

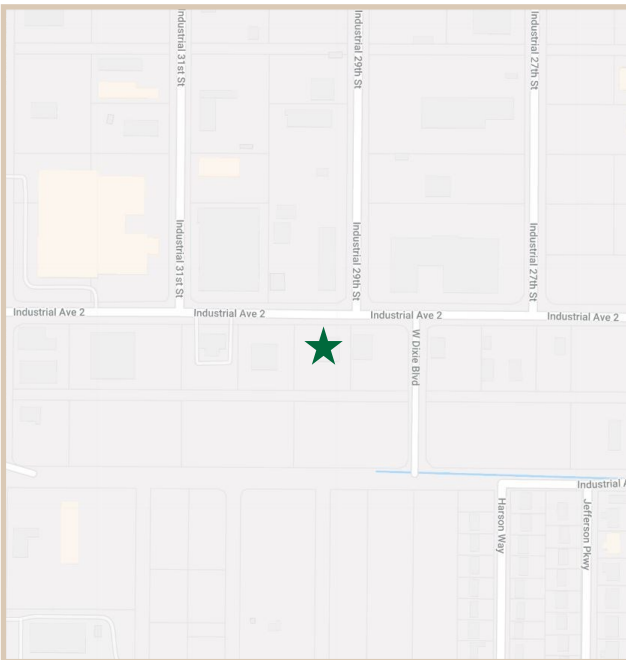
FOR SALE

2901 Industrial Avenue 2, Fort Pierce, FL 34946

PROPERTY FACTS

Building Area:	5,920 Sq. Ft.
No. of Units:	1 Unit
Year Built:	1987
Roof:	Metal Roof with Steel Truss
Utilities:	City Water/Septic
Zoning:	IL Permitted uses include: Light industrial, automotive, manufacturing, and storage.
Lease Type:	Modified Gross
Listing Price	\$1,000,000.00

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INVESTMENT HIGHLIGHTS

Stabilized Cash Flow Asset	Fully leased to Total Smart Repair 360, LLC with income in place through September 2029
Strong in Place Income	Current annual rent of \$94,719.96 (~\$16.00 PSF)
Built in Upside	Contractual renewal option at \$20.00 PSF
Long Term Lease Structure	5+ year remaining term with extension options, reducing near-term rollover risk
Strategic Location	Adjacent to St. Lucie County International Airport and minutes from US-1



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

LEASE SUMMARY

Stabilized Cash Flow Asset	Fully leased to Total Smart Repair 360, LLC with income in place through September 2029
Strong in Place Income	Current annual rent of \$94,719.96 (~\$16.00 PSF)
Built in Upside	Contractual renewal option at \$20.00 PSF Future rent increases to \$118,399.92 annually
Long Term Lease Structure	5+ year remaining term with extension options, reducing near-term rollover risk
Strategic Location	Adjacent to St. Lucie County International Airport and minutes from US-1



