

FOR LEASE



**15701 Orange Ave & 343 TROWBRIDGE RD
Fort Pierce, FL 34945**

Chuck McNulty
Broker

Mobile: (407) 619-4245
Chuck@mcnultygroupinc.com

Office Address:
2315 Lynx Lane
Suite # 6
Orlando, Florida 32804
www.mcnultygroupinc.com

<i>Building Footprint:</i>	9,680 ± SF
<i>Overhang:</i>	3,080 ± SF
<i>Warehouse:</i>	6,600 ± SF
<i>Grade Doors:</i>	(5) 14 x 16
<i>Ceiling height:</i>	18'-20'
<i>Construction Type:</i>	Metal
<i>Warehouse Built:</i>	2007
<i>Office Building:</i>	912 ± SF
<i>Year Built:</i>	1985
<i>County/ Municipality:</i>	St. Lucie
<i>Zoning:</i>	Industrial
<i>2022 Taxes:</i>	\$9,367.51
<i>Utilities:</i>	Septic & City Water
<i>Land Area:</i>	3.38 ± Acres
<i>Additional Property Features:</i>	• 2 points of access • LED Lights • Clear Span • Fenced



