

FOR LEASE

\$7.00/SF/YR

Flex Industrial Warehouse Spaces

3340 Enterprise Road, Fort Pierce, FL 34982



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matthew Mondo | 772-236-7780 | mmondo@commercialrealestatellc.com

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

Property Details

Flex Industrial Warehouse Spaces

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LEASE RATE	\$7.00/SF/YR
LEASE SPACES	990 - 14,990 SF
ACREAGE	3.88 AC
FRONTAGE	589'
CONSTRUCTION TYPE	Block / Metal
YEAR BUILT	1967
ZONING	IL - Industrial Warehouse
LAND USE	Light Industrial
UTILITIES	FPUA
PARCEL ID	2428-502-0033-000-1

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- Excellent opportunity to lease up to 29,000 sf of warehouse space in the heart of Ft. Pierce's industrial corridor.
- Property features multiple warehouse spaces, massive 1600 AMPS of available power, loading docks, air conditioned offices, and multiple mezzanine levels for additional floor space. Up to 20' ft clear ceiling height. and available natural gas supply on-site.
- Outside fenced yard space is also available, and warehouse space may be subdivided.
- Rarely available direct FEC rail spur access on-site.
- Owner will consider property & business sale.



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Spaces Available

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Location may be subdivided into the following:

B1:

- +/- 9,081 Total SF (+/- 3,770 SF ground level space, +/- 2,661 SF Office Space, +/- 2,650 SF mezzanine level space)
- Private washrooms
- 8 offices with air conditioning
- 3 roll doors
- Max 20 ft. ceiling height
- Private and common area dock access

B2:

- 14,990 Total SF (+/- 11,570 ground level space, +/- 3,420 SF mezzanine level)
- Private washrooms
- 1 small office with air conditioning
- 3 ground level doors with dock level access available
- Max. 16 ft. ceiling height

B3:

- +/- 4,275 SF clear span space
- Former chiller room (with existing equipment that can be reactivated)
- Common area dock access
- 2 roll doors
- Min. 9ft ceiling height

Y1:

- +/- 0.42 acre outside yard storage
- Includes +/- 990 SF lean-to shed with limited electricity
- Fully fenced in, with secure access gate
- Access to common area washrooms

