

AUCTION!!

WEDNESDAY, OCTOBER 20TH 2:00 PM
309 ANGLE ROAD, FORT PIERCE, FL 34947



FREE STANDING 30,060 SF+/- OFFICE/WAREHOUSE
ON 4.2 ACRES OF FENCED YARD
SELLING TO THE HIGHEST BIDDER AT OR ABOVE \$650,000

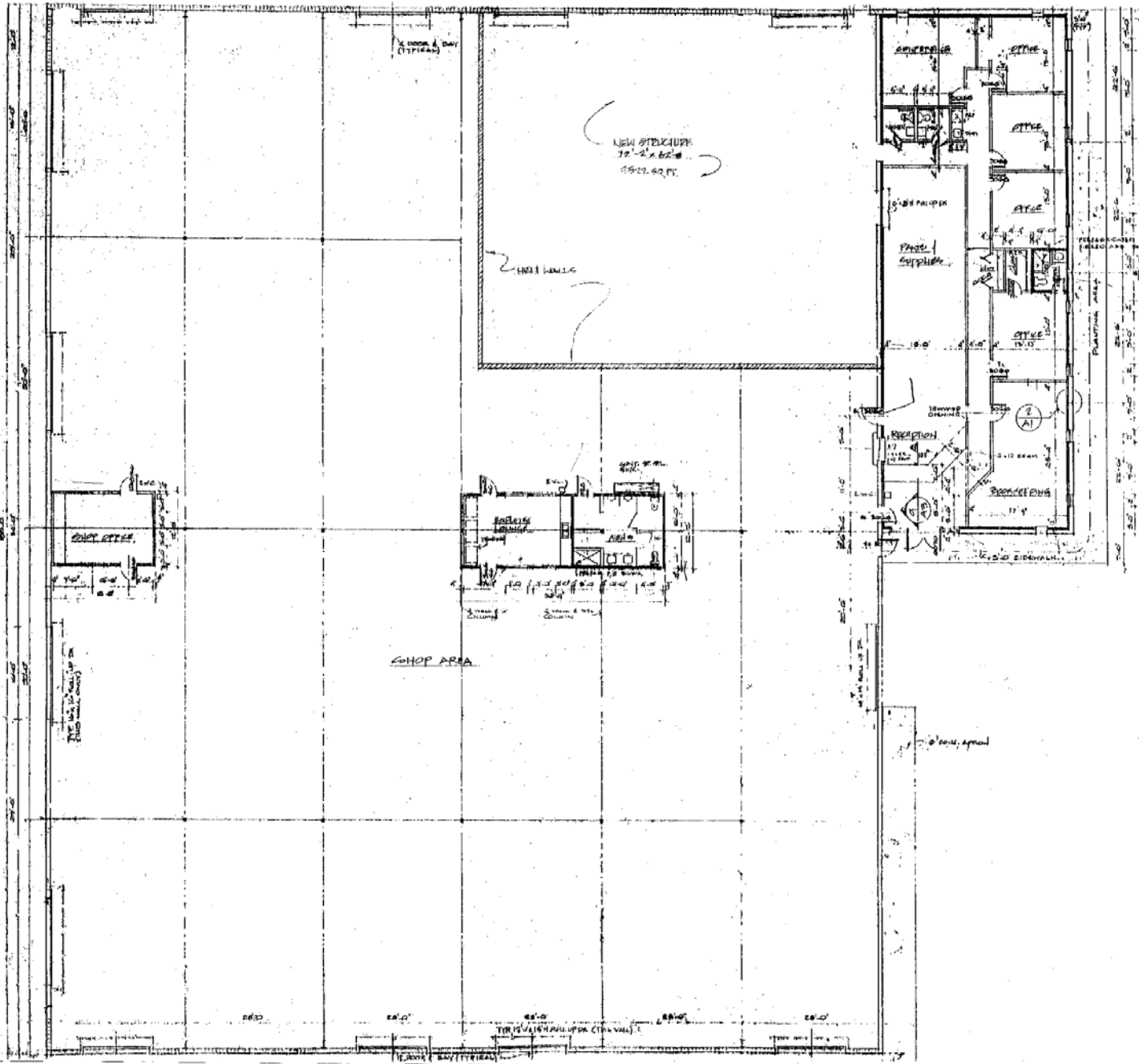
Manufacturing and distribution space. This is a metal building that includes the following build-out; 2,784 SF+/- of office, 4,522 SF+/- climate controlled work shop. Separated employee lounge, a dispatch or warehouse managers office, (2) Reg. bathrooms, (1) large employee bathroom W/shower, (1) executive bathroom W/shower. The warehouse Includes the following; (2) 3 ton overhead cranes, 4 main 3-phase power, (13) overhead doors, Skylights, and a large fenced yard for outside storage.



