

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Industrial Manufacturing Building

2200 N Kings Highway, Fort Pierce FL 34951



For Sale

\$499,000

Listing Contact:

Alex Rodriguez-Torres

772-353-0638

Rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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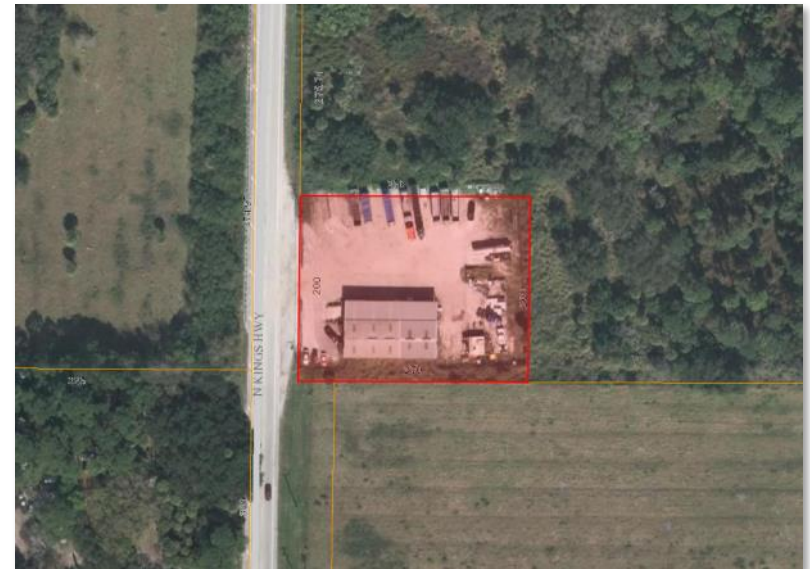
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Property Details

Location:	2200 N Kings Highway, Fort Pierce FL 34951
Price:	\$499,000
NOI:	\$90,000
Building Size:	4,420 SF
Building Type:	Industrial
Acreage:	1.15 AC
Bay Doors:	4 total (12' x 15')
Frontage:	200'
Traffic Count:	14,532 average daily traffic
Year Built:	1985
Construction Type:	Corr Metal
Parking Spaces:	5 open spaces / 4 covered spaces
Zoning:	IL
Land Use:	Light Industrial
Utilities:	Undisclosed

Great purchase opportunity of an Industrial Manufacturing building currently occupied by a Welding Company that has been established for 60 years with their lease running through October 2017. The site features a fenced yard, four bay doors, and 200 ft. of frontage to N Kings Highway. Site is in close proximity to I-95 and the St. Lucie County Municipal Airport.



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2016 Demographics

Total Population

1 mile	108
3 mile	10,734
5 mile	46,950

Average Household Income

1 mile	\$44,121
3 mile	\$39,712
5 mile	\$39,103

Average Age

1 mile	40.90
3 mile	38.10
5 mile	38.50

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Zoning Information & Map

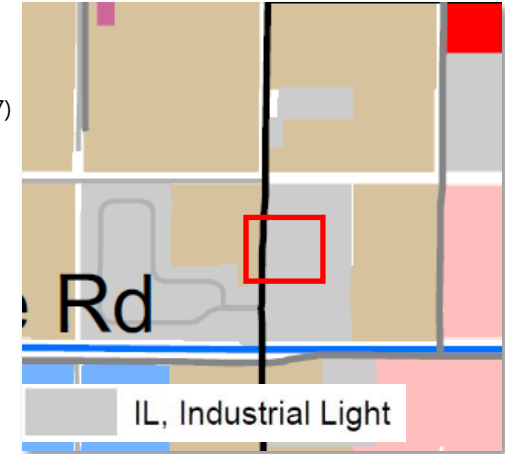
IL - Industrial, Light

1. Purpose. The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses:

- a. Business services. (73)
- b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)
- c. Construction services:
 - (1) Building construction - general contractors. (15)
 - (2) Other construction - general contractors. (16)
 - (3) Construction - special trade contractors. (17)
- d. Engineering, architectural and surveying services. (871)
- e. Commercial fishing. (091)
- f. Laundry, cleaning and garment services. (721)
- g. Local and suburban transit. (41)
- h. Manufacturing:
 - (1) Food and kindred products. (20)
 - (2) Tobacco products. (21)
 - (3) Textile mill products. (22)