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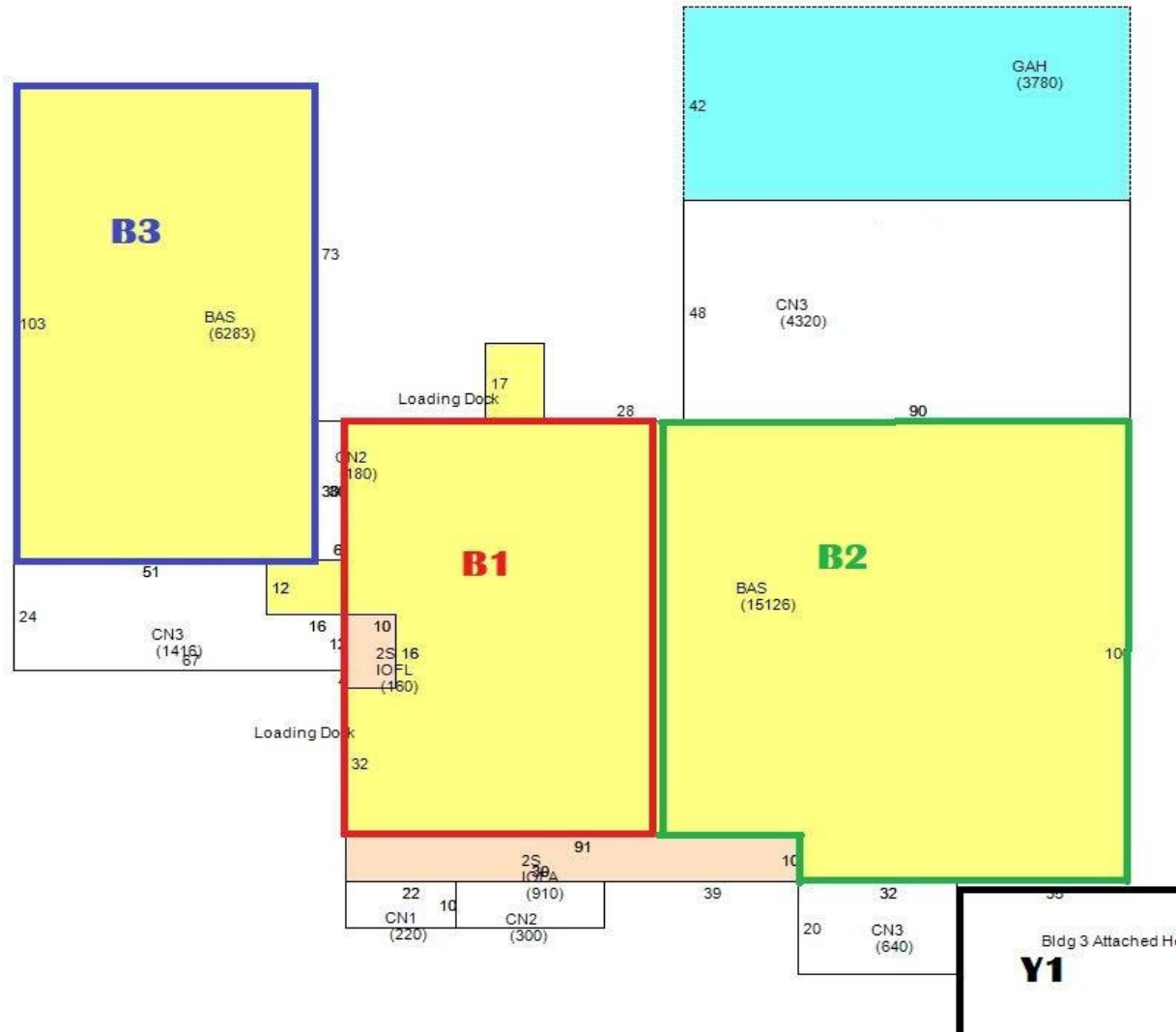
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Floor Plan

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Interior Photos

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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	10,518	1 Mile	\$60,334	1 Mile	41.10
3 Mile	46,026	3 Mile	\$66,886	3 Mile	45.30
5 Mile	106,614	5 Mile	\$66,282	5 Mile	47.60

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	11,490	1 Mile	\$49,545	1 Mile	42.40
3 Mile	51,115	3 Mile	\$48,326	3 Mile	48.40
5 Mile	117,878	5 Mile	\$49,119	5 Mile	51.80

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Zoning Information

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Business and PUD Districts Uses	B-2		
Adult businesses (refer to supplemental standards in section 2.06.11)	CU	Dry boat storage	P
Adult day care centers	P	Dry cleaning establishment	P
Automatic amusement center and game room	P	Family day care home in a residence	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P	Farm equipment and supply sales establishments, including open storage	
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P	Flea markets	
Bakery, retail and/or wholesale warehouses	P	Funeral homes	P
Banks/financial institutions	P	Funeral homes with crematorium	CU
Barbershop, beauty salons, specialty salons	P	Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P
Bars	P	Golf course	
Boat building, indoors		Golf driving range (not accessory to golf course)	P
Boat sales and service (refer to supplemental standards in section 2.06.06)	P	Golf course, miniature	P
Boat storage, dry	P	Health club	P
Bowling alleys	P	Health spas	P
Bus and train (passenger) station/terminals	P	Hotels, motels	P
Car wash	P	Industrial, low-impact within enclosed facility	
Catering shops	P	Kennels	P
Cemeteries	P	Laundry establishments (self service)	P
Child care center (refer to supplemental standards in section 2.06.05)	P	Libraries	
Clubs, lodges, and fraternal organizations	P	Massage therapy establishments	P
Cold storage		Microbrewery	P
Community garden (refer to supplemental standards in section 2.06.08)	P	Manufactured/mobile home park/RV park	
Craft distillery	P	Multi-family dwelling units	
Crematoriums	CU	Museums	P

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