

FOR LEASE

Warehouse/Office: \$12.00/SF NNN
\$5,000/ACRE/MONTH

±7.63 Acres Industrial Land With
Metal Warehouse & Office



SUBJECT
907 Angle Road
Fort Pierce, FL 34947

Now Under New Ownership!

Presented By:

NAI Southcoast

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Available Leasing Options

This site presents a prime opportunity for tenants requiring flexible options to lease warehouse space, industrial office space, or land for outdoor storage or fleet parking.

Warehouse/Office Lease Options:

- Warehouse Size: $\pm 7,500$ SF (New Roof 2026)
- Minimum Divisible Space: ± 4.18 Acres
- Office Space: $\pm 1,124$ SF, climate-controlled
- Offered at: \$12.00/SF NNN

Industrial Land Lease Options:

- Flexible configurations for outdoor storage needs
- Offered at: \$5,000/Acre/Month

Strategic Location & Multimodal Connectivity

Ideally positioned with immediate access to I-95, the Florida Turnpike, and major arterial roads like Orange Avenue, this property offers seamless connectivity to key markets. Within a three-hour drive of major metropolitan hubs—including Miami, Orlando, Fort Lauderdale, Tampa, Jacksonville, and West Palm Beach—the site provides unparalleled transportation options via:

- Major highways & thoroughfares
- Rail access
- An international airport
- A deep-water port



Property Description

Strategically positioned just off the main arterial road linking I-95 and Fort Pierce, this expansive 7.63-acre lot offers seamless accessibility via Angle Rd, with the potential for an additional entrance from Metzger Rd. The semi-improved, fully fenced yard provides enhanced security, ample maneuverability, and extensive storage capabilities, making it an ideal choice for industrial operations, logistics, or outdoor storage needs.

Property Features

7,500 SF Metal Warehouse:

- New Roof: 2026
- Clear height: 15'
- Doors: Six 12' x 14' drive-thru roll-up bay doors
- Concrete floors
- Weigh Scale: 100,000 lb capacity (caveat to rehab)
- Gantry Crane: 10,000 lb capacity, traverses bays 4, 5, and 6
- Power: 3-Phase 480VAC

Office: 1,124 SF standalone building, fully air conditioned, suitable for retail sales, administrative operations, or a customer-facing showroom

Additional Space: 200 SF canopy area

Utilities: FPL & FPUA

Zoning: Light Industrial

Future Land Use: Industrial

High Demand Industrial Opportunity

Freestanding industrial properties of this caliber are scarce and highly sought after, making this an exceptional leasing opportunity. The property is well-suited for a variety of industrial and commercial applications, including but not limited to:

- Vehicle & Marine Repair
- Fleet Storage
- Heavy Equipment Sales, Rentals & Service
- Self-Service Storage
- Warehouse & Freight Operations
- Industrial Contracting
- Materials Distribution







7,500 SF METAL
WAREHOUSE



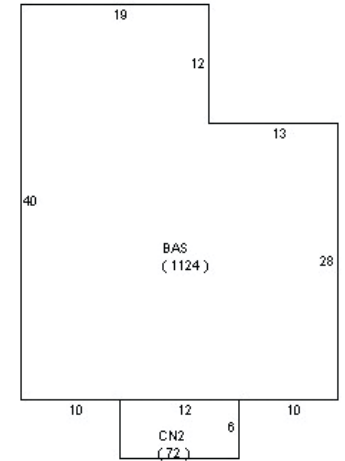
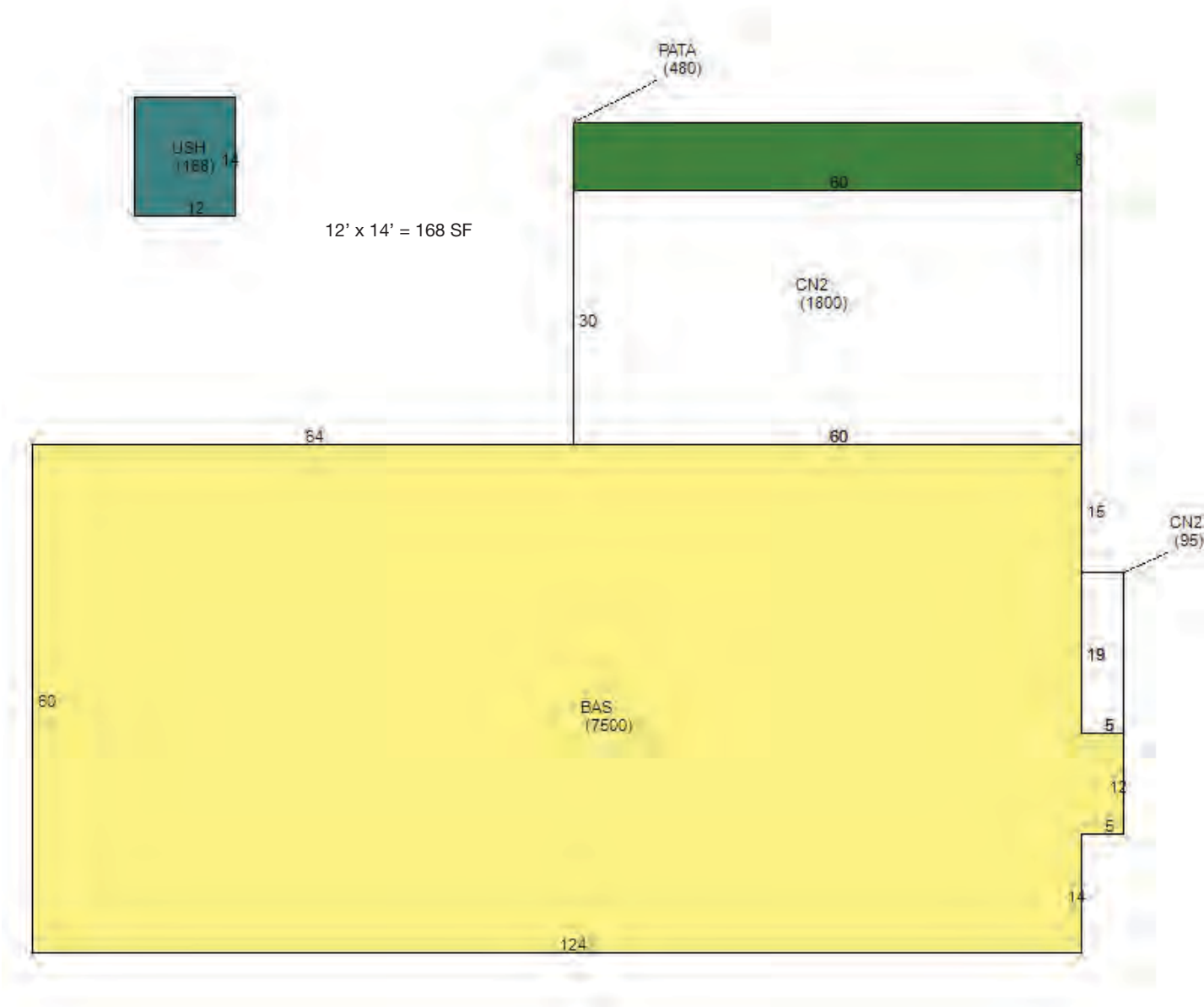


