

3333 S US HIGHWAY 1

Fort Pierce, FL 34982

Industrial
Investment Opportunity

Offering Memorandum

Building $\pm 7,500$ SF | Lot Size: ± 1.03 AC



MATTHEW8

Exclusively Listed By



Stephen Passeggiata

Associate

Direct +1 (321) 340-3174

stephen.pass@matthews.com

License No. SL3627834 (FL)



Michael Buonadonna

Associate Vice President

Direct +1 (954) 505-2905

michael.buonadonna@matthews.com

License No. SL3531894 (FL)



Harrison Auerbach

SVP & Director

Direct +1 (954) 727-5048

harrison.auerbach@matthews.com

License No. SL3422263 (FL)

Kyle Matthews

Broker of Record

Broker Lic. No. BK3554632 (FL)

Firm Lic. No. CQ1066435 (FL)

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PROPERTY OVERVIEW

3333 S Us Highway 1
Fort Pierce, FL 34982



INVESTMENT HIGHLIGHTS

Property Highlights

NNN Sale-Leaseback

- The property will be delivered fully leased to Unique Tool & Die, generating \$97,500 in annual NOI at a 7.75% cap rate.

Tenant & Leaseback Overview

- Unique Tool & Die will execute a 1-year NNN lease at \$13.00 PSF with four additional 3-month extension options, allowing for up to 12 additional months of occupancy.

Prime US-1 Location

- Strategically located along US Highway 1 in Fort Pierce, with approximately 100 feet of frontage and exposure to $\pm 35,000$ vehicles per day.

Functional Industrial Facility

- $\pm 7,500$ SF concrete block warehouse on ± 1.03 acres, featuring 3-phase, 220V power, five 10' x 10' grade-level doors, and one 12' x 12' grade-level door.

Excellent Regional Connectivity

- Approximately 10 minutes from I-95, with convenient access throughout the Treasure Coast and proximity to Treasure Coast International Airport.

Strong Industrial Market

- Fort Pierce continues to attract contractor, manufacturing, fabrication, automotive, marine, service, and logistics users, supported by continued growth throughout St. Lucie County.





70

± 29,500 VPD



Walmart
Supercenter
Top 15% of National Locations
Source: AlphaMap

Publix



HOME 2
SUITES BY HILTON
Holiday Inn
Hampton
by Hilton
Fairfield
BY MARRIOTT

Subject Property

70



Brunswick Lakes Neighborhood
±512 Planned Homesites | 2025-Present
Expected to open in early 2027

Walmart

Distribution Center
±600 Total Employees

1

±33,000 VPD

ExtraSpace
Storage

amazon
Warehouse
±494 Total Employees

CONTENDER
KENWORTH
ALL ROADS KENWORTH

COOL CRISP
by Gielow Pickles
Manufacturer
±50 Total Employees

Florida's Tpke ±42,000 VPD



Indian River Estates
±2,844 Single-Family Homes

±78,500 VPD



Villas of Torino Rental Townhomes
±126 Units



Legends Pointe
±421 Units



Hearty Homes
±102 Units

3333 S Us Highway 1

Fort Pierce, FL 34982

City Fort Pierce

State FL

Zip 34982

County St. Lucie County

Total RBA ±7,500 SF

Total Lot Size ±1.03 AC

Coverage 16.72 %

Clear Heights ±12'-13'

