



FOR LEASE

■ 913 Edwards Rd

913 Edwards Rd

Fort Pierce, FL 34982

PROPERTY OVERVIEW

Excellent light industrial warehouse, perfect for distribution, manufacturing, and storage. The property is centrally located to residential bases of Fort Pierce and Port Saint Lucie in Oleander Industrial area. Move in ready with office space and open warehouse. Multiple loading doors.

OFFERING SUMMARY

Unit Size:	4,800 SF
Zoning:	IL - Light Industrial
Utilities:	Fort Pierce Utilities Authority
Available SF:	4,800 SF
Traffic Count:	11,300 AADT

[Click For Permitted Uses](#)

LEASE RATE

\$12.50 SF/yr (NNN)



COOPER OSTEEN

VICE PRESIDENT/BROKER

Mobile 772.332.9544

costeen@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development

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Property Details & Highlights

EDWARDS ROAD COMMERCE

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Property Name:	Edwards Road Commerce
Property Address:	913 Edwards Rd, Fort Pierce, FL 34982
Zoning:	IL - Light Industrial
Cross Streets:	Oleander Ave
Year Built:	1996
Number of Stories:	1
Foundation:	Concrete
Walls:	Metal
Number of Units:	1
Ceilings:	Insulated
Power:	Fort Pierce Utilities Authority
HVAC:	Central Office

LOCATION OVERVIEW

Warehouse complex located on highly traveled Edwards Road. Site offers excellent access to dense population bases of Fort Pierce and PSL and has convenient access to I-95 interchange at Okeechobee Road.



LEASE HIGHLIGHTS

- 1) Industrial Light Zoning
- 2) Office + Warehouse
- 3) Dock & mid-grade loading
- 4) Bay door & storefront access



Additional Photos

EDWARDS ROAD COMMERCE

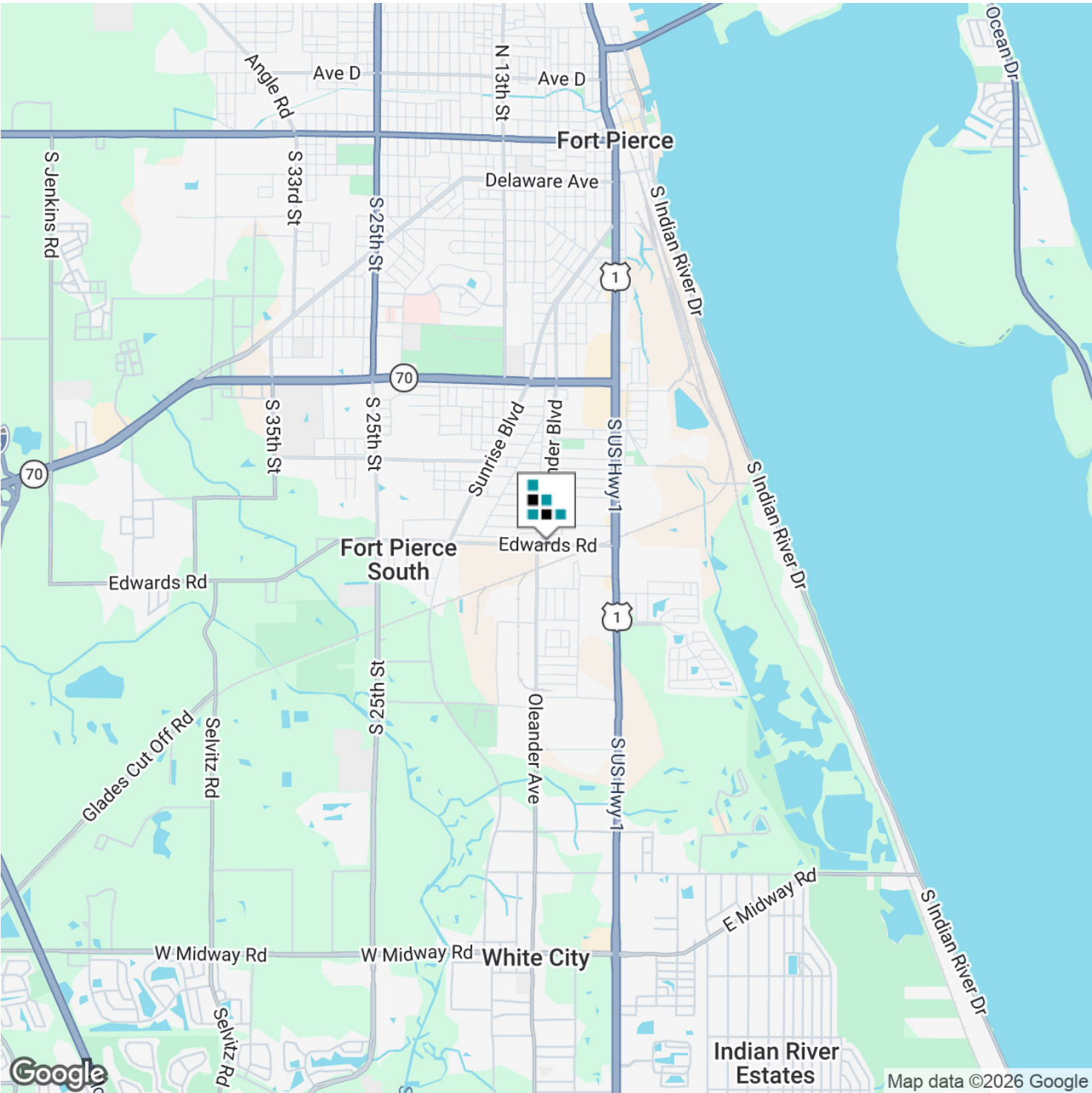
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Location Map

