

FOR SALE

\$768,000

Synagro 10 Year NNN Lease

710 N 39th Street, Fort Pierce FL 34947



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Synagro 10 Year NNN Lease

710 N 39th Street, Fort Pierce FL 34947

PRICE	\$768,000
CAP RATE	7.5
BUILDING SIZE	3,400 sf
BUILDING TYPE	Industrial / Cold Storage
ACREAGE	2.48 AC
FRONTAGE	270'
TRAFFIC COUNT	10,600 AADT
YEAR BUILT	1967
CONSTRUCTION TYPE	CBS
PARKING SPACE	20
ZONING	IL - Saint Lucie County
LAND USE	Warehouse
UTILITIES	City

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Exceptional investment deal! Site features 2,800 sf of warehouse space, a 600 sf office, a fenced yard, covered loading docks with enough room for 8 trucks at once. Bio company Synagro holds a **10 Year Absolute NNN Lease** (ZERO LANDLORD RESPONSIBILITIES) at a base rent of \$57,600 with 3% annual increase commencing Year 3. Located in the industrial area of Fort Pierce, accessible from Angle Road and in close proximity to I-95.



Jeremiah Baron
& CO.
Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

About Synagro

Synagro 10 Year NNN Lease

710 N 39th Street, Fort Pierce FL 34947



Synagro is the country's preeminent provider of biosolids and residuals solutions services since 1986. Headquartered in Baltimore, Maryland, we employ over 800 people in 34 states and service more than 600 municipal and industrial water and wastewater facilities. Our professional and experienced staff members provide solutions for all aspects of biosolids and residuals management needs, from land permitting and soil analysis by our nationwide technical services team to facilities development by our in-house engineering staff. Synagro provides a comprehensive scope of customer-focused solutions. We have built a reputation as a trusted provider of breakthrough, cost-effective solutions for biosolids and residuals management needs.

Customized Biosolids & Organics Solutions

11

MILLION TONS OF
BIOSOLIDS MANAGED
ANNUALLY

20

CLASS A FACILITIES

500

NATIONWIDE
PARTNERSHIPS

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Demographics

Synagro 10 Year NNN Lease

710 N 39th Street, Fort Pierce FL 34947

2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	6,358	1 Mile	\$28,050	1 Mile	34.60
3 Mile	37,045	3 Mile	\$33,431	3 Mile	37.10
5 Mile	66,379	5 Mile	\$48,916	5 Mile	41.10

Jeremiah Baron
& CO.
Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Zoning Information

Synagro 10 Year NNN Lease 710 N 39th Street, Fort Pierce FL 34947

IL INDUSTRIAL, LIGHT.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding are, together with such other uses as may be necessary to and compatible with light industrial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses:

a. Business services. (73)

b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)

c. Construction services:

(1) Building construction - general contractors. (15)

(2) Other construction - general contractors. (16)

(3) Construction - special trade contractors. (17)

d. Engineering, architectural and surveying services. (871)

e. Commercial fishing. (091)

f. Laundry, cleaning and garment services. (721)

g. Local and suburban transit. (41)

h. Manufacturing:

(1) Food and kindred products. (20)

(2) Tobacco products. (21)

(3) Textile mill products. (22)

(4) Apparel and other finished products. (23)

(5) Furniture and fixtures. (25)

(6) Printing, publishing and allied industries. (27)

(7) Drugs. (283)

(8) Leather and leather products. (31)

(9) Glass:

(a) Flat glass. (321)

(b) Glass and glassware - pressed or blown. (322)

(c) Glass products - made of purchased glass. (323)

(10) Fabricated metal prod. - except machinery and transport. equip.:

(a) Metal cans and shipping containers. (341)

(b) Cutlery, handtools and general hardware. (342)

(c) Heating equipment, except electric and warm air, and plumbing fixtures. (343)

(d) Fabricated structural metal products. (344)

(e) Coating, engraving and allied services. (347)

(f) Miscellaneous fabricated metal products:

(1) Wire products. (3495)

(2) Misc. fabricated wire products. (3496)

(3) Metal foil and leaf. (3497)

(4) Fabricated metal products - NEC. (3499)

(11) Industrial/commercial machinery and computer equipment:

(a) Metalworking machinery and equipment. (354)

(b) Special industry machinery, except metalworking machinery. (355)

(c) General industrial machinery and equipment. (356)

(d) Computers and office equipment. (357)

(12) Electronic and other electrical equipment and components, except computer equipment:

(a) Household appliances. (363)

(b) Electric lighting and wiring equipment. (364)

(c) Household audio and video equipment. (365)

(d) Communications equipment. (366)

(e) Electronic components and accessories. (367)

(f) Misc. electrical machinery equipment and supplies. (369)

(13) Measuring, analyzing and controlling instruments. (38)

