

FOR SALE

2901 Industrial Avenue 2, Fort Pierce, FL 34946

SINGLE-TENANT INDUSTRIAL INVESTMENT

PROPERTY FACTS

BUILDING AREA	5,920 SF
UNITS	1
YEAR BUILT	1987
ROOF	Metal / steel truss
UTILITIES	City water / septic
ZONING	IL - Light Industrial
LEASE TYPE	Modified gross

LIST PRICE

\$1,000,000



PRICE / SF

\$168.92

CURRENT RENT

\$94,720

annual base rent

OPTION RENT

\$118,400

\$20.00/SF annualized

INVESTMENT HIGHLIGHTS

1 INCOME IN PLACE
Fully leased to Total Smart Repair 360, LLC through September 2029.

2 CONTRACTUAL OPTION
Renewal option at \$20.00/SF creates potential annual rent of \$118,399.92.

3 INDUSTRIAL LOCATION
Adjacent to Treasure Coast International Airport and minutes from US-1.

4 FLEXIBLE UTILITY
IL zoning supports a broad range of light-industrial and service uses, subject to verification.



CHARLES A. VON STEIN, INC.

Commercial Property Management, Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW | Vero Beach, FL 32962 | www.vscore.com

CONTACT

772.778.4885 | samuel@vscre.com

LEASE & INCOME PROFILE

2901 Industrial Avenue 2, Fort Pierce, FL 34946

A concise view of current income and contractual upside

CURRENT LEASE

CURRENT RENT / SF

\$16.00

per SF / year

CURRENT RENT

\$94,719.96

annual

CONTRACTUAL OPTION

OPTION RENT / SF

\$20.00

per SF / year

OPTION RENT

\$118,399.92

annualized

LEASE TIMELINE

TODAY

SEP
2029

OPTION

Income in place

Current term ends

\$20.00/SF

RENT STEP-UP EXHIBIT

CURRENT

\$94,719.96

OPTION

\$118,399.92

+25.0%

Potential annual base-rent increase upon exercise of the contractual option.



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AERIAL & SITE CONTEXT

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LOCATION DRIVERS

AIRPORT ADJACENCY

Immediate industrial / aviation ecosystem

US-1 ACCESS

Direct north-south commercial corridor

CITY UTILITIES

Water and sewer serving the property

INDUSTRIAL ZONING

IL designation; uses subject to verification

SITE AT A GLANCE

5,920 SF building

Single-tenant configuration

Metal roof / steel truss

Aerial imagery is for orientation only and is not a survey.



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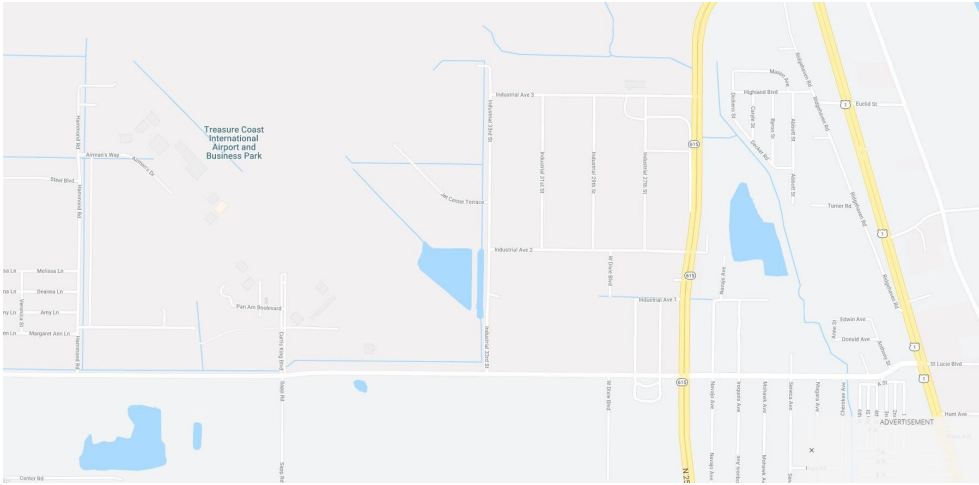
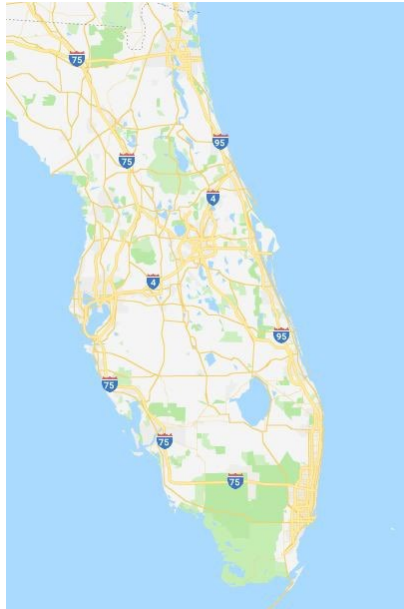
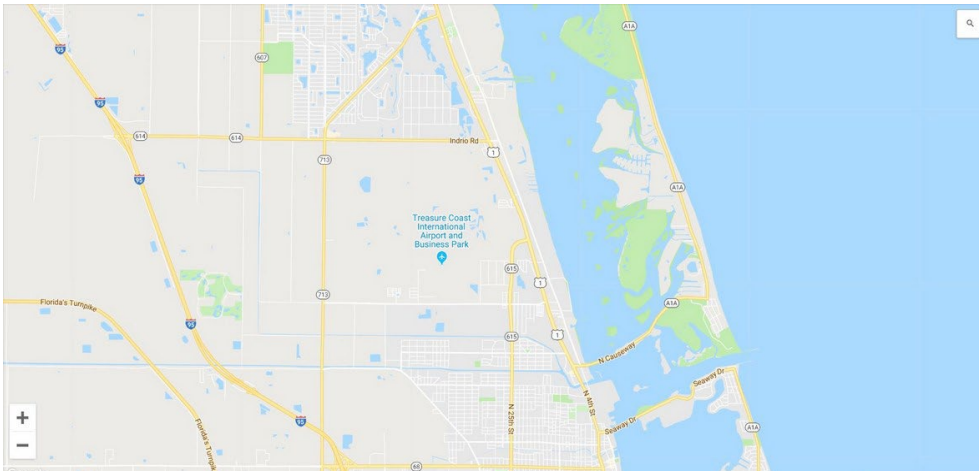
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LOCATION & MARKET POSITION

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TREASURE COAST INDUSTRIAL ECONOMIC INFRASTRUCTURE 3,844 ACRES

Treasure Coast International
Airport and
Business Park

U.S. CUSTOMS

Designated Port of Entry

FTZ #218

Active Foreign Trade Zone

MULTIMODAL ACCESS

Minutes from I-95, Florida's
Turnpike and port
access

TARGET INDUSTRIES

Aviation, aerospace, marine,
manufacturing and
technical services

*Source: St. Lucie County Economic
Development and Treasure Coast
International Airport. Accessed August
2026.*



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ADDITIONAL PHOTOS

2901 Industrial Avenue 2, Fort Pierce, FL 34946



2901 INDUSTRIAL AVENUE 2

Fort Pierce, Florida 34946 | 5,920 SF | Single-Tenant Industrial Investment



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