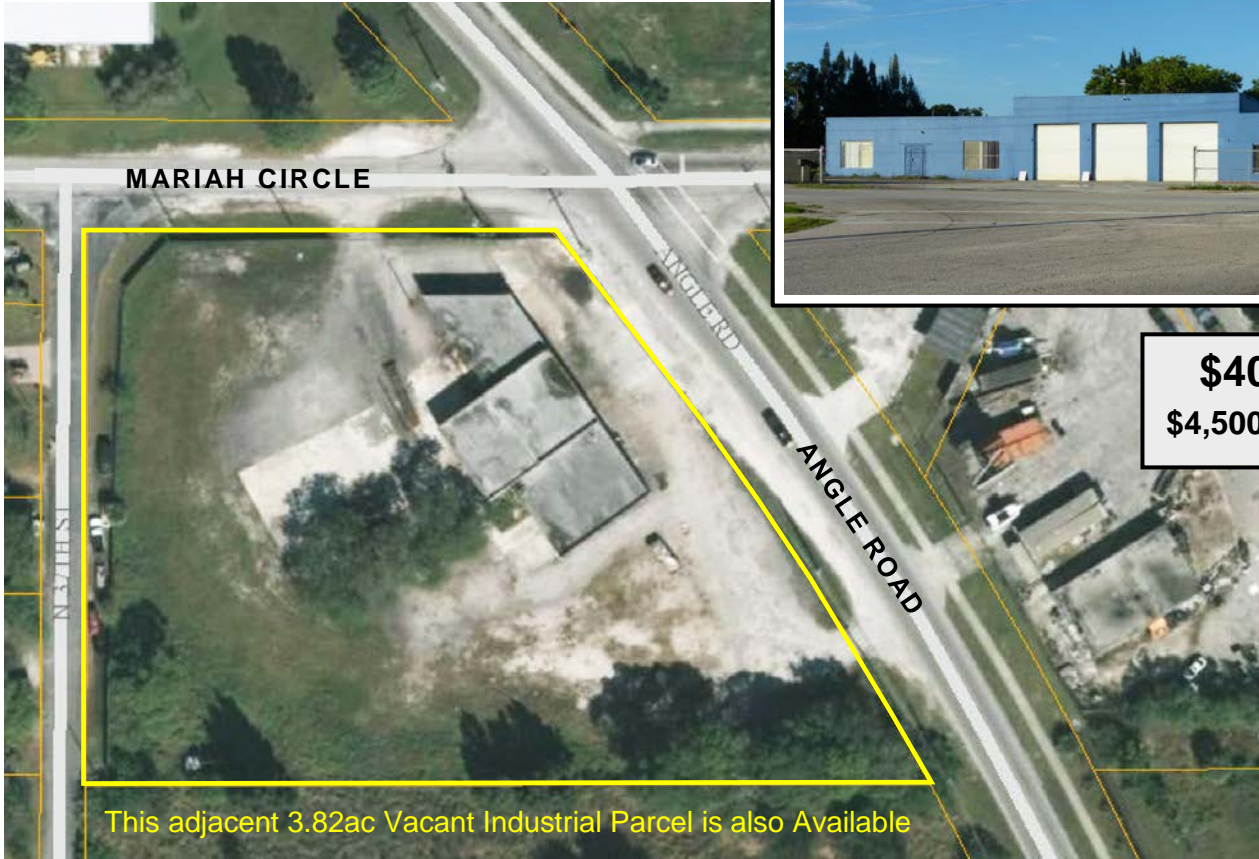


FOR SALE / LEASE

# Industrial Building on 2.64ac 8,410sf Shop/Warehouse & Offices

415 Angle Road, Saint Lucie County, FL



**\$409,000.**  
**\$4,500./mo + Tax**

- 8,410sf CBS Building: Divided Warehouse / Shop plus 4 Offices and 3 Restrooms
- 3,450sf Warehouse with 6 Grade Level Roll Doors: three 12' x 12' and three 10' x 12'
- 1,500sf Shop / Warehouse with 10' x 10' Roll Door; Separate Storage / Parts Room with Roll Door
- 2+ac Yard with 6' Chain Link Security Fencing and 3 Roll-Gated Entrances
- St Lucie County IL- Light Industrial Zoning; PID: 2408-213-0003-000-3; 2016 RE Taxes \$5,961.
- Location Offers Excellent Access to I-95; is serviced by Well Water and Septic System
- Zoning allows many varied uses including production, distribution & repair facilities
- From I-95: take Exit 131 at Orange Ave, go E 2 miles to Angle Rd, then N .4mi to property on left