FULLY A/C'D
OFFICE



7,500 SF WAREHOUSE BUILDING SKETCH

1,124 SF OFFICE BUILDING SKETCH



IL INDUSTRIAL, LIGHT. *Permitted Uses:*

- Business services.
- Communications - including telecommunication towers - subject to the standards of Section 7.10.23.
- Construction services:
 - Building construction - general contractors.
 - Other construction - general contractors.
 - Construction - special trade contractors.
- Engineering, architectural and surveying services.
- Commercial fishing.
- Laundry, cleaning and garment services.
- Local and suburban transit.
- Manufacturing:
 - Food and kindred products.
 - Tobacco products.
 - Textile mill products.
 - Apparel and other finished products.
 - Furniture and fixtures.
 - Printing, publishing and allied industries.
 - Drugs.
 - Leather and leather products.
 - Glass:
 - Flat glass.
 - Glass and glassware - pressed or blown.
 - Glass products - made of purchased glass.
 - Fabricated metal prod. - except machinery and transport equip.:
 - Metal cans and shipping containers.
 - Cutlery, handtools and general hardware.
 - Heating equipment, except electric and warm air, and plumbing fixtures.
 - Fabricated structural metal products.
 - Coating, engraving and allied services.
 - Miscellaneous fabricated metal products:
 - Wire products.
 - Misc. fabricated wire products.
 - Metal foil and leaf.
 - Fabricated metal products - NEC.
 - Industrial/commercial machinery and computer equipment:
 - Metalworking machinery and equipment.
 - Special industry machinery, except metalworking machinery.
 - General industrial machinery and equipment.
 - Computers and office equipment.
 - Electronic and other electrical equipment and

- components, except computer equipment:
 - Household appliances.
 - Electric lighting and wiring equipment.
 - Household audio and video equipment.
 - Communications equipment.
 - Electronic components and accessories.
 - Misc. electrical machinery equipment and supplies.
- Measuring, analyzing and controlling instruments.
- Photographic, medical and optical goods.
 - Watches and clocks.
- Misc. manufacturing industries:
 - Jewelry, silverware, and platedware.
 - Musical instruments and parts.
 - Dolls, toys, games and sporting goods.
 - Pens, pencils, and other office and artists' materials.
 - Costume jewelry, costume novelties, and notions.
 - Brooms and brushes.
 - Signs and advertising displays.
 - Morticians goods.
 - Manufacturing industries, NEC.
- Plastic products - fabrication, molding, cutting, extrusion, and injection processing.
- Marinas.
- Millwork and structural wood members.
- Motion pictures.
- Motor freight transportation and warehousing.
- Repair services:
 - Automotive and automotive parking.
 - Electrical.
 - Watch, clock and jewelry repair.
 - Reupholstery and furniture repair.
 - Misc. repairs and services.
- Retail trade:
 - Lumber and other building materials.
 - Paint, glass and wallpaper.
 - Hardware.
 - Nurseries, lawn and garden supplies.
 - Mobile home dealers.
 - Automotive/boat/RV/motorcycle dealers.
 - Gasoline service.
 - Furniture and furnishings.
- Research, development, and testing services.
- Ship, boat building and repairing - less than forty-five (45) feet.
- Sorting, grading and packaging services - citrus/vegetables.

- Vocational schools.
- Wholesale trade - durable goods:
 - Motor vehicle and automotive equipment.
 - Furniture and home furnishings.
 - Lumber and other building materials.
 - Professional and commercial equipment/supplies.
 - Metals and minerals except petroleum.
 - Electrical goods.
 - Hardware, plumbing and heating equipment, and supplies.
 - Machinery, equipment, and supplies.
 - Misc. durable goods:
 - Sporting and recreational goods.
 - Toys and hobby goods.
 - Jewelry, watches, precious stones and metals.
 - Durable goods NEC.
- Wholesale trade - nondurable goods:
 - Paper and paper products.
 - Drugs.
 - Dry goods and apparel.
 - Groceries and related products.
 - Farm products - raw materials.
 - Chemicals, and allied products.
 - Beer, wine, and distilled alcoholic beverages.
 - Misc. nondurable goods:
 - Farm supplies.
 - Books, periodicals and newspapers.
 - Flowers, nursery stock and florists' supplies.
 - Tobacco/tobacco products.
 - Paints, varnishes and supplies.
 - Nondurable goods, NEC.
- Mobile food vendors.
- Single-family detached dwelling units provided that the single-family dwelling unit is located on an existing lot or parcel or record, as further defined in this Code, that was existing on or before August 1, 1990.
- Kennels. Allowed as a permitted use only when the property is surrounded by industrial uses or zoning and is five hundred (500) feet or more from residential uses or zoning. All distance requirements shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed kennel.
- Landscape and horticultural services.
- Personal services.