EDWARDS ROAD COMMERCE

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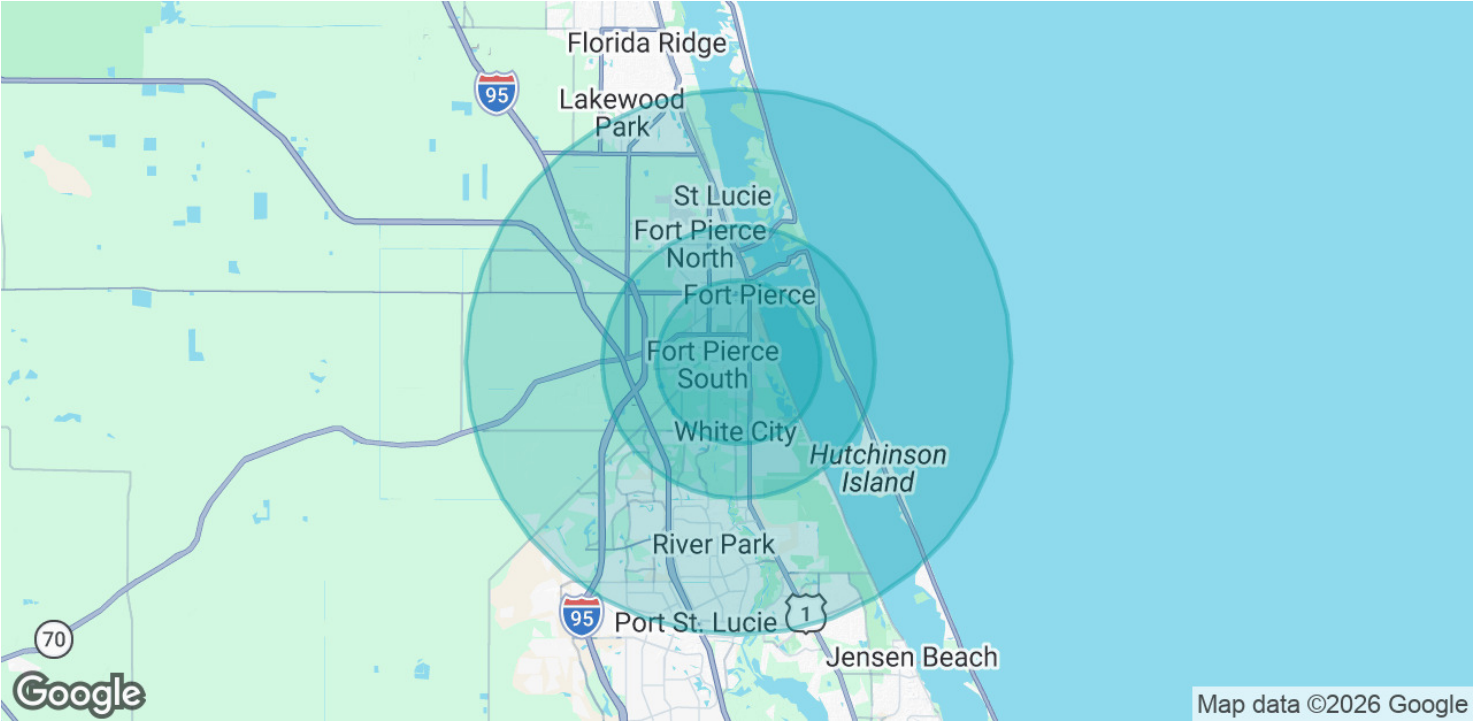


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Demographics Map & Report

EDWARDS ROAD COMMERCE

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	43,911	86,034	257,403
Average Age	40	42	45
Average Age (Male)	39	41	44
Average Age (Female)	41	43	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,465	33,393	101,654
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$61,674	\$64,934	\$79,655
Average House Value	\$269,477	\$279,288	\$314,246

2020 American Community Survey (ACS)

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Disclaimer

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