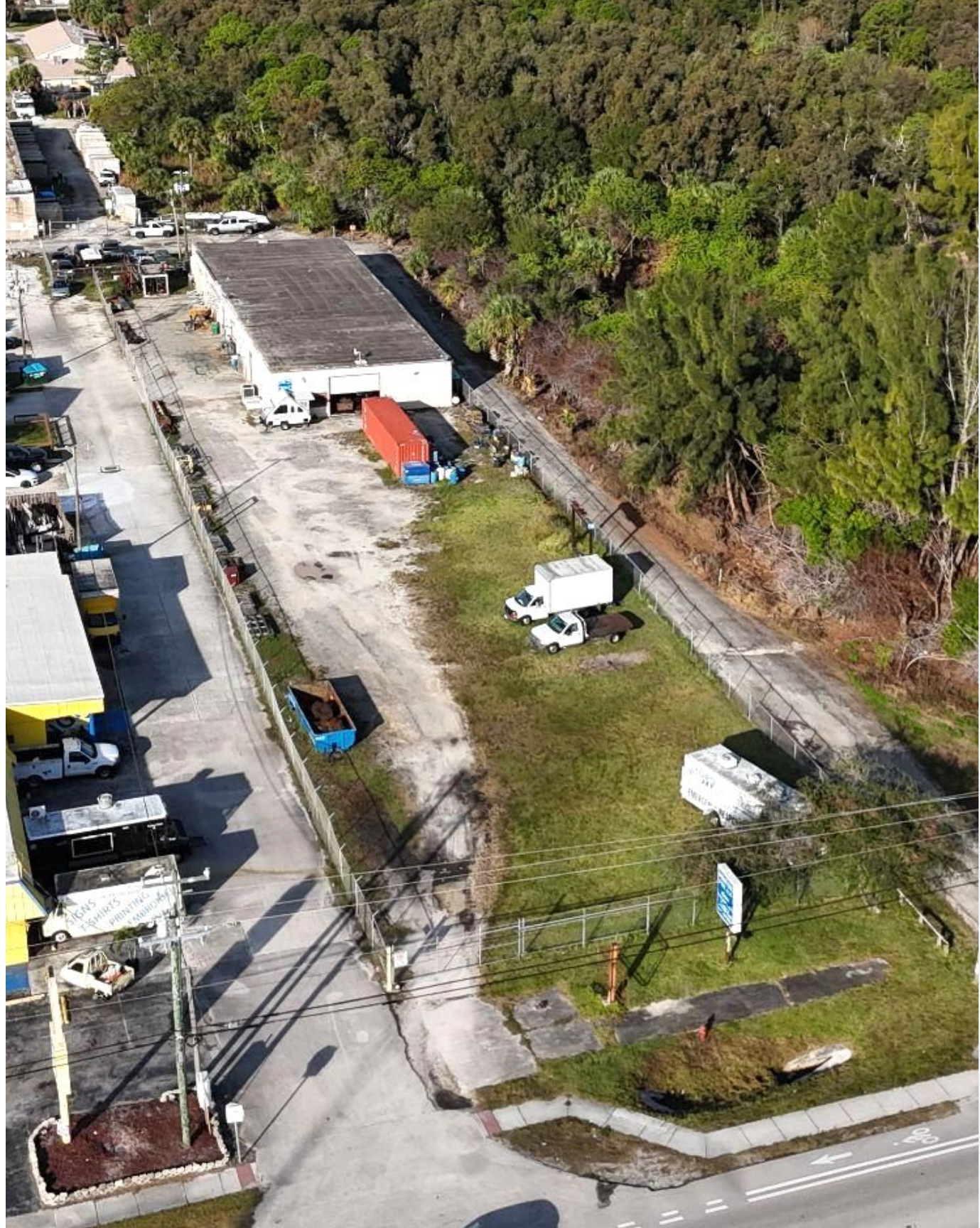
Power Supply 3 - Phase 220V

Grade Level Doors
5 - 10'x10'
1 - 12'x12'