Conditional Uses:

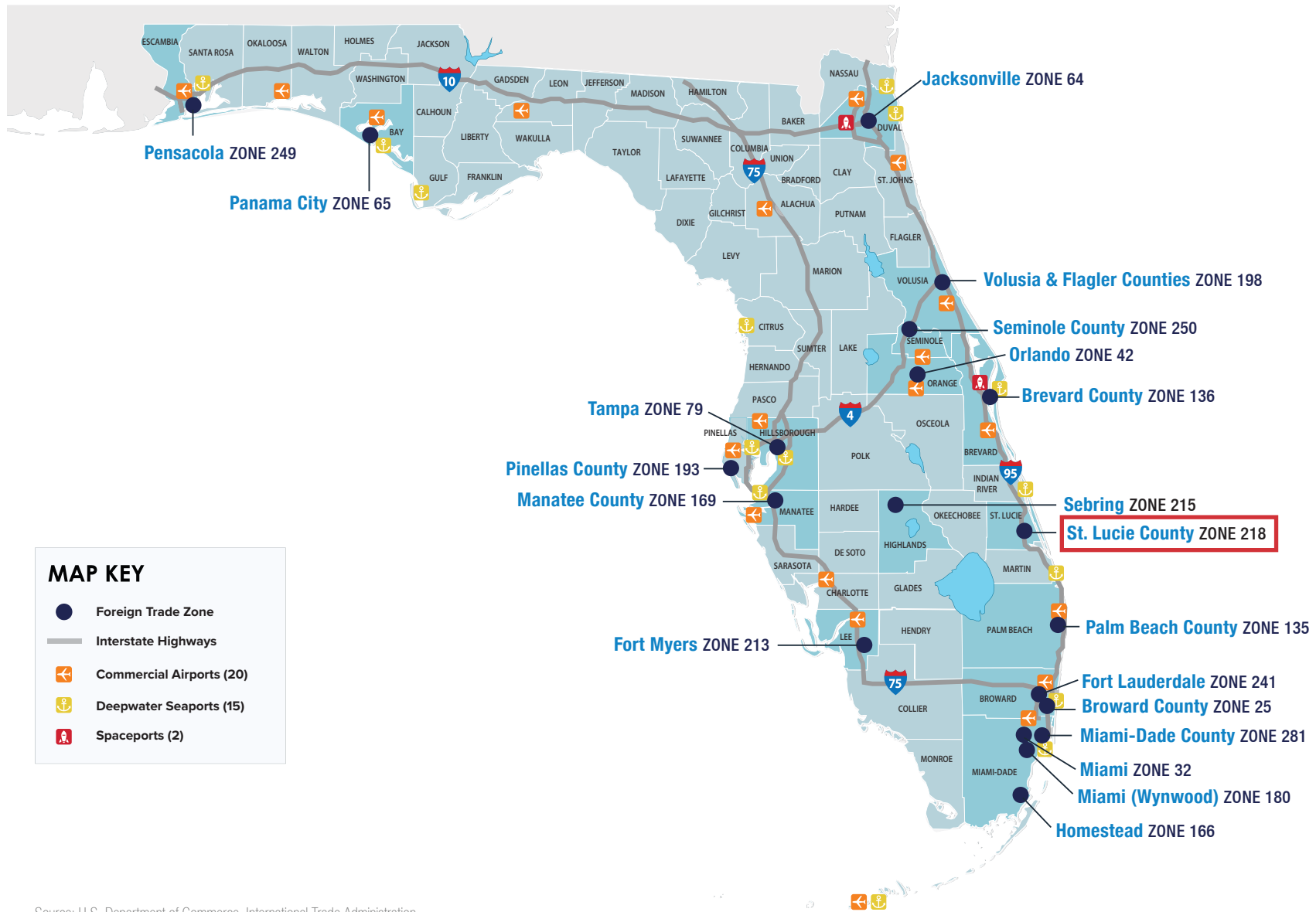
- Airports, landing and takeoff fields - general aviation.
- Manufacturing:
 - Cut stone and stone products.
 - Motorcycles, bicycles, and parts.
 - Wood containers, wood buildings and mobile homes.
- Ship, boat building and repairing (excluding ship or boat salvaging) - forty-five (45) to one hundred fifty (150) feet.

- Wholesale:
 - Petroleum bulk stations and terminals.
- Scrap and waste materials - subject to the provisions of Section 7.10.12.A.
- Kennels. (0752) Other than those permitted under Section 3.01.03 T.2.w. of the Land Development Code.

Accessory Uses:

- Accessory uses are subject to the requirements of Section 8.00.00 and include the following:
- Co-generation facilities.
 - Fueling facilities.
 - Industrial wastewater disposal.

- One detached single-family dwelling or mobile home for on-site security purposes per property.
- Retail trade accessory to the primary manufacturing or wholesaling use.
- Solar energy systems, subject to the requirements of Section 7.10.28.
- Cargo containers subject to the requirements of Section 7.10.35.



