

# 3,600sf Warehouse / Shop

## .62ac Light Industrial

3703 Avenue H / Sloan Rd, Saint Lucie County, Florida





## 3,600sf (60' x 60') Warehouse / Shop

- 4ft concrete stem wall with metal frame upper walls, metal trusses & roof
- FRONT: 2 Rollup doors (14' x 12') (12' x 12') and metal entry door and
- REAR: (12' x 12') Rollup door and metal entry door. Rollup doors have Storm Bracing.
- Clear ceiling height: 13' 4"
- Mezzanine: Free Standing, 320sf Steel Deck, movable
- 3-phase 400amp electric service w/ 11) 3-phase disconnects
- Public Water & Septic System
- 25ft x 28ft wide front Concrete Apron
- Built 1987; PID # 2404-608-0170-000-4
- 2016 taxes: \$2,320.89

## Site: 0.62 corner (200' x 135')

- 6ft Perimeter Chain Link Fence + Barbed Wire Top
- 38ft Front Gate opening: 30ft rolling, electric, remote controlled + 8ft rolling gate
- 20ft Side Entry: double-gated side entry on North 37<sup>th</sup> Street
- Drive thru, stabilized yard w/ Security Lights
- Saint Lucie County zoning district: IL - Light Industrial

**Price: \$219,000.**

