

INDUSTRIAL DISTRIBUTION SPACE FOR LEASE

3601 CROSSROADS PARKWAY, FORT PIERCE, FL 34945

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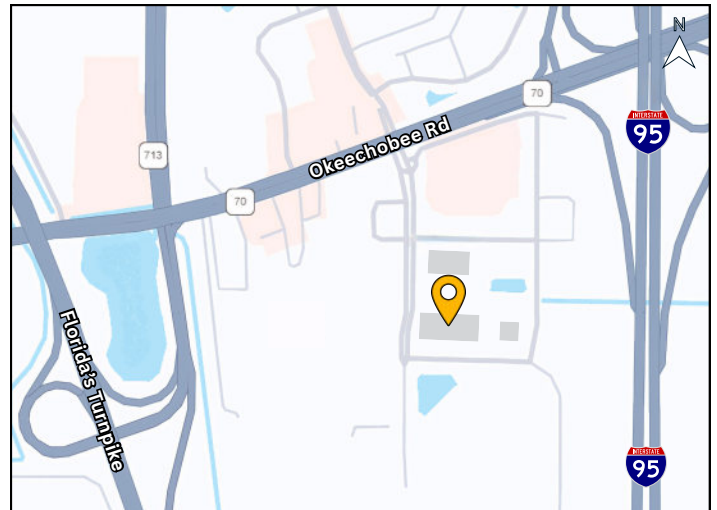
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FOR LEASE



Property Highlights

- 68,500 sf office/warehouse/distribution facility with 4 tenants.
- 16,875 SF now available.
- Minimum 24' clear height in warehouse.
- 6 dock high doors with one drive-in ramp.
- Spacious loading area – 150' truck court.
- Zoned (CP-1) Commercial Parkway – Fort Pierce.
- Lease Rate: \$10.00 PSF NNN.
- 2025 Operating Expenses: Estimated at \$2.95/SF.



\$10.00 PSF NNN



16,875 SF



Industrial Distribution Space

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Reichel Realty & Investments, Inc.
8845 N. Military Trail
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(561) 478-4440 main
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Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.

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PROPERTY INFORMATION SUMMARY

Property:	68,500 sf multi-tenant office/warehouse/distribution facility built in 1999. Each unit features (6) 8' x 10' dock high loading doors with dock levelers and (1) 10' x 12' loading door with a drive-in ramp. The clear height in the warehouse is a minimum of 24' clear with 30' x 50' column spacing. The building features CBS and steel frame and metal construction with a standing seam metal roof system, a fire sprinkler system, T-5 lighting and 120/208-volt, 3 phase, 4 wire, 200-amp electrical service in each unit. There is also a spacious 150' truck court behind the building.
Location:	Located between Interstate 95 and Florida's Turnpike interchanges just south of Okeechobee Road (SR 70) in Fort Pierce, Florida. The building is located in Crossroads Park of Commerce less than ¼ mile from either interchange. Ideal distribution point for all of South Florida as the building is within a two-hour drive of 70% of the State's population.
Zoning:	(CP-1) Commercial Parkway Zone - Fort Pierce. This zoning allows manufacturing, warehousing and distribution uses.
Available Space:	Unit B: 16,875 sf total with 1,000± SF of nicely finished office area, 6 dock high doors and 1 drive-in ramp.
Lease Price:	\$10.00/SF/NNN plus Florida Sales Tax.
Operating Expenses:	Estimated at \$2.95 psf for 2025.
Total Monthly Rent Including Operating Costs:	\$18,210.94 per month plus electric.

