

# 2801 INDUSTRIAL AVENUE 3

Fort Pierce, FL 34946

Owner User or Leaseback  
Opportunity

Offering Memorandum



**MATTHEWS**™

## Exclusively Listed By



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**2801 Industrial Ave 3**  
Fort Pierce, FL 34946

**±3,750 SF**  
GLA

**1975**  
Year Built

**\$1,600,000**  
List Price

**± 2.43**  
Acres



# VACANT OR SALE LEASEBACK OPPORTUNITY

**\$1,600,000**  
List Price

**7.50%**  
Cap Rate

**1 Year**  
Term

**NNN**  
Lease

## Leaseback Summary

<b>Tenant</b>	Treasure Coast Diesel Truck & Trailer Repair Services
<b>Monthly Rent</b>	\$10,000
<b>Annual Rent</b>	\$120,000
<b>Lease Type</b>	NNN
<b>Lease Term</b>	1 Year
<b>Tenant Responsibilities</b>	Taxes, Insurance & Maintenance

## TREASURE COAST DIESEL TRUCK AND TRAILER REPAIR

### TREASURE COAST DIESEL TRUCK AND TRAILER SINCE 2007

#### Tradition

Treasure Coast Diesel is a family-owned diesel repair business, operated by the same family that founded Broward Truck and Trailer in Davie, Florida, 17 years ago. As we have grown, we recognized the need to expand our horizons, leading us to relocate to the Treasure Coast, where we have found our truck repair services in high demand. The business continues to be managed by Mark and Grace, alongside our skilled team of ASE certified technicians.

#### In The Beginning...

Starting out in our driveway 17 years ago, we moved to a 20,000 ft facility on 2.5 acres in Davie, Florida, 15 years ago. Now, Treasure Coast Diesel Truck and Trailer Repair has transitioned to new facilities here on the Treasure Coast in 2021. Most of our ASE certified technicians have at least 1 ASE certification and are committed to continuing their education towards excellence, ensuring we provide top-notch family owned diesel repair services.

#### ...Still Running

We have a proud history of excellent work and customer service, backed by our ASE certified technicians. As a family owned diesel repair business, we have remained loyal in serving our community. In return, we have been recognized over the years by our town, state, and local business organizations. Through our success, we have also been able to give back to our community by donating and volunteering with many local charities, all while providing top-notch Treasure Coast Truck Repair services.

# INVESTMENT HIGHLIGHTS

## Property Highlights

### OPTIONAL 1-YEAR SALE-LEASEBACK | 7.5% CAP RATE

The seller is open to a one-year sale-leaseback at \$10,000 NNN per month, providing investors with immediate cash flow and an attractive 7.5% cap rate.

### VACANT UPON SALE | OWNER-USER OR VALUE-ADD OPPORTUNITY

The property can be delivered 100% vacant at closing, creating an excellent opportunity for an owner-user, investor, or developer seeking flexibility for immediate occupancy, leasing, or future expansion.

### PRIME INDUSTRIAL CORRIDOR LOCATION

Strategically located at 2801 Industrial Ave 3, Fort Pierce, FL 34946, the property is situated within Fort Pierce's core industrial corridor adjacent to Treasure Coast International Airport and surrounded by established industrial users, manufacturers, contractors, and logistics companies.

### EXCEPTIONAL REGIONAL CONNECTIVITY

The property is located approximately 10 minutes from Interstate 95 and just one block from US-1, providing excellent access throughout the Treasure Coast and South Florida markets. Its close proximity to Treasure Coast International Airport further enhances connectivity for aviation, logistics, contractors, and service-related industrial users.

### LOW SITE COVERAGE | $\pm 3.54\%$ COVERAGE RATIO

The property features an exceptionally low  $\pm 3.54\%$  site coverage ratio, leaving a substantial amount of excess land available for Industrial Outdoor Storage (IOS), equipment and fleet parking, outdoor storage, or future building expansion, significantly enhancing the property's long-term utility and value.

### STRONG INDUSTRIAL MARKET FUNDAMENTALS

The Fort Pierce industrial market continues to experience strong demand from contractors, manufacturing companies, service providers, and logistics operators, driven by continued population growth, infrastructure investment, and economic expansion throughout St. Lucie County and the greater Treasure Coast region.





**Treasure Coast International Airport**  
±3,400 Employees  
Home to 70 Active On-Site MRO facilities



Industrial Ave 3

**Subject Property**

**Part of Fort Pierce**  
±4 Miles Away

# FINANCIAL SUMMARY

## Property Summary

**Address** 2801 Industrial Ave 3  
Fort Pierce, FL 34946

**Square Footage** ±3,750 SF

**Lot Size** ±2.43 AC

**Year Built** 1975

**Zoning** IL

**Sale Price** \$1,600,000

**Price/Acre** \$658,436

**Price/SF of Land** \$15.12

**Coverage Ratio** 3.54%

**Construction** Steel



# Fort Pierce, FL



**49,082**

Total Population

**\$46,745**

Median HH Income

**18,878**

Number of Households

**38**

Median Age

## Local Market Overview

Fort Pierce serves as a strategic industrial and logistics hub along Florida's Treasure Coast, benefiting from its position between South Florida and Central Florida. The market offers direct access to Interstate 95, Florida's Turnpike, U.S. Highway 1, and the Florida East Coast Railway, creating efficient distribution channels throughout the state. Population growth across St. Lucie County continues to support labor force expansion, while comparatively affordable housing and operating costs remain attractive to both employers and employees. The region's business-friendly environment has encouraged continued investment in manufacturing, logistics, marine industries, and distribution operations.

Industrial users are increasingly drawn to the area due to available land, transportation connectivity, and proximity to major consumer markets. The Port of Fort Pierce, Treasure Coast International Airport, and ongoing infrastructure improvements strengthen the region's long-term competitiveness. As South Florida industrial markets experience rising occupancy costs and limited developable land, Fort Pierce has emerged as a viable alternative for warehouse, flex, and light manufacturing users seeking operational efficiency and room for expansion. Public and private investment initiatives continue to support employment growth, economic diversification, and industrial development throughout the Treasure Coast

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,629	23,363	77,520
Current Year Estimate	2,444	21,937	70,808
2020 Census	2,325	21,405	63,716
Growth Current Year-Five-Year	7.56%	6.50%	9.48%
Growth 2020-Current Year	5.11%	2.49%	11.13%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,067	8,622	30,380
Current Year Estimate	1,008	8,268	28,338
2020 Census	902	7,942	24,893
Growth Current Year-Five-Year	5.81%	4.28%	7.21%
Growth 2020-Current Year	11.77%	4.10%	13.84%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$56,753	\$55,590	\$82,252

## Economic Overview

Fort Pierce benefits from a diverse economic base anchored by logistics, manufacturing, marine industries, healthcare, agriculture, and aviation-related businesses. The city's location along I-95 and the Florida Turnpike, combined with access to rail service, port facilities, and an international airport, has supported continued industrial investment. The market is increasingly attracting warehouse, distribution, and advanced manufacturing operations seeking lower occupancy costs than Miami-Dade, Broward, and Palm Beach Counties. Ongoing redevelopment and infrastructure investments continue to strengthen the area's economic outlook.



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## Kyle Matthews | Broker of Record | License No. BK3554632 (FL) | Firm No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2801 INDUSTRIAL AVENUE 3 FORT PIERCE, FL 34946, Fort Pierce, FL, 34946 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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