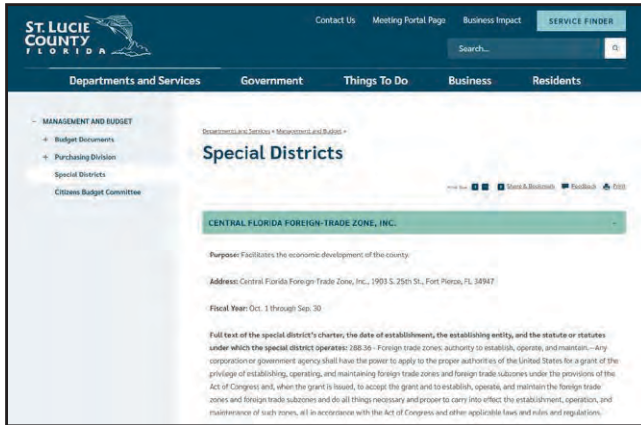
MAP KEY

- Foreign Trade Zone
- Interstate Highways
- ✈ Commercial Airports (20)
- ⚓ Deepwater Seaports (15)
- 🚀 Spaceports (2)

Source: U.S. Department of Commerce, International Trade Administration

Rev. 10/2023

Advantages of Being in a Foreign Trade Zone



<https://www.stlucieco.gov/departments-and-services/management-and-budget/special-taxing-districts>

Duty Deferral

Duties are only paid when imported merchandise enters U.S. Customs territory. Goods may be held without payment of duty in an FTZ until sold, allowing for improved cash flow.

No Duty on Value Added

There are no duties on labor, overhead, or profit to operations performed within an FTZ.

Duty Avoidance

There are no duties on FTZ merchandise that is exported, transferred to another zone, or destroyed. This eliminates the need to manage costly and time consuming duty drawback programs.

Save with One Weekly Entry

Customs allows for weekly entry processing, which benefits importers because they pay a single entry fee and may realize significant MPF savings.

Duty Inversion

The user may elect to pay the duty rate applicable to the component materials or the finished goods produced from raw materials, depending on which is lower.

Inventory Tax Incentives

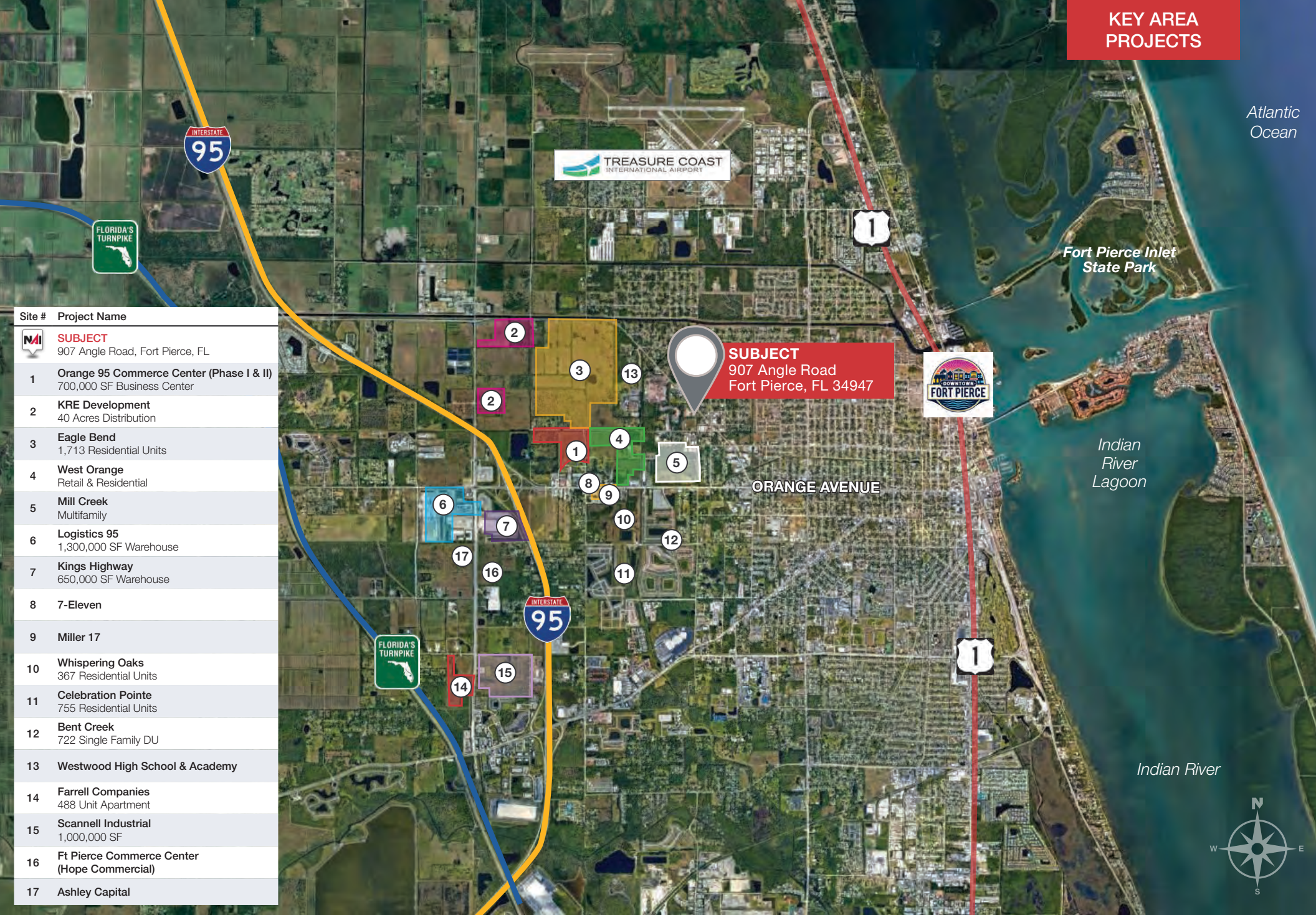
Companies that hold goods in an FTZ may be exempt from inventory taxes.


Enhanced Security

By using an FTZ, the internal controls requirements of the Sarbanes-Oxley Act (Section 404) are met. FTZ and Customs Trade Partnership Against Terrorism (CTPAT) are complementary programs. Participating in both results in increased internal and external security enhancements.