(14) Photographic, medical and optical goods. (38)

(15) Watches and clocks. (38)

(16) Misc. manufacturing industries:

(a) Jewelry, silverware, and platedware. (391)

(b) Musical instruments and parts. (393)

(c) Dolls, toys, games and sporting goods. (394)

(d) Pens, pencils, and other office and artists' materials. (395)

(e) Costume jewelry, costume novelties, and notions. (396)

(f) Brooms and brushes. (3991)

(g) Signs and advertising displays. (3993)

(h) Morticians goods. (3995)

(i) Manufacturing industries, NEC. (3999)

Listing Contact:

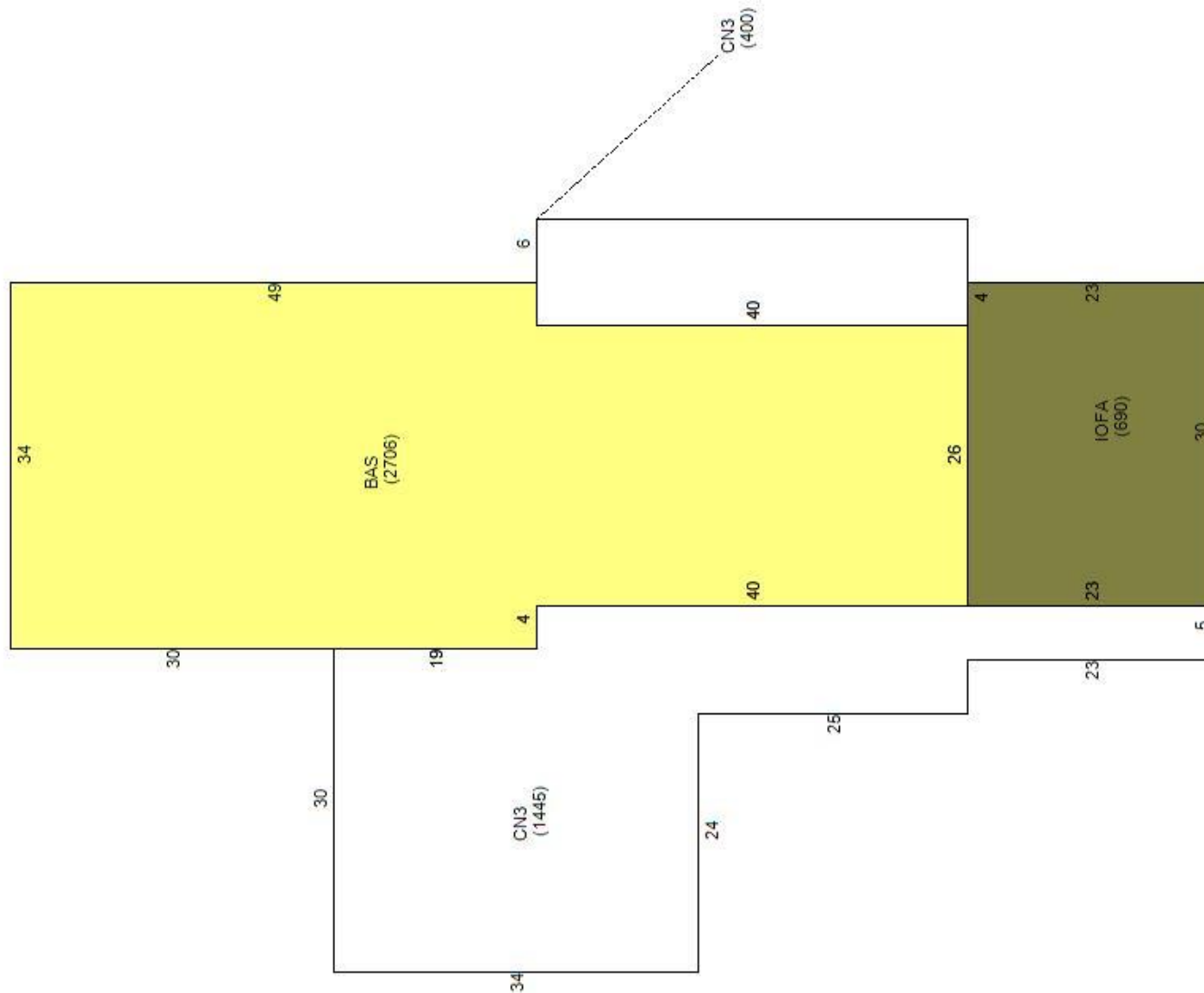
Jeremiah Baron | 772-528-0506 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Floor Plan

Synagro 10 Year NNN Lease

710 N 39th Street, Fort Pierce FL 34947



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Aerial

Synagro 10 Year NNN Lease

710 N 39th Street, Fort Pierce FL 34947



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744