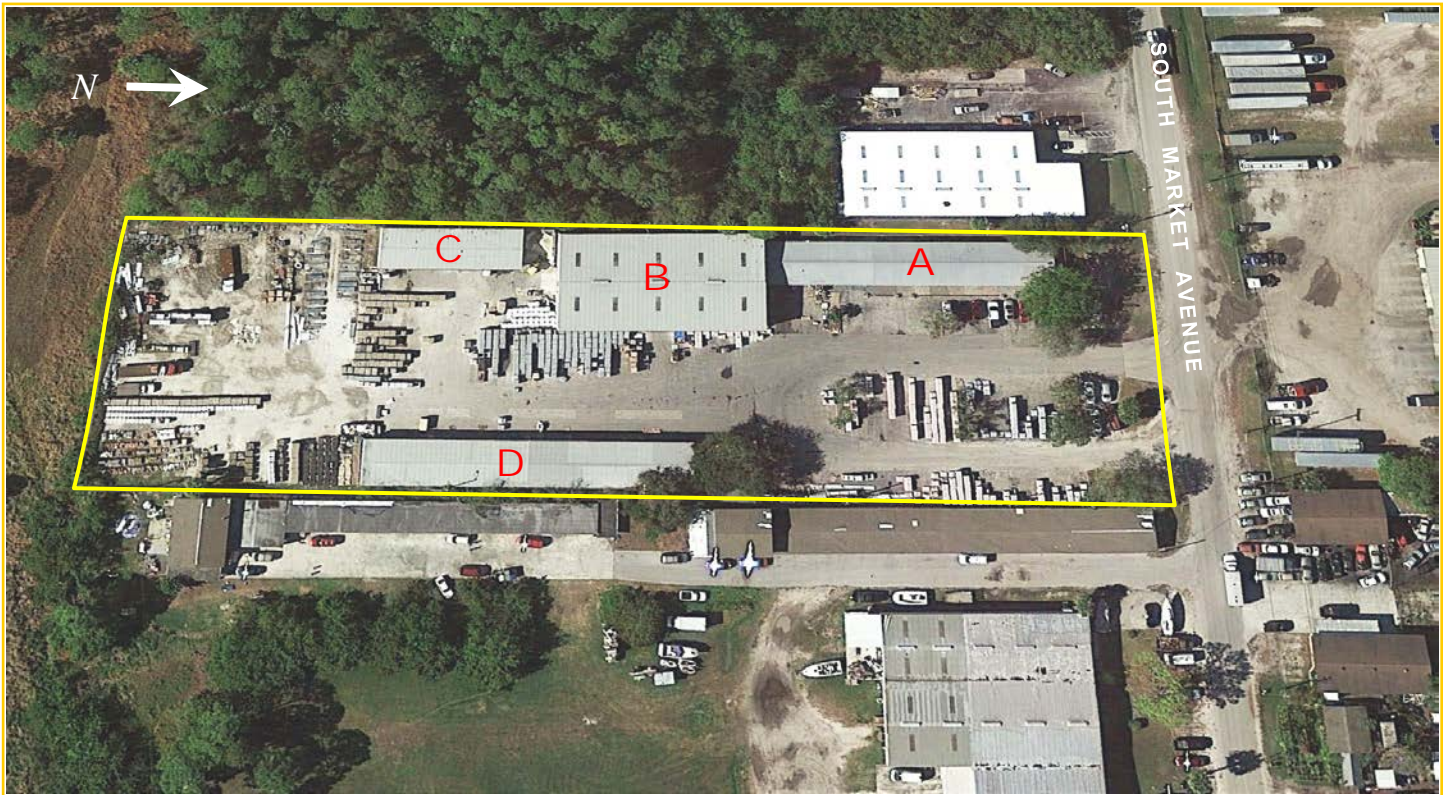


SALE - NNN LEASED INVESTMENT

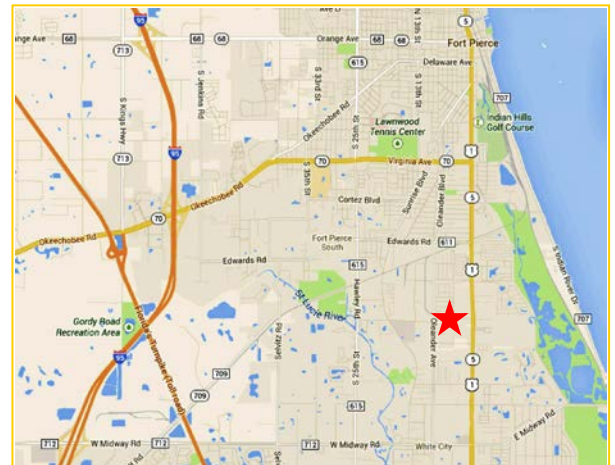
Light Industrial Distribution Warehouse & Offices on 2.98±ac Parcel

701 South Market Avenue, Fort Pierce, Saint Lucie County, FL



7.66% Cap Rate Offering 18 yr National Tenant
NOI thru y/e 2019: \$114,888.; New 16 yr Lease Extension with increases

- A** 4,575sf Showroom & Office Building
 - B** 8,845sf Warehouse, 20' walls, office, 14'x14' rollup doors at both ends, 14'x30' sliding door on east side
 - C** 2,700sf Open Front Storage Building, 12' high
 - D** 6,000sf Open Front Storage Building, 12' high; and a 264sf Storage Building
- 200±ft Frontage by 648±ft Depth, 75% asphalt paved yard
 - Two Gated Entries, Circular semi-truck driveway
 - Well water, Public Sewer, Florida Power & Light
 - 2005 Titan 50KW Diesel Generator
 - St Lucie County PID # 2432-411-0001-000-2





4,575sf Showroom & Offices



8,845sf Warehouse with 20' Walls, Doors on 3 Sides



6,000sf Open Front Storage



2,700sf Open Front Storage

2005 Titan 50kw Diesel Generator