

# FOR SALE

15838 Orange Ave Ext

Fort Pierce, FL 34950

## Freestanding Warehouse Building



### PROPERTY OVERVIEW

6,000 +/- SF Warehouse/Office building with three overhead doors (two grade level doors, and one dock high door). The building includes 1,100+ SF of air conditioned office space. The office area contains three (3) large private offices, a reception area, a storage area, and rest rooms. 15' minimum clear ceiling height. Property features ample parking and outside storage area and is fully secured with a fenced yard, gated entry and lighting on exterior of building.

### LOCATION OVERVIEW

The property is located at the northeast corner of Orange Avenue and Boyd Road in Fort Pierce and conveniently situated with easy access to I-95

### OFFERING SUMMARY

|                |   |
|----------------|---|
| Building Size: | 6,000 SF                                |
| Land Size:     | 0.77 Acres                              |
| Zoning:        | IL - Light Industrial (St Lucie County) |

**SALE PRICE** **\$325,000**

#### Cooper Osteen

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## Location Information

**Building Name** Freestanding Warehouse Building  
**Street Address** 15838 Orange Ave Ext  
**City, State, Zip** Fort Pierce, FL 34950  
**County/Township** Saint Lucie

## Building Information

**Building Size** 6,000 SF  
**Number Of Grade Level Doors** 2  
**Number Of Dock High Doors** 1  
**Ceiling Height (Ft)** 15.0  
**Year Built** 1989

## Property Details

**Property Type** Industrial  
**Property Subtype** Manufacturing  
**Lot Size** 0.77 Acres  
**APN#** 2212-500-0003-000-3  
**Lot Frontage** 245 FT  
**Utilities** Well & Septic  
 (Water/Sewer not available)

## Zoning / Land Use Details

**Zoning** IL - Light Industrial (St Lucie County)  
**Permitted Use** See Below

[CLICK HERE FOR PERMITTED USES](#)

