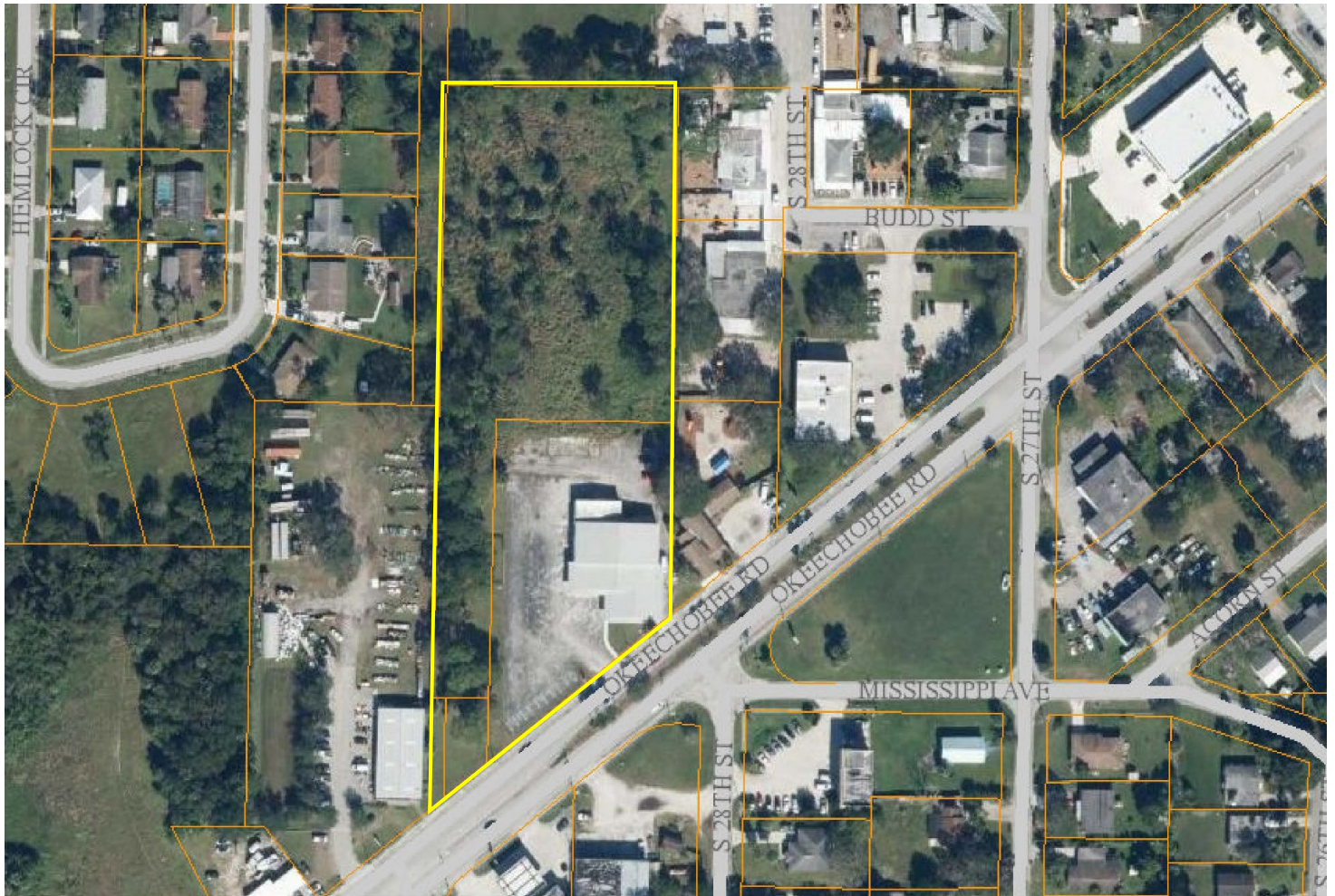


12,000sf on 4.1ac

Offices, Shop & Warehouse

2806 Okeechobee Road, Fort Pierce, Saint Lucie County, FL



- 4,200sf± Warehouse / Shop with 18' Walls, 400amp 3-Phase elec, Two 12' x 12' Roll-up Doors, Restroom in Shop
- 1,560sf± Open Space at building front, potential Showroom
- Numerous Ground Floor Offices, Equipment Room
- 2,500sf± Mezzanine Offices, Conference Room
- 344ft Frontage on 4-lane Okeechobee Rd
- Fort Pierce C-3 Zoning: Commercial General
- 2018 Real Estate Taxes: \$15,458.
- PIDs: 2417-510-0046-0006, 2417-142-0002-0014, 2417-510-0045-0009



Property Photos



Divided 4-Lane Okeechobee Road



Entrance & Pylon Sign



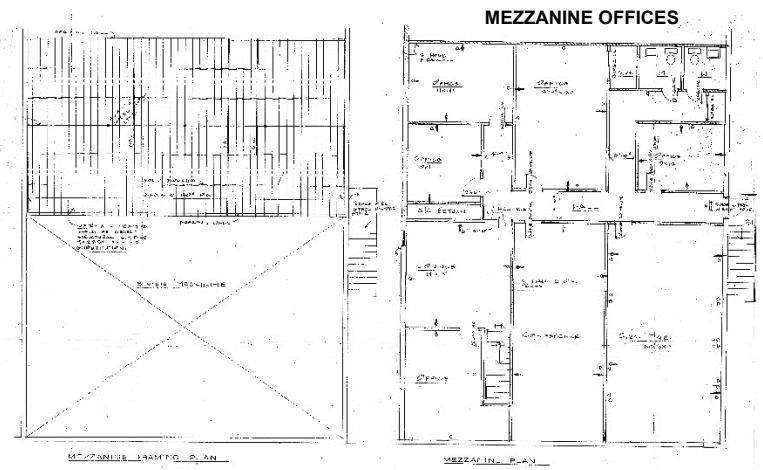
