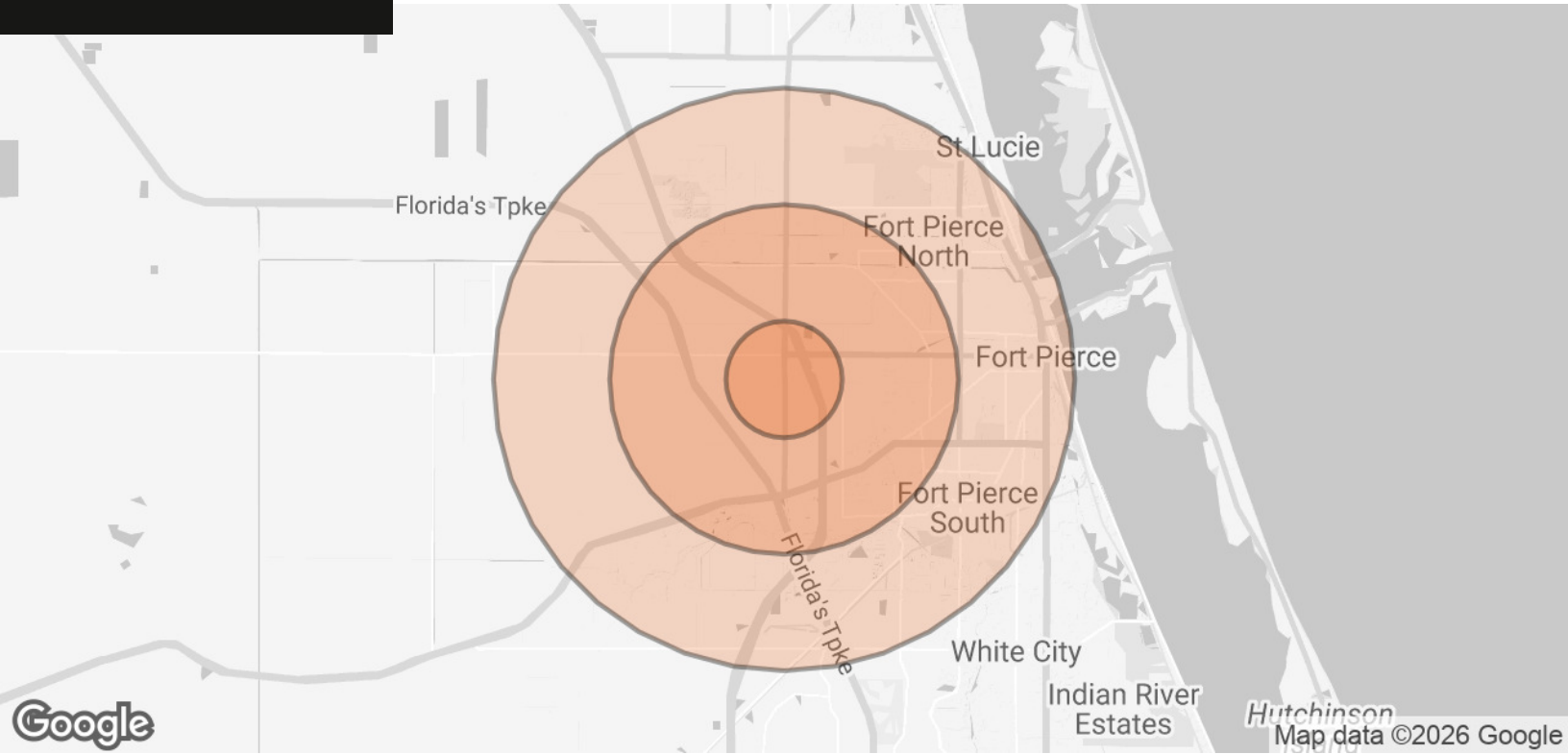


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## First Source Commerce Park Industrial Flex Condo

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

2023 American Community Survey (ACS)



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