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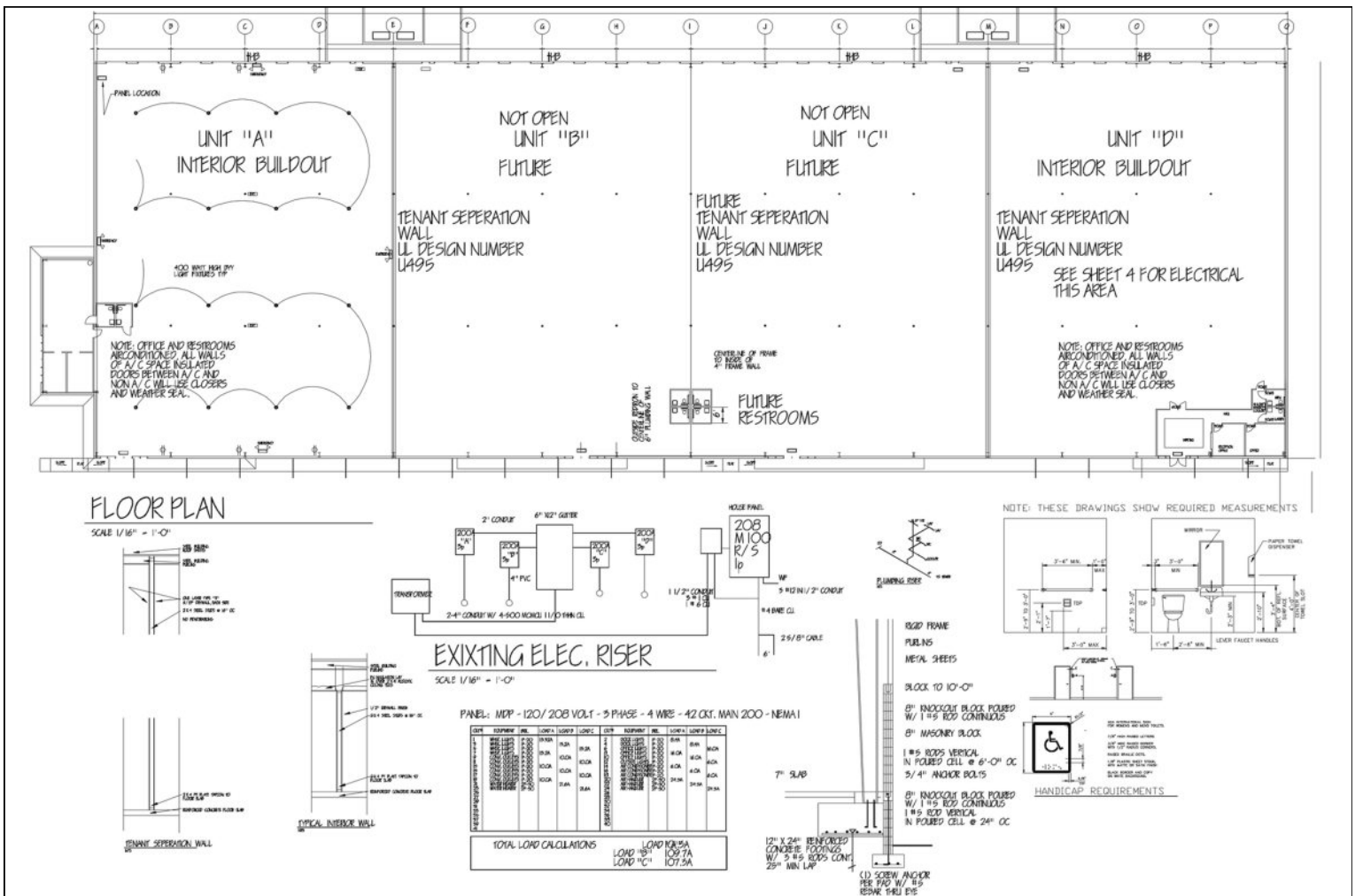
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FLOOR PLAN



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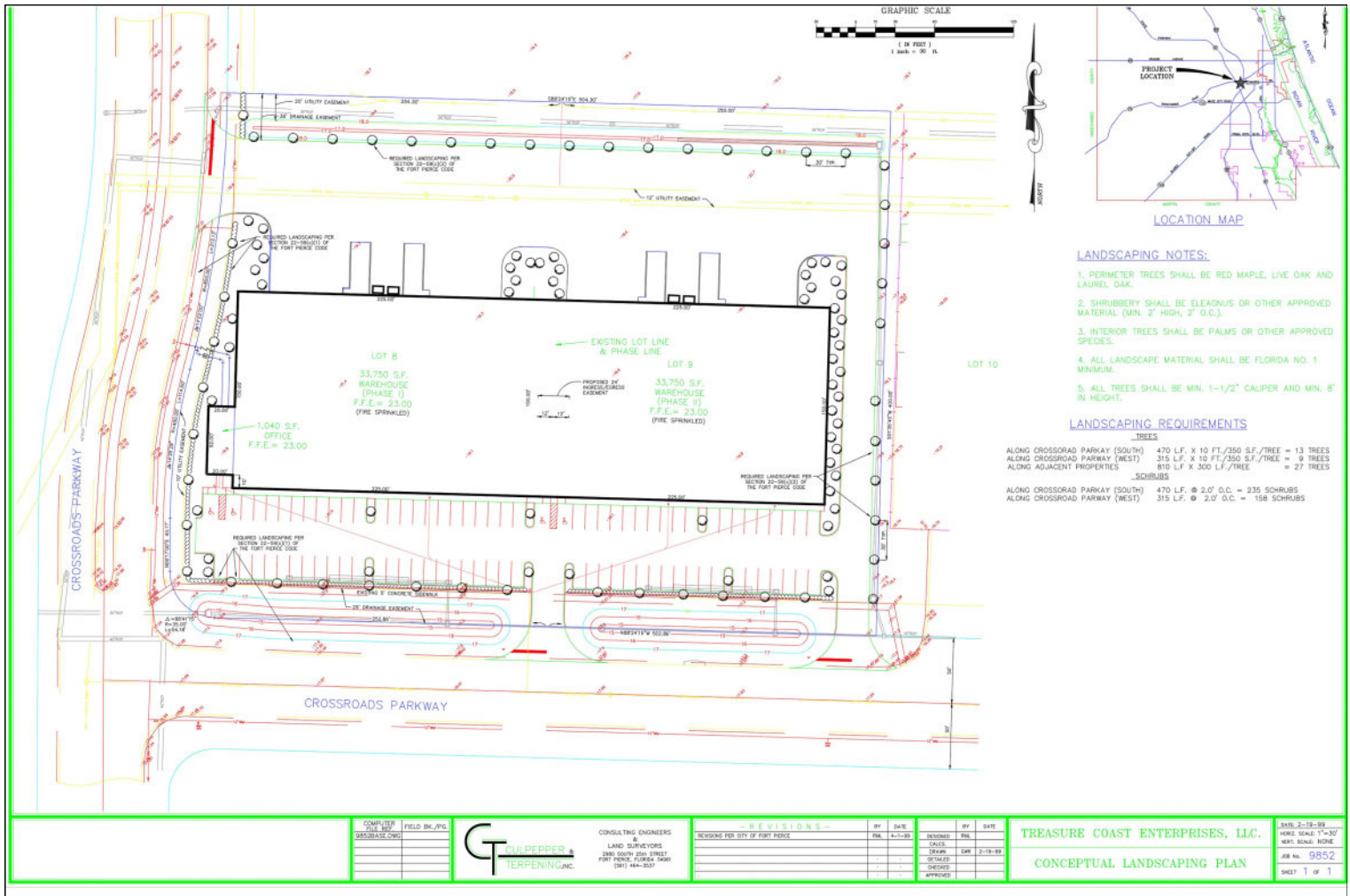
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COLOR SITE PLAN