# Property Photos



Front of Building facing Angle Road



North End of Building



South End of Building



Southwest Corner of Building



Three 10' x 12' Rear Doors in Center Bay

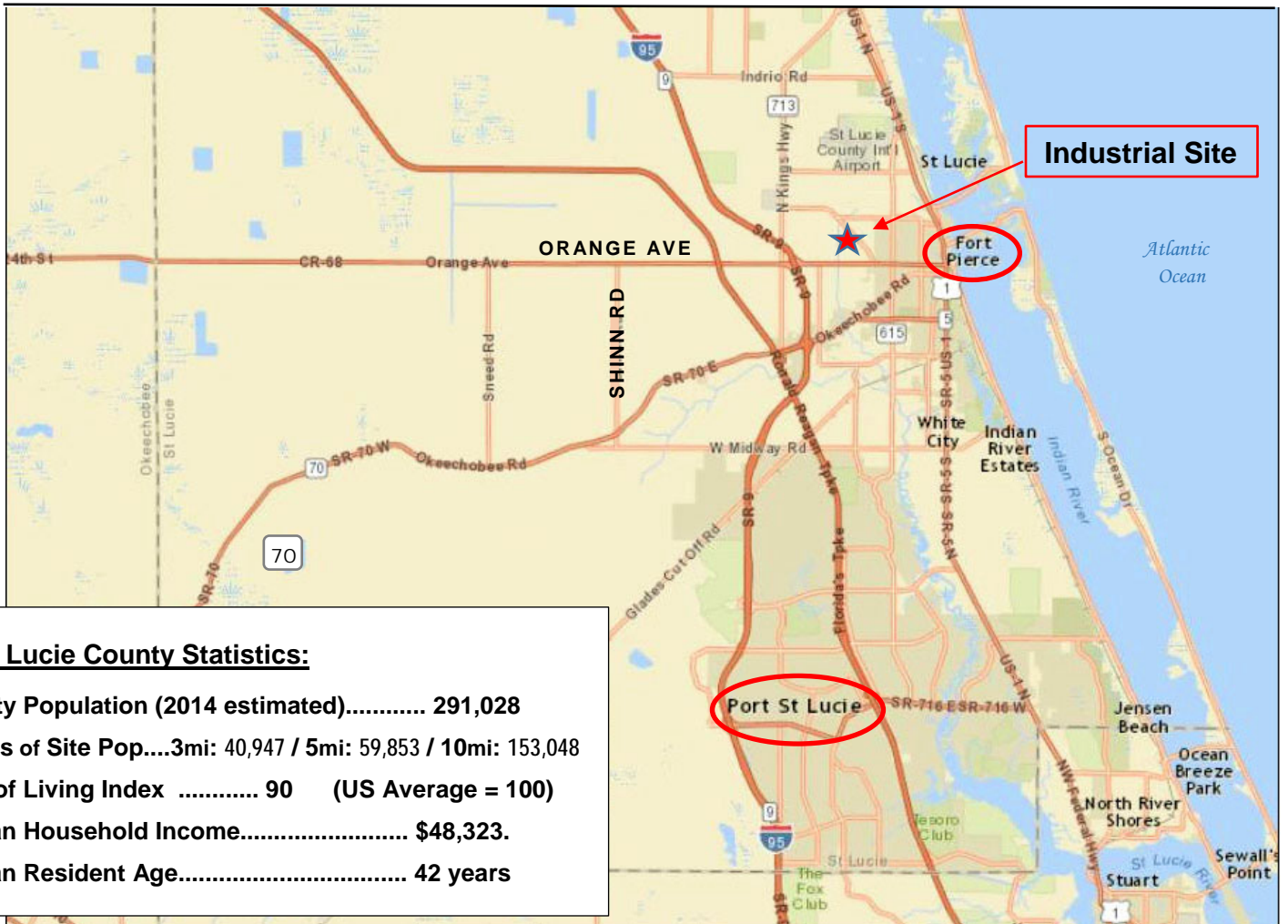


One Acre Yard, Concrete & Millings

Three 12' x 12' Front Doors in Center Bay

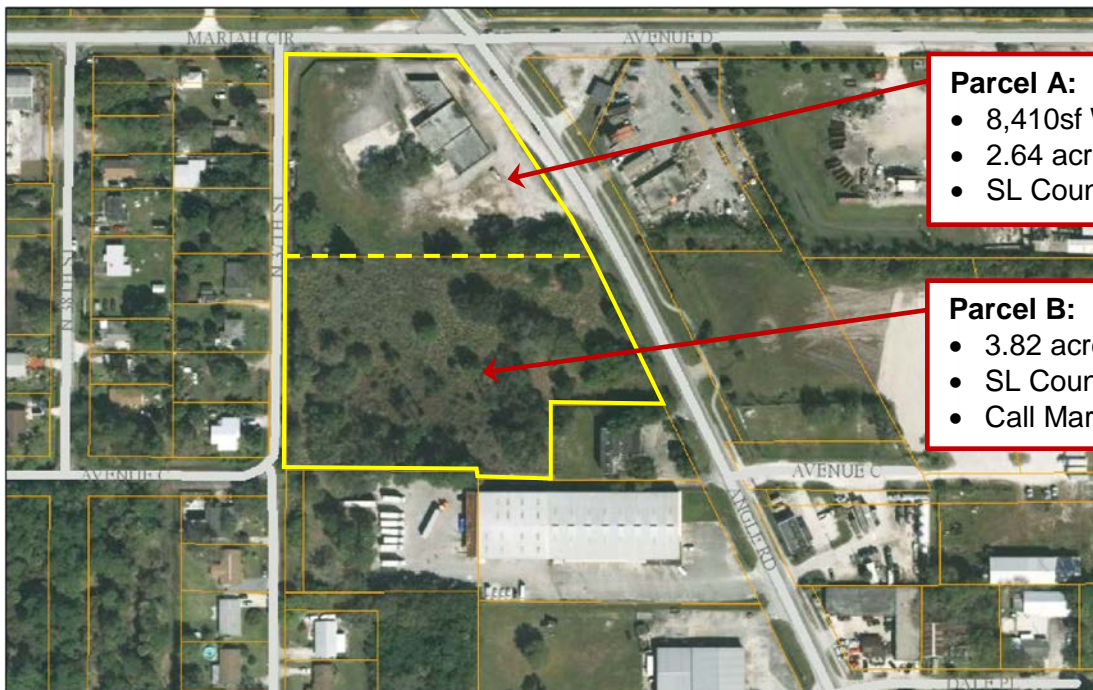


South Bay: 10' x 10' Door, 2 Offices & Restroom



**Saint Lucie County Statistics:**

County Population (2014 estimated)..... 291,028  
 Radius of Site Pop....3mi: 40,947 / 5mi: 59,853 / 10mi: 153,048  
 Cost of Living Index ..... 90 (US Average = 100)  
 Median Household Income..... \$48,323.  
 Median Resident Age..... 42 years



**Parcel A:**

- 8,410sf Warehouse / Shop
- 2.64 acres, Fenced, 3 Gated Entries
- SL County Light Industrial Zoning

**Parcel B:**

- 3.82 acres, Fenced, 2 Gated Entries
- SL County Light Industrial Zoning
- Call Mark to discuss details