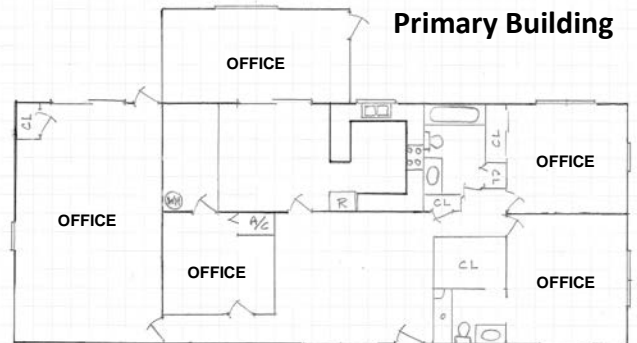


FOR SALE and/or LEASE

Business Location

Office, Shop & Secured Yard on 16+ac

14920 Orange Ave, Saint Lucie County, FL



- 1,900sf Residence Converted to Office Building: 5 Offices, Full Kitchen, 2 Baths, New Metal Roof
- 650sf Office / Shop with Roll Door and ½ Bath, Lockable Tool Room
- 1,700sf Covered Concrete Pad Work Area adjacent to Shop
- Contained Fuel Station within 1.3ac Secure Fenced Yard; Artesian Well & RO Water System
- 6' Chain Link Fencing with Security Lighting, Motion Detectors, Video Capable
- AG-1 Zoning; PID: 2307-231-0001-000-5; 2014 RE Taxes \$3,050.
- Extensive Employee Parking area; Site Partially Planted as a Tree Farm
- Site only 1/3 developed offering multiple possibilities for use; 538ft Frontage on Orange Ave
- From I-95: take Exit 131B at Orange Ave West, go West 5 miles to property & sign on North side

Property Photos



Orange Ave Entrance



Security Gate



Bldg 1: 5 Offices, Full Kitchen, 2 Baths



Back of Office Building



Bldg 2: Office, Shop w/ Roll door, 1/2 Bath



Reverse Osmosis Equipment



6' Chain Link Fenced Yard



Fuel Island Tanks: 1 Gas, 2 Diesel, 1 Used Oil

Additional Photos Available on Our Website



Saint Lucie County Statistics:

County Population (2013 estimated)..... 286,832
 Radius of Site Population...5mi: 5,715 / 10mi: 99,409 / 15mi: 284,035
 Area..... 572 sq. miles
 Cost of Living Index (US Avg = 100)..... 90
 Median Household Income..... \$48,323.
 Median Resident Age..... 42 years



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