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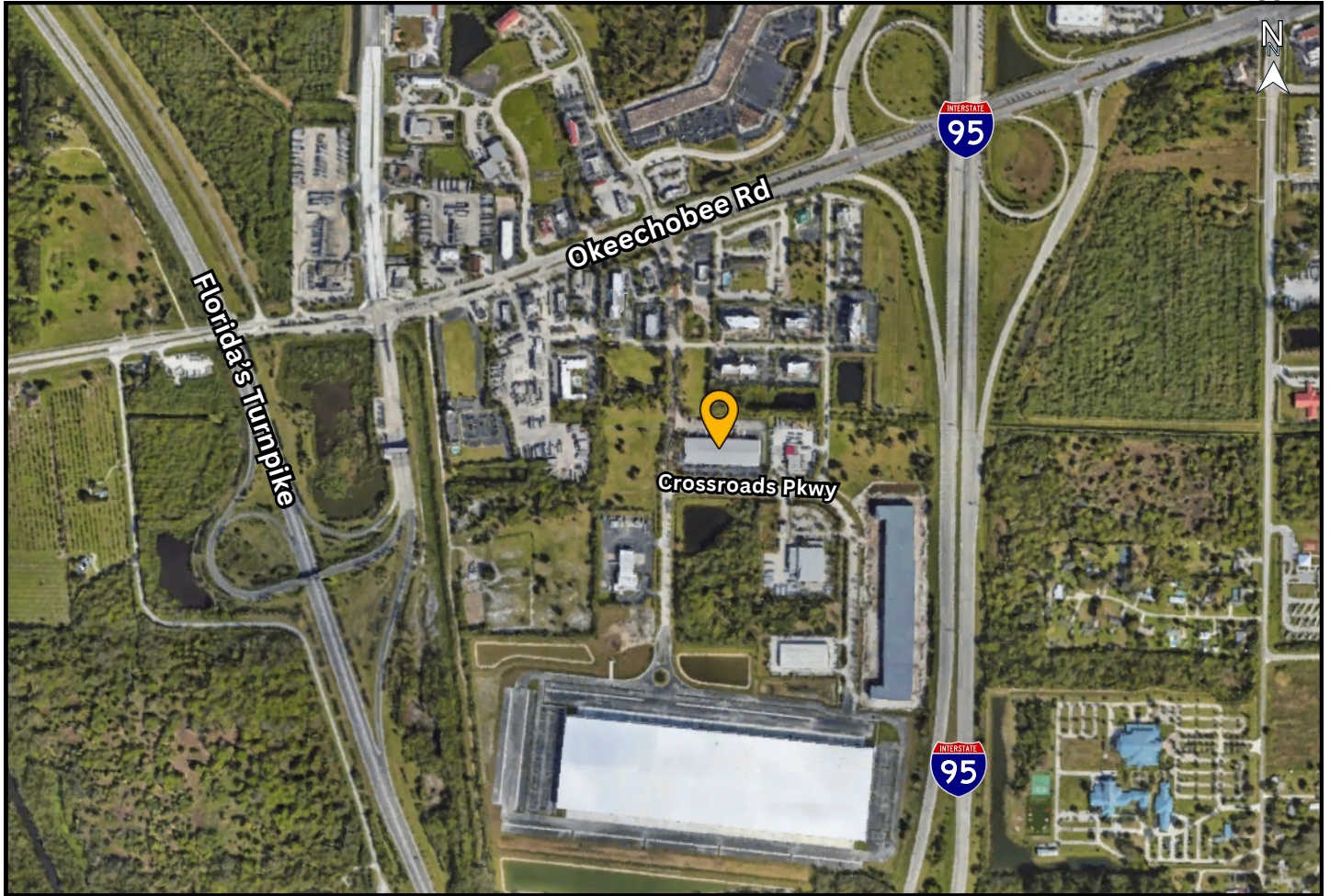
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MAP



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