KEY AREA PROJECTS

Atlantic Ocean



Site #	Project Name
	SUBJECT 907 Angle Road, Fort Pierce, FL
1	Orange 95 Commerce Center (Phase I & II) 700,000 SF Business Center
2	KRE Development 40 Acres Distribution
3	Eagle Bend 1,713 Residential Units
4	West Orange Retail & Residential
5	Mill Creek Multifamily
6	Logistics 95 1,300,000 SF Warehouse
7	Kings Highway 650,000 SF Warehouse
8	7-Eleven
9	Miller 17
10	Whispering Oaks 367 Residential Units
11	Celebration Pointe 755 Residential Units
12	Bent Creek 722 Single Family DU
13	Westwood High School & Academy
14	Farrell Companies 488 Unit Apartment
15	Scannell Industrial 1,000,000 SF
16	Ft Pierce Commerce Center (Hope Commercial)
17	Ashley Capital

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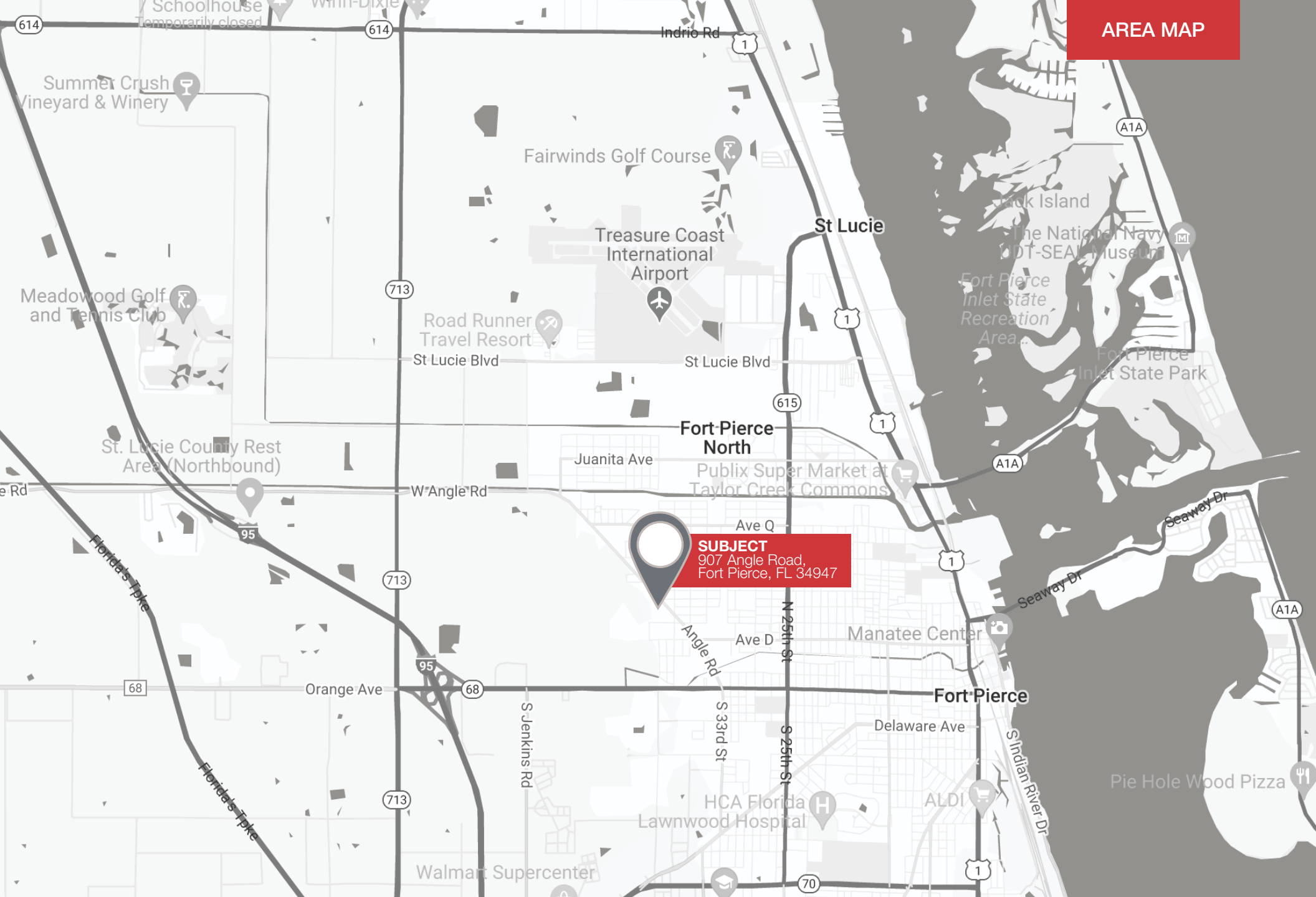
Fort Pierce Inlet State Park