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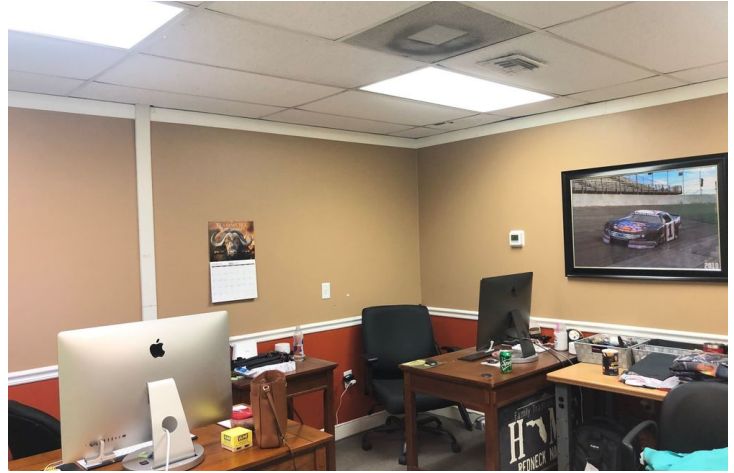
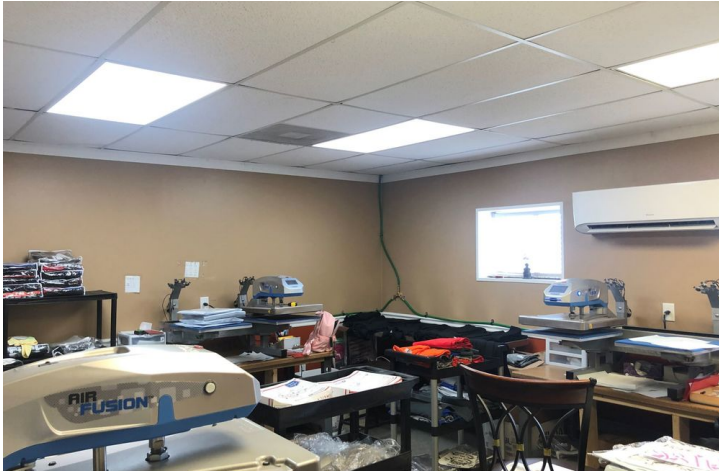
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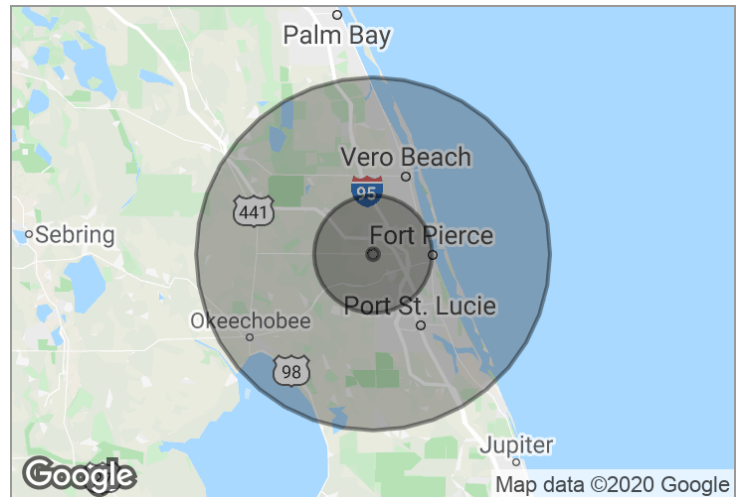
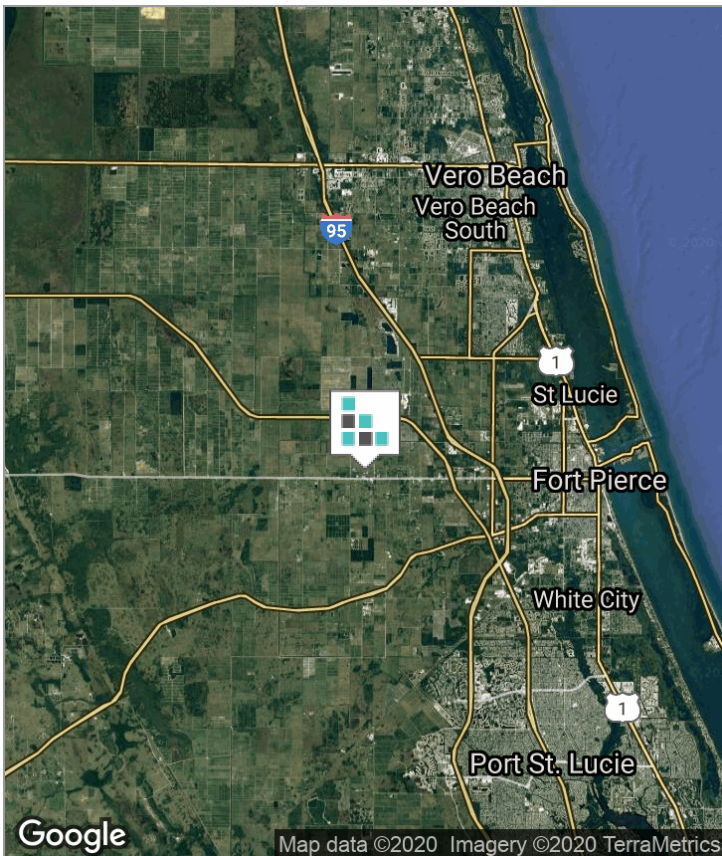
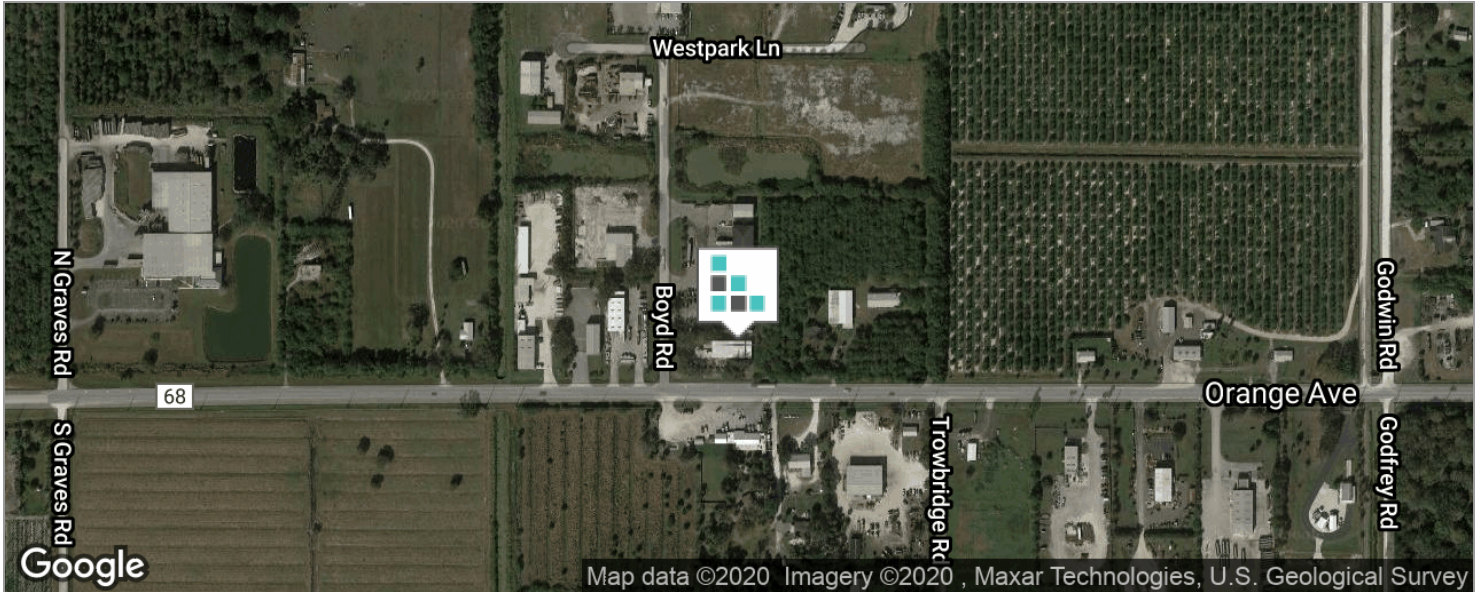
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## DEMOGRAPHICS

|                   | 1 MILE   | 10 MILES | 30 MILES |
|-------------------|----------|----------|----------|
| Total Population  | 46       | 67,865   | 606,921  |
| Total Households  | 21       | 24,709   | 238,892  |
| Average HH Income | \$68,707 | \$52,501 | \$65,800 |
| Average Age       | 62.7     | 40.1     | 44.3     |

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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