

# 5,940sf Warehouse on .58ac

## 6 Bays each with Office & Warehouse

941 - 951 Wagner Place, Fort Pierce, Saint Lucie County, FL

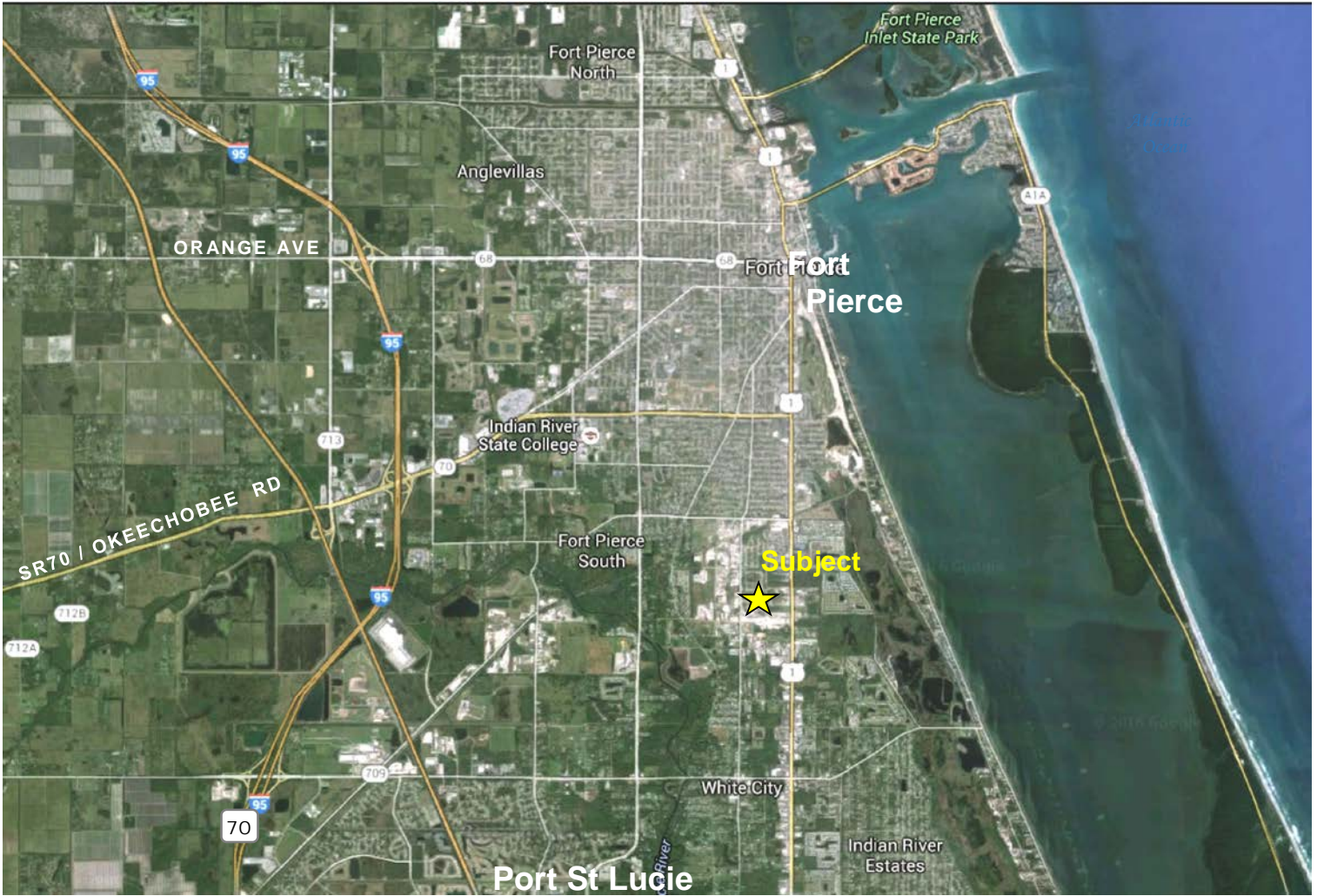


- 5,940sf± Office / Warehouse Building on .58ac Lot
- 6ft Chain-link Fenced Perimeter w/ Rolling Gates
- Concrete Parking Front & Rear; Outside Storage at Back
- Concrete Block Construction, Wood Trusses, 24ft Height
- 6 Bay Design, currently configured for 4 Tenants
- 6 Storefront Offices, some with Mezzanine Storage
- Each Bay has a 10' Wide X 12' High Roll Door at Rear
- Saint Lucie County Zoning: IL - Light Industrial
- SL County Property ID # 2427-601-0020-020-4



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**\$270,000.**



**Price per Sq Ft..... \$45.45**  
**2015 Real Estate Taxes..... \$4,298**  
**Saint Lucie County Statistics:**  
**County Population (2014 estimated)..... 291,028**  
**Radius of Site Population...1mi: 5,641 / 3mi: 33,717 / 5mi: 76,843**  
**Area..... 572 sq. miles**  
**Cost of Living Index..... 90 (US Average = 100)**  
**Median Household Income..... \$48,323.**  
**Median Resident Age..... 42 years**

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