Derrick Christenson
Lic#AU4104

Drew Pittman
Lic#AU4105





No.	Description	Qty

JOHN A. POTREKUS
 ARCHITECT, AR 0008203
 125 N. TERRACE PALM BEACH GARDENS
 ZIP CODE 33418 PHONE 561-825-0404

JADCO SIGNING INC.
 309 Argle Rd.
 Ft. Pierce, FL 34947

Job No.	12001
Drawn By	DAN
Checked By	ERIC
Drawing No.	12001
Scale:	1/2" = 1'-0"
Date:	

1-27-70

St. Lucie County



Property Identification

Site Address: 309 Angle Rd **ParcelID:** 2408-804-0004-000-0
Sec/Town/Range: 08 :35S :40E **Account #:** 20666
Map ID: 24/08N **Land Use:** LGHT MNFCT
Zoning: IL **City/Cnty:** St Lucie County



Ownership and Mailing

Owner: Angle Road LLC
Address: c/o United Rentals Inc
 2 N Cascade Ave Ste 420 Colorado Springs CO 80903

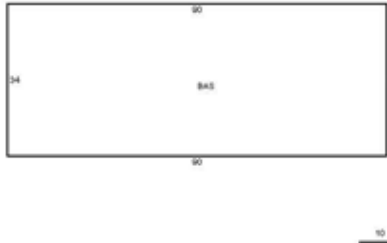
Legal Description

HOMES ACRES-UNIT 2- THAT PART OFTRACTS 30 AND 31 MPDAF: FROM INT OFW R/W ANGLE RD AND NWLY R/W DITCH
[More...](#)

Sales Information

Sales Information				Assessment 2010 TRIM		Total Land and Building	
Date	Price	Code	Deed	Book/Page	2010 TRIM:	Land Value:	548900 Acres: 4.2
7/16/1999	540000	01	QC	1250 / 1619	Assessed: 1237200	Building Value: 688300	
5/10/1998	495000	01	WD	1015 / 0173	Ag.Credit: 0	Finished Area: 30060 SqFt	
4/21/1995	747500	01	CT	0952 / 0713	Exempt:		
3/29/1989	125000	02	WD	0629 / 1843	Taxable:		
					Taxes:	25714.19	

BUILDING INFORMATION



Exterior Features

View: - **RoofCover:** SM - Sheet Metal **RoofStruct:** TR - Steel Rigid
ExtType: INDM - INDUS-MANUF **YearBlt:** 1989 **Frame:** -
Grade: Y_D+ - Commer D+ **EffYrBlt:** 1989 **PrimeWall:** CM - Corr Metal
StoryHght: 0010 - 1 Story **No.Units:** - **SecWall:** -

Interior Features

BedRooms: 0 **Electric:** MX - MAXIMUM **PrmIntWall:** DW - Drywall
FullBath: 1 **HeatType:** FHA - FrodHotAir **AvgHt/FI:** STD
1/2Bath: 0 **HeatFuel:** ELEC - Electric **Prm.Flors:** CA - A TL/CON
%A/C: 100 **%Heated:** 100 **%Sprinkled:** 100

Special Features and Yard Items

Special Features and Yard Items							Land Information				
Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Land Use	Type	Measure	Depth
ASP1 - ASP1 HIGH	Y	1	18700	AV	AV	1989	1	4100-LGHT MNFCT	302 -Sq Feet	182952	
FEN6 - CHAINLINK 6'	Y	1	1040	AV	AV	1989					
BARB - BARB WIRE	Y	1	1040	AV	AV	1989					
CURB - CEMENT CURB	Y	1	198	AV	AV	1989					

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.



