

9.24ac AG - Commercial Office & Shop

12101 Orange Ave, Fort Pierce, St Lucie County, Florida 34945



- 622' X 667' Corner Parcel, AG - 2.5 Zoning
- 5,950sf Shop Building, Six 12' x 16' Roll Doors
- Opposing Doors allow 3 Drive-thru Bays
- Mezzanine Storage, Secure Tool Rooms, Restroom
- 2,312sf Office Building: 6 Offices, 2 Restrooms
- Shop Built 1994; Office Building Eff Year 1995
- 3.3 mi West of I-95 Exit #131 at Orange Ave
- 2020 Real Estate Taxes: \$12,026.
- St Lucie County PID #: 2308-411-0000-000-3



\$1,250,000.

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2,312sf Office Bldg: 5 Spacious Offices, Lobby, Reception, Conference, Gym, Kitchenette, 2 Restrooms, 3 Entrances



Front Entrance & Lobby



Reception Desk and Conference Area in same room



Owner's Office



One of 4 additional Offices



East Side of 5,5950sf Shop: Six 16' X 12' Roll Doors



West Side: opposing doors allow drive-thru servicing.
2 Fuel Tanks: Gas & Diesel



Overhead Compressed Air lines



Insulated Roof w Skylights



Heavy Duty Lift



Mezzanine Storage rated @ 80lbs/sf w Forklift loading.
2 Secure Tool Rooms, Ice Room, Restroom beneath.



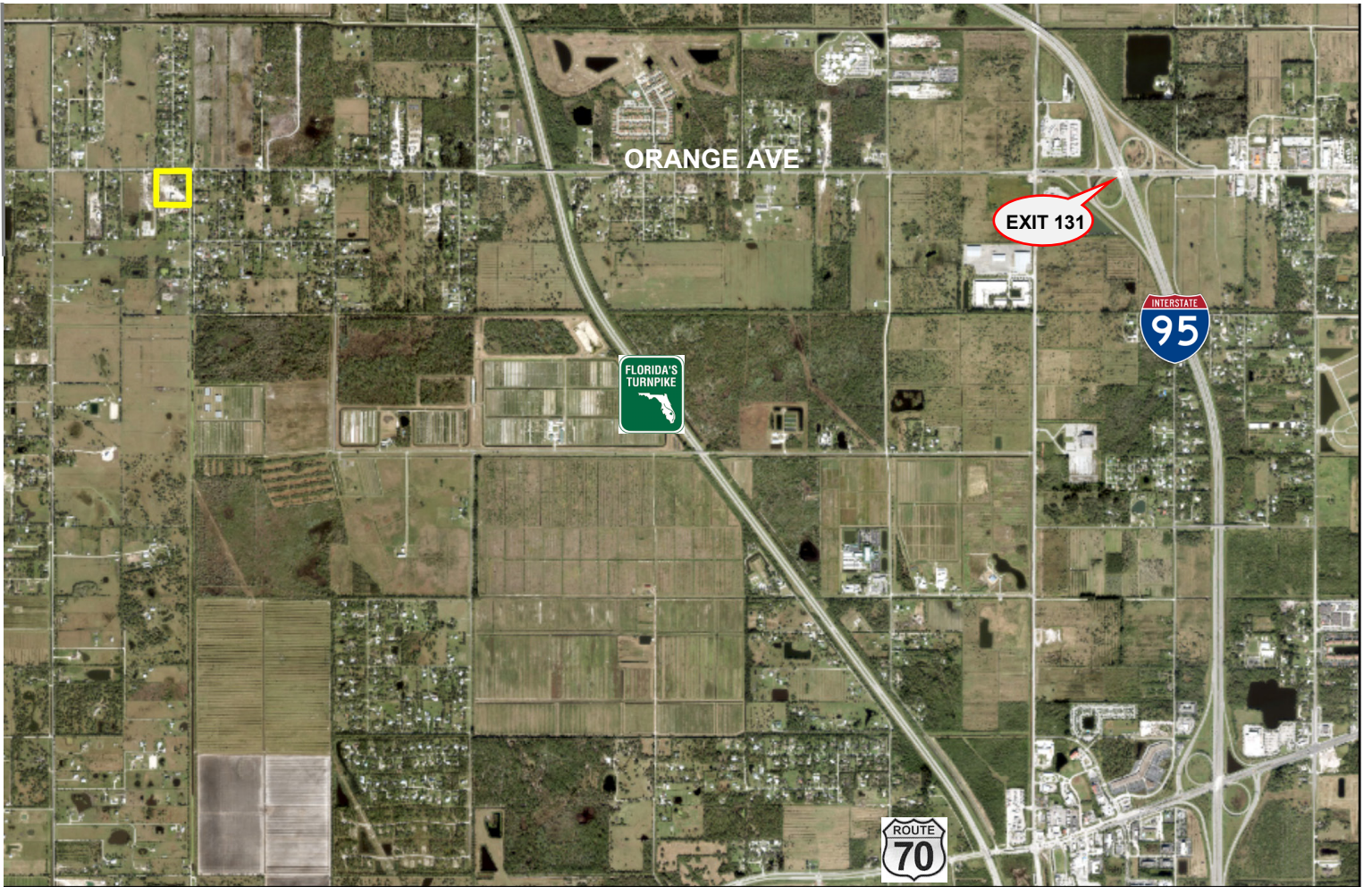
One of two Secure Tool Rooms



10,000 gallon Fuel Tank with Pump



Office Building



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