Indian River Lagoon

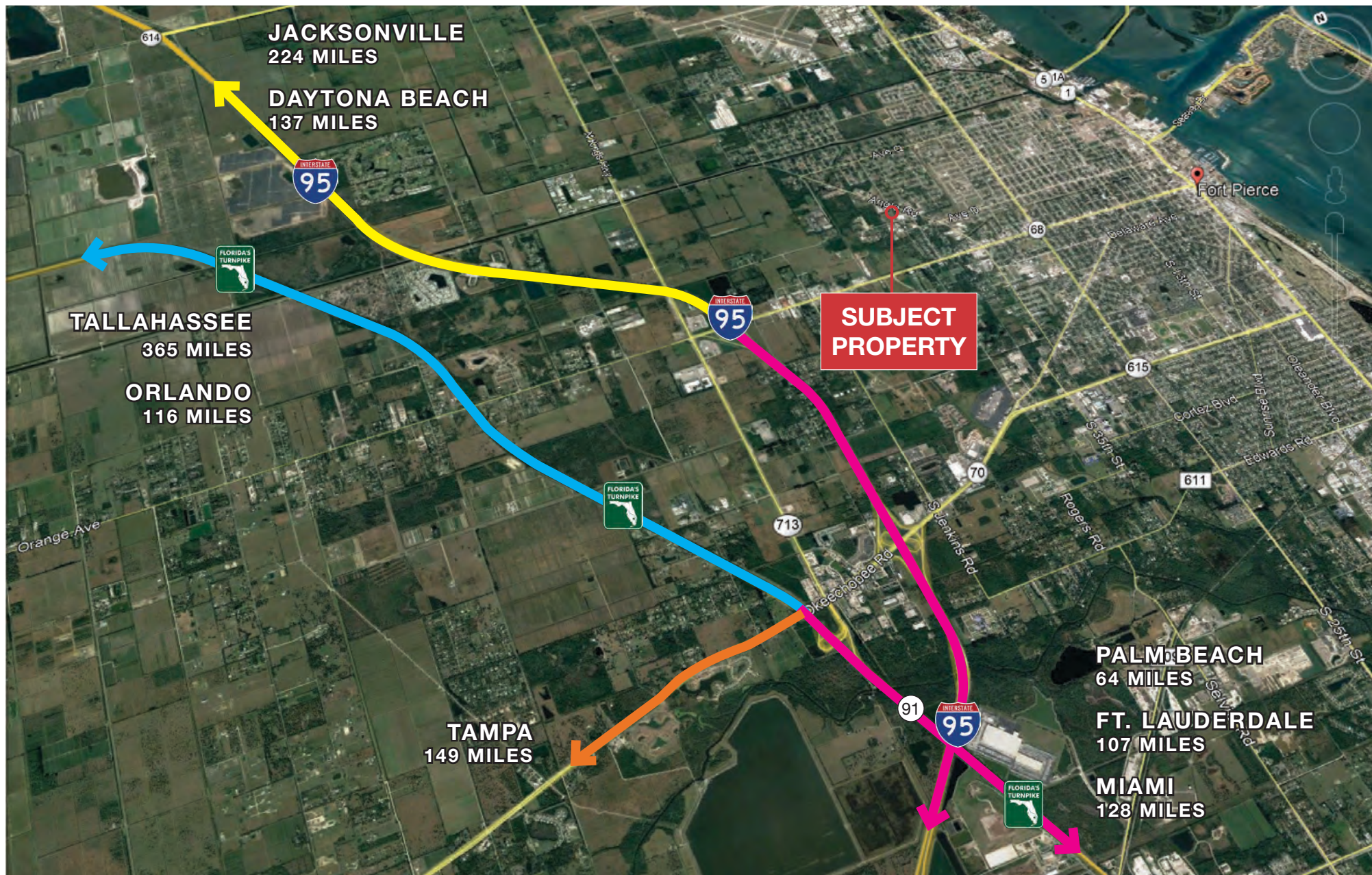
Indian River

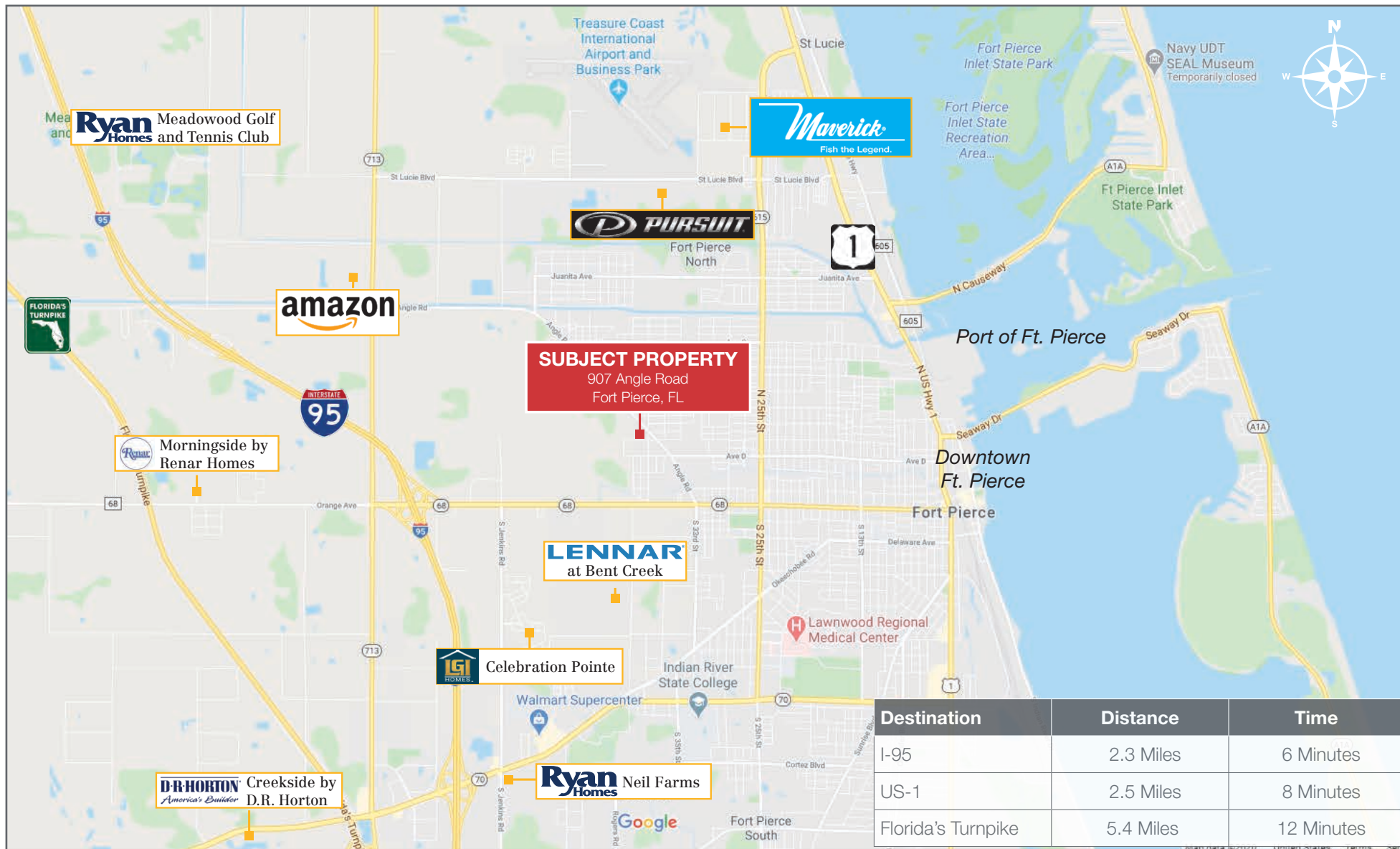


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St Lucie County

Economic Expansion, 2019 - Present

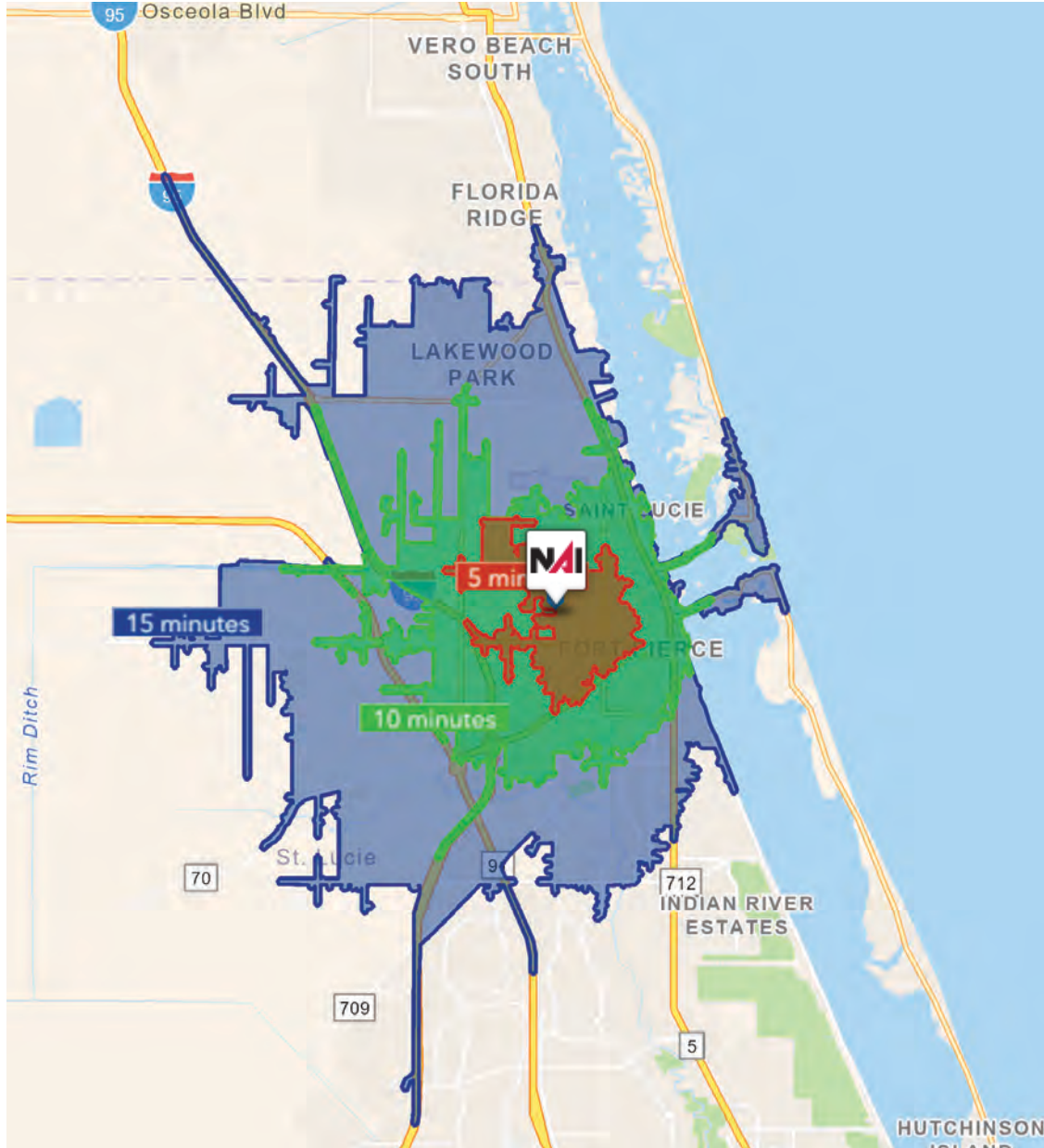
	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage	
Calendar Year 2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	22	6,000	
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000	
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000	
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	584	236,000	
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000	
Calendar Year 2020	California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	37	10,000	
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	18	75ft. Tower	
	FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490†	0	451†	245,000	
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000	
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000	
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,602**	0	‡	2,347,315 ‡	
	Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780	
	Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	2	30,000	
	Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	1200	1,100,000
		Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	21	17,000
Chemical Technologies Holdings		Manufacturing	St. Lucie County	NEW	5	0	2	8,000	
Cheney Brothers		Warehouse/Distribution	Port St. Lucie	NEW	350	0	310	427,000	
Contender Boats		Marine	St. Lucie County	NEW	200	0	120	100,000	
D&D Welding		Manufacturing	St. Lucie County	EXPANSION	10	32	42	33,000	
FA Precast		Manufacturing	St. Lucie County	EXPANSION	0	22	21	17,000	
Freshco/Indian River Select		Manufacturing	Fort Pierce	EXPANSION	20	90	55	16,375	
Jansteel		Manufacturing	Port St. Lucie	NEW	55	0	X	67,193	
Kings Logistics Center		Industrial Development	St. Lucie County	NEW	433*	0	0	650,000	
Maverick Boat Group		Marine	St. Lucie County	EXPANSION	150	520	333	106,000	
South Florida Logistics Center 95		Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,100,000**	
SRS Distribution		Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000	