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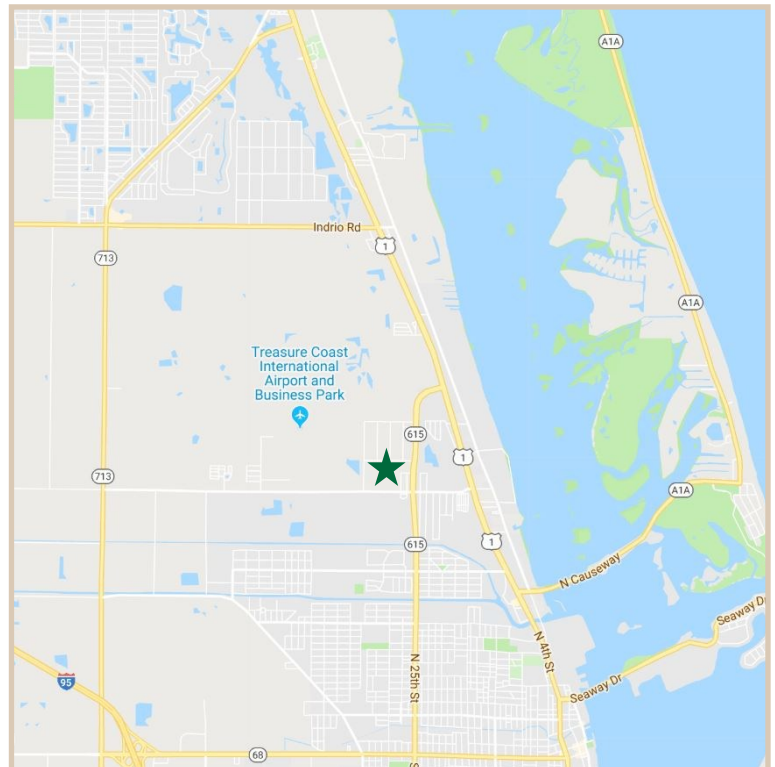
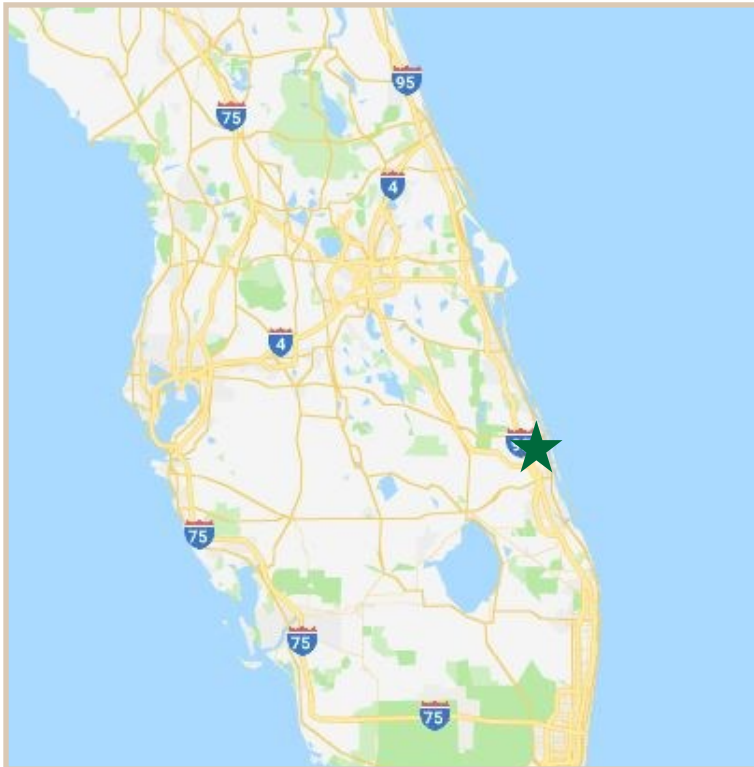
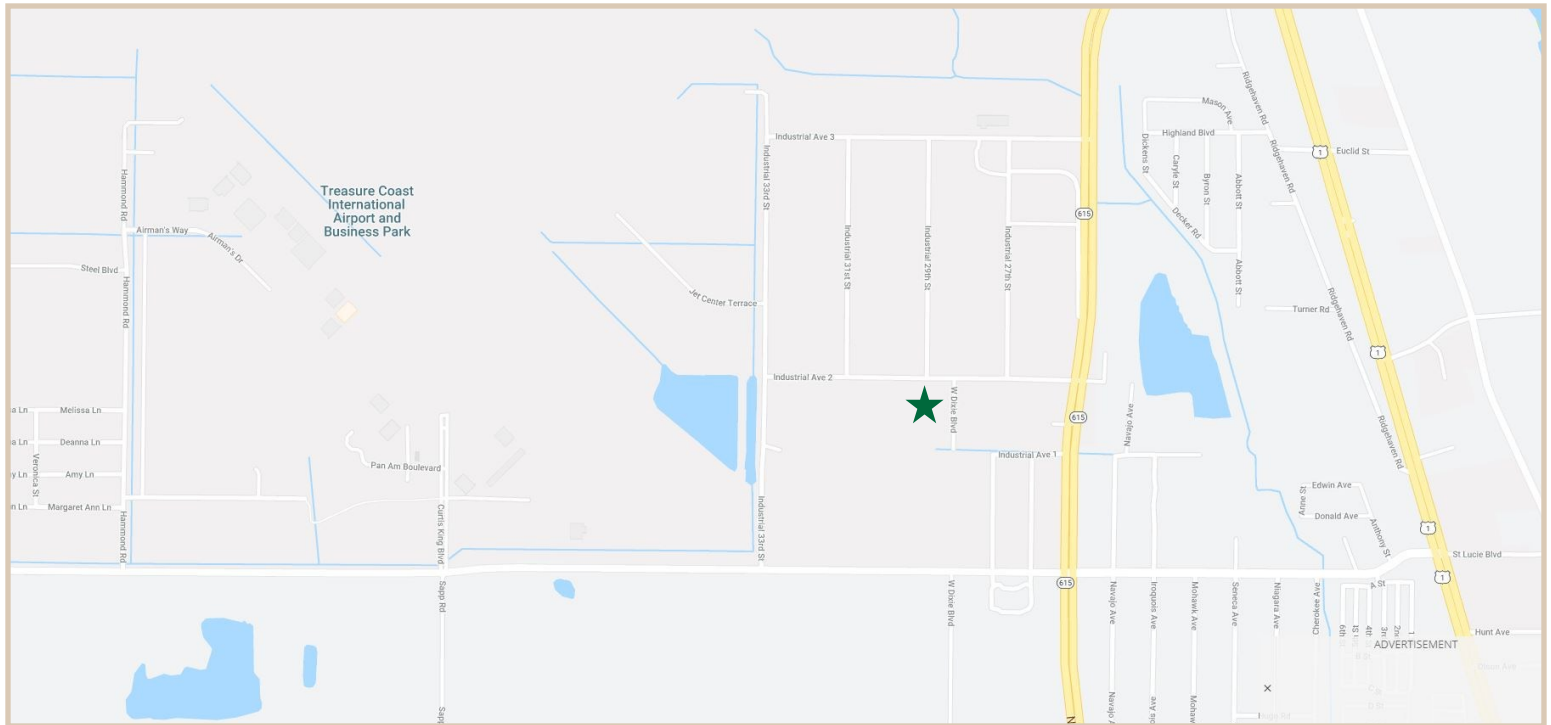
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LOCATION MAPS

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ADDITIONAL PHOTOS

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