- (4) Apparel and other finished products. (23)
- (5) Furniture and fixtures. (25)
- (6) Printing, publishing and allied industries. (27)
- (7) Drugs. (283)
- (8) Leather and leather products. (31)
- (9) Glass:
 - (a) Flat glass. (321)
 - (b) Glass and glassware - pressed or blown. (322)
 - (c) Glass products - made of purchased glass. (323)
- (10) Fabricated metal prod. - except machinery and transport. equip.:
 - (a) Metal cans and shipping containers. (341)
 - (b) Cutlery, handtools and general hardware. (342)
 - (c) Heating equipment, except electric and warm air, and plumbing fixtures. (343)
 - (d) Fabricated structural metal products. (344)
 - (e) Coating, engraving and allied services. (347)
 - (f) Miscellaneous fabricated metal products:
 - (1) Wire products. (3495)
 - (2) Misc. fabricated wire products. (3496)
 - (3) Metal foil and leaf. (3497)
 - (4) Fabricated metal products - NEC. (3499)



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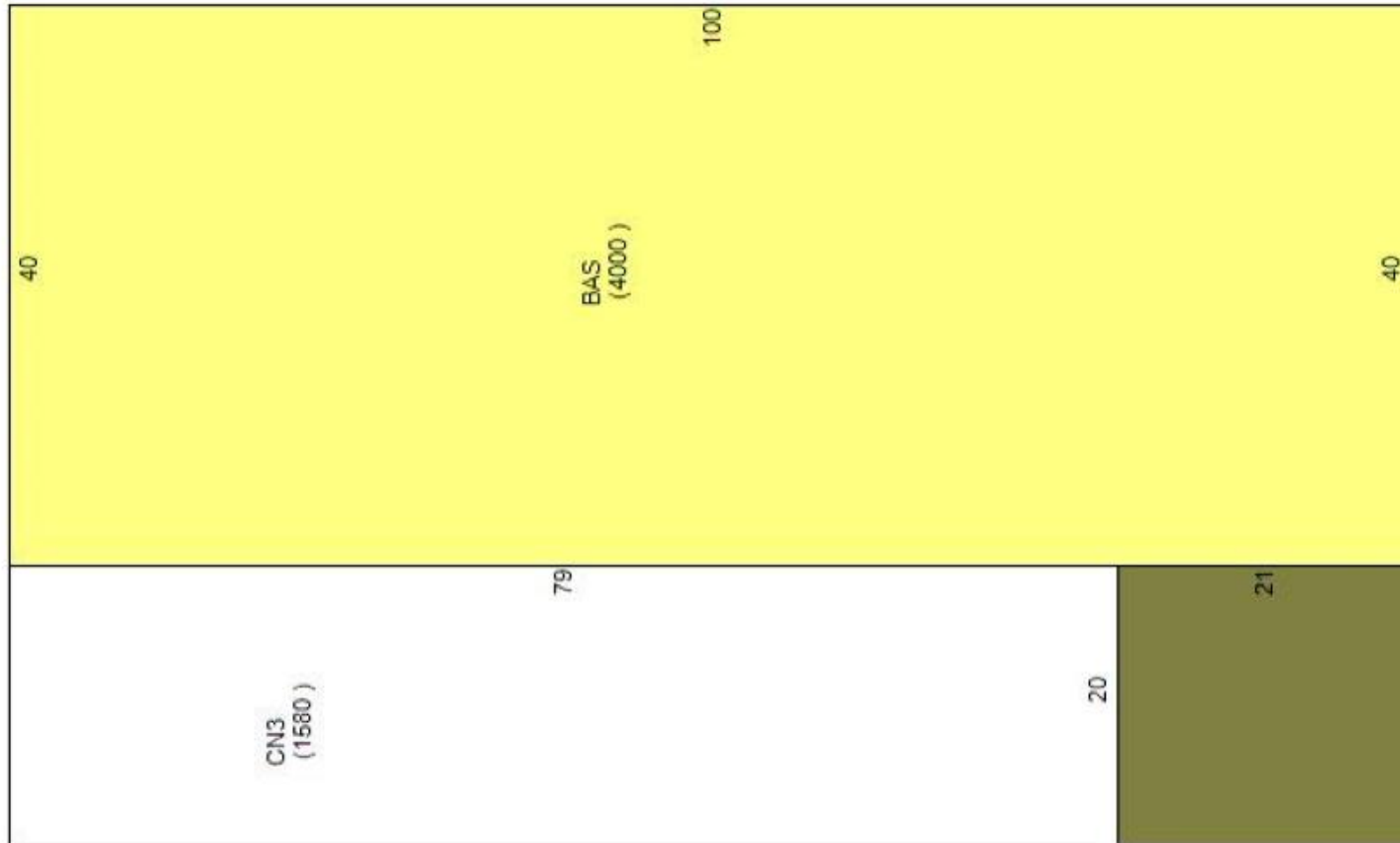
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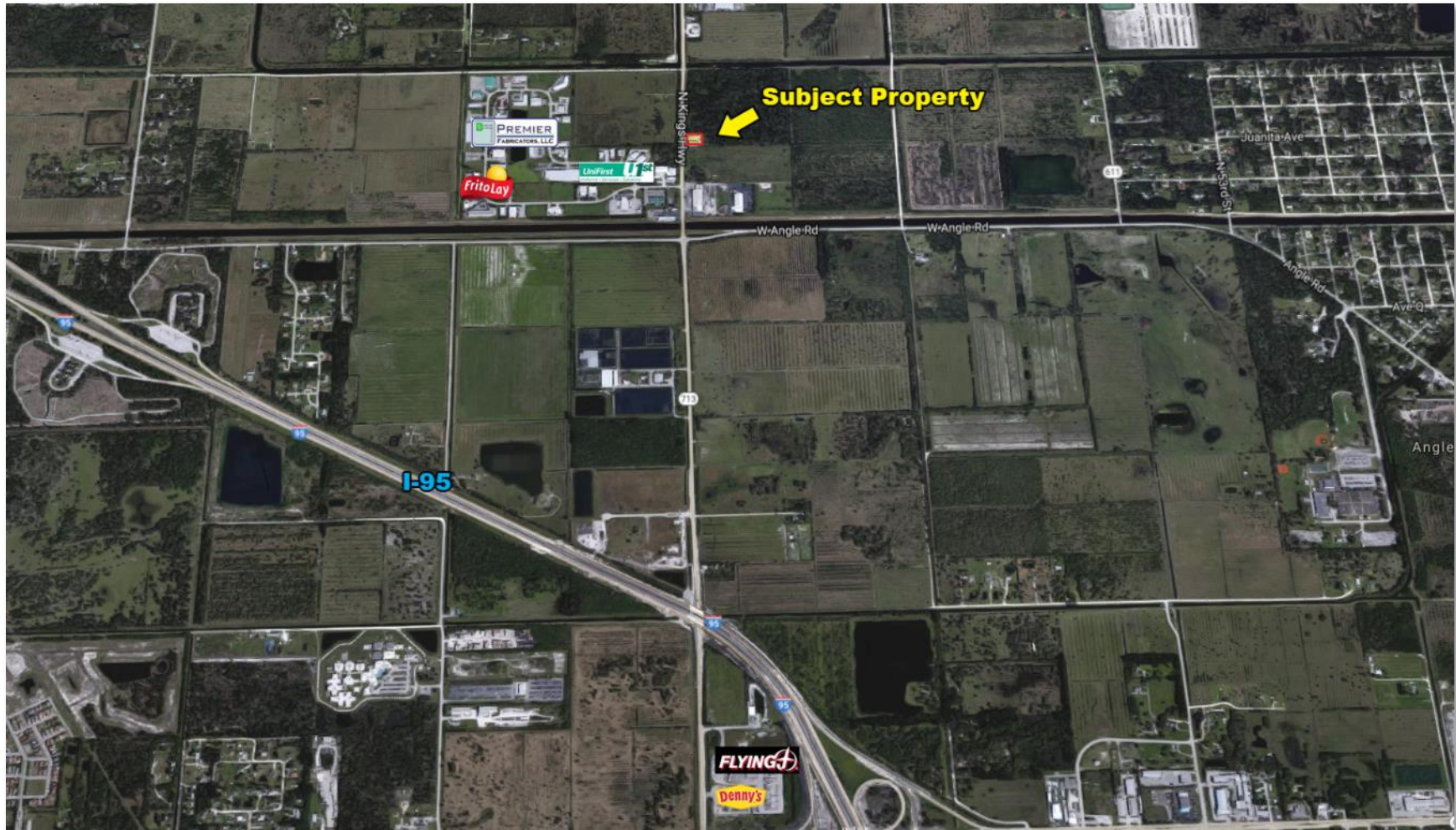
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Property Aerial



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