X Not expected to be operational
 NR No response
 * Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage	
Calendar Year 2022	Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200	170	300	220,000	
	Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	36	81,750	
	Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500	
	Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200	
	Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	NR	207,458	
	Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841	
	Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000	
	Legacy Park Spec A	Industrial Development	Port St. Lucie	NEW	112*‡	0	23**	168,000	
	Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000	
	MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000	
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000	
	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000	
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925	
Calendar Year 2023	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*‡	0	0	389,000	
	Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508	
	LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	6	60,000	
	Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	378,521	
	Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡	
	Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346	
	Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	70	132,000	
	Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	55	23,456	
	Calendar Year 2024	Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
		Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	24	245,900
APP Jet Center		Aviation	St. Lucie County	EXPANSION	0	22	22	33,600	
BroadRange Logistics		Warehouse/Distribution	Fort Pierce	NEW	755*	0	1	\$	
Costco Warehouse Depot Phase 1		Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685	
Infinity Flight Group		Aviation	St. Lucie County	NEW	30	0	0	8,825	
Lightbridge Academy		Education	Port St. Lucie	NEW	22	0	27	11,000	
Marine Digital Integrators		Manufacturing	Port St. Lucie	NEW	54	0	0	\$	
PI Motor Club		Leisure/Hospitality	St. Lucie County	NEW	125	0	0	TBD	
Project Four PSL		Manufacturing	Port St. Lucie	NEW	225	0	0	250,000	
SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000		

2017-2024	8 YEAR TOTALS	12,935	6,743	11,297	16,510,578
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** Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500
 † Includes full-time, part-time and per diem workers
 ‡ Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects
 § Square footage – see Interstate Crossroads & Legacy Park 2020

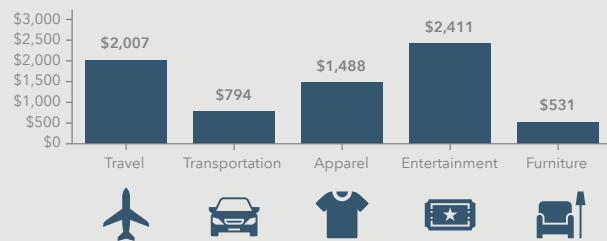


5 Minutes	10 Minutes	15 Minutes
13,859 2010 Population	40,955 2010 Population	68,113 2010 Population
15,521 2025 Population	46,991 2025 Population	79,650 2025 Population
12.0% 2010-2025 Population Growth	14.7% 2010-2025 Population Growth	16.9% 2010-2025 Population Growth
1.14% 2025-2030 (Annual) Est. Population Growth	1.34% 2025-2030 (Annual) Est. Population Growth	1.86% 2025-2030 (Annual) Est. Population Growth
33.9 2025 Median Age	36.9 2025 Median Age	40.2 2025 Median Age
\$48,517 Average Household Income	\$59,297 Average Household Income	\$70,348 Average Household Income
19.1% Percentage with Associates Degree or Better	27.1% Percentage with Associates Degree or Better	32.2% Percentage with Associates Degree or Better
42.1% Percentage in White Collar Profession	48.1% Percentage in White Collar Profession	50.0% Percentage in White Collar Profession

907 Angle Rd, Fort Pierce, Florida, 34947
Ring: 5 mile radius



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri
Spending facts are average annual dollars per household

Population

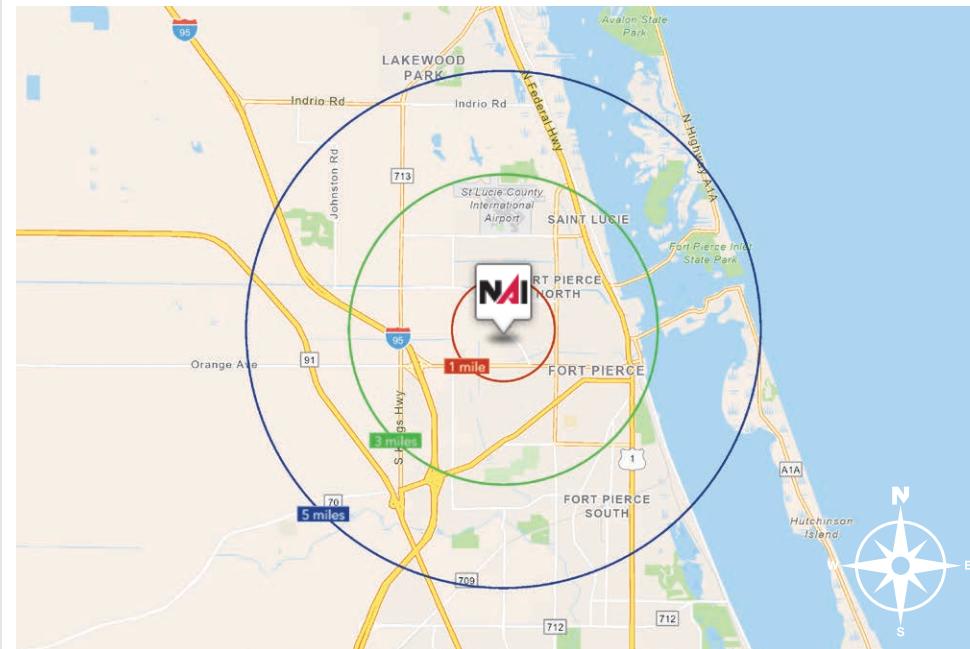
1 Mile:	5,977
3 Mile:	41,662
5 Mile:	68,030

Average Household Income

1 Mile:	\$52,081
3 Mile:	\$56,355
5 Mile:	\$67,819

Median Age

1 Mile:	33.0
3 Mile:	36.4
5 Mile:	39.9



City of Ft. Pierce, Florida

Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 375,226 and has experienced growth of over 35% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.





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LAND LEASE:
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