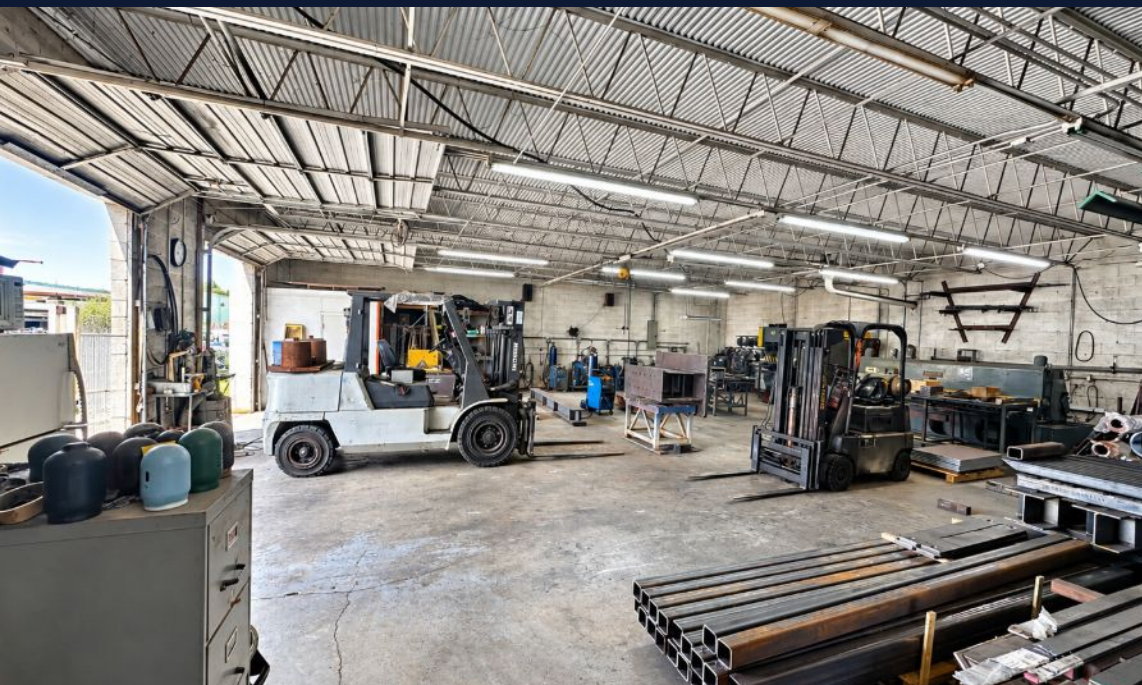
Year Built 1972

Zoning IL

Construction Concrete Block



Interior Photos



FINANCIAL OVERVIEW

3333 S Us Highway 1
Fort Pierce, FL 34982



FINANCIAL SUMMARY

\$1,258,065

List Price

7.75%

Cap Rate

\$167.74

Price Per SF

\$28.04

Price Per SF (Land)

Property Summary

Tenant	Unique Tool & Die
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Website	https://www.utdllc.com/index.htm
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Founded	2005
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Lease Term	1 Year with Four (4) 3-Month Extension Options
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Rent PSF	\$13.00
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Monthly Rent	\$8,125
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Annual Rent	\$97,500
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Lease Type	NNN
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Landlord Responsibility	Roof & Structure
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Tenant Responsibility	Taxes, Insurance, & Maintenance
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MARKET OVERVIEW

3333 S Us Highway 1
Fort Pierce, FL 34982



FORT PIERCE, FL

50,805

Total Population

18,548

Employed Population

39

Median Age

9.15% (5-Mile)

Growth Current Year-Five-Year

Local Market Overview

Fort Pierce serves as an established industrial and manufacturing center along Florida's Treasure Coast, supported by direct access to I-95, Florida's Turnpike, U.S. Highway 1, Treasure Coast International Airport, and the Port of Fort Pierce. The area accommodates a diverse mix of manufacturing, distribution, marine, aviation, fabrication, construction, and service-oriented users. St. Lucie County specifically targets manufacturing and distribution for economic development, helping support continued industrial investment throughout the market.

The region's industrial base includes companies involved in transportation equipment, aerospace, boat manufacturing, fabricated metals, machinery, food production, and electronic components. Fort Pierce also benefits from significant freight infrastructure, while Treasure Coast International Airport encompasses 3,844 acres and supports aircraft maintenance, storage, manufacturing, and other aviation-related businesses

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,191	42,047	104,452
Current Year Estimate	8,449	38,014	93,456
2020 Census	7,695	36,429	84,101
Growth Current Year-Five-Year	8.78%	10.61%	11.77%
Growth 2020-Current Year	9.80%	4.35%	11.12%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,969	15,989	40,096
Current Year Estimate	3,721	14,824	36,764
2020 Census	3,304	14,092	32,768
Growth Current Year-Five-Year	6.68%	7.86%	9.06%
Growth 2020-Current Year	12.63%	5.19%	12.19%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$64,950	\$78,500	\$88,295

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

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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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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.

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