

12,000sf on 1.39ac

Offices, Shop & Warehouse

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



- 4,200sf± Warehouse / Shop with 18' Walls,
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
- 137ft Frontage on 4-lane Okeechobee Rd
- Fort Pierce C-3 Zoning: Commercial General
- PID: 2417-510-0046-0006; 2015 Real Estate Taxes: \$9,726.
- Surrounding 2.7ac also Available; Call to Discuss



Property Photos



Divided 4-Lane Okeechobee Road



Entrance & Pylon Sign



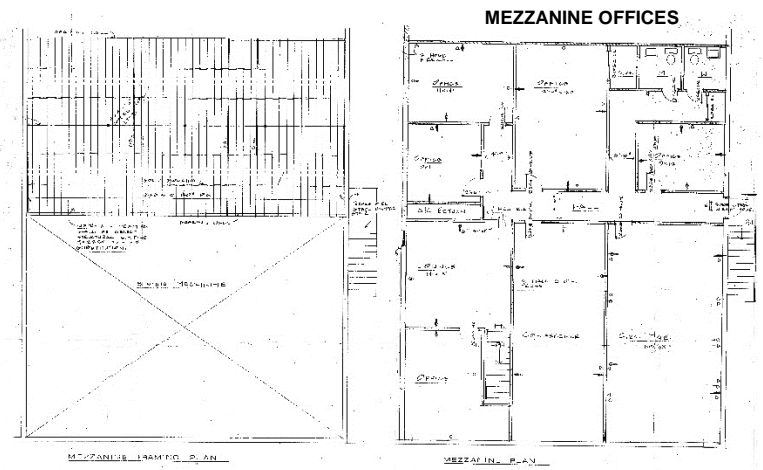
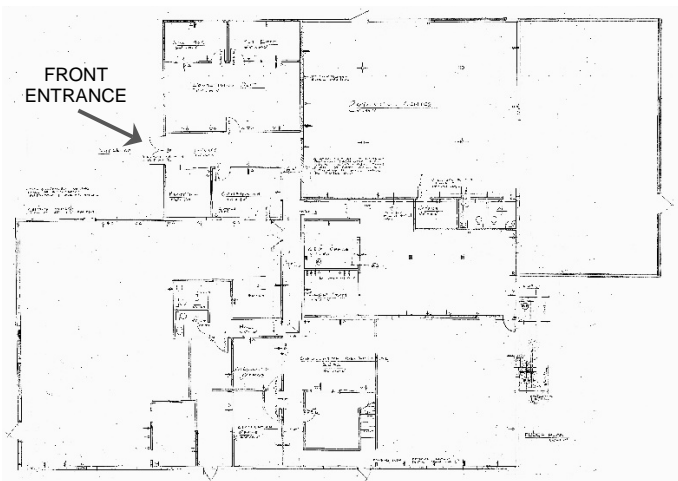
New Roof in 2007



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



Back / North Side of Building





Daily Traffic County at Site..... 9,667 (Fall of 2014)

Saint Lucie County Statistics:

County Population (2014 estimated)..... 291,028

Radius of Site Population...1mi: 8,784 / 3mi: 45,532 / 5mi: 64,894

Area..... 572 sq. miles

Cost of Living Index..... 90 (US Average = 100)

Median Household Income..... \$48,323.

Median Resident Age..... 42 years



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