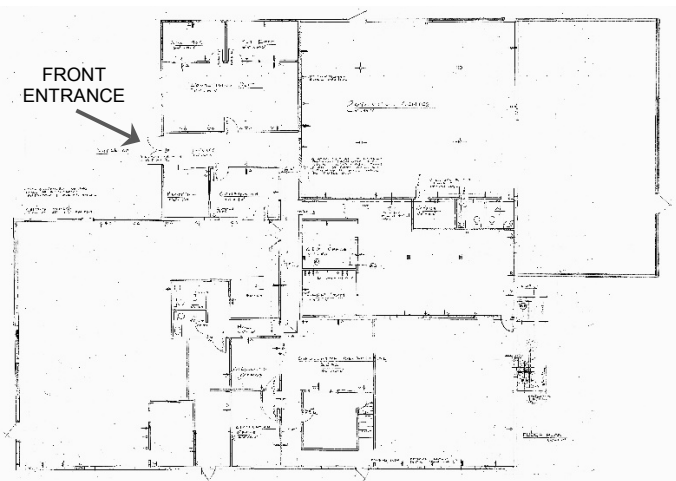
New Roof in 2005



12' x 12' Roll Doors at North & West Sides



Back / North Side of Building





Daily Traffic County at Site.....	2,700	(Fall of 2017)
<u>Saint Lucie County Statistics:</u>		
County Population (2017 estimated).....	313,506	
Radius of Site Population...3mi: 47,008 / 5mi: 62,846 / 10mi: 160,774		
Area.....	572 sq. miles	
Cost of Living Index.....	90	(US Average = 100)
Median Household Income.....	\$48,323.	
Median Resident Age.....	42 years	

W mark walters
& company
real estate brokers & auctioneers

& co. **772-468-8306**
www.waltersco.com

531 South US Hwy 1, Suite B, Fort Pierce, FL 34950

Office: (772) 468-8306

Mark's Cell: (772) 201-5650

Email: mark@waltersco.com

www.waltersco.com