

FOR SALE INCOME PRODUCING INVESTMENT OPPORTUNITY



3214 & 3220 S US 1 Highway, Ft. Pierce, FL

21,464 +/- SQFT

- **TWO** freestanding buildings
- **Lot size:** 80,586 +/- SQFT
- **100% occupancy** with government & private tenants
- Excellent visibility and access on **US Highway 1**
- Located in **high-growth** corridor
- **Cap rate: 5.6%**



Terms Negotiable

Call or text **954-224-8773**



JOE PELAYO, CCIM, SIOR
BROKER

trec@joepelayo.com

954.224.8773

TREC
Total Real Estate Consultants Inc.
www.trecfl.com

GEORGE PELAYO
BROKER ASSOCIATE

george@trecfl.com

954.482.1330



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

FOR SALE INVESTMENT OPPORTUNITY **FULLY LEASED**

3214 & 3220 S US 1 Highway, Ft. Pierce, FL

21,464 +/- SQFT



Terms Negotiable

Call or text 954-224-8773



JOE PELAYO, CCIM, SIOR
BROKER
trec@joepelayo.com
954.224.8773

TREC
Total Real Estate Consultants Inc.
www.trecfl.com

GEORGE PELAYO
BROKER ASSOCIATE

george@trecfl.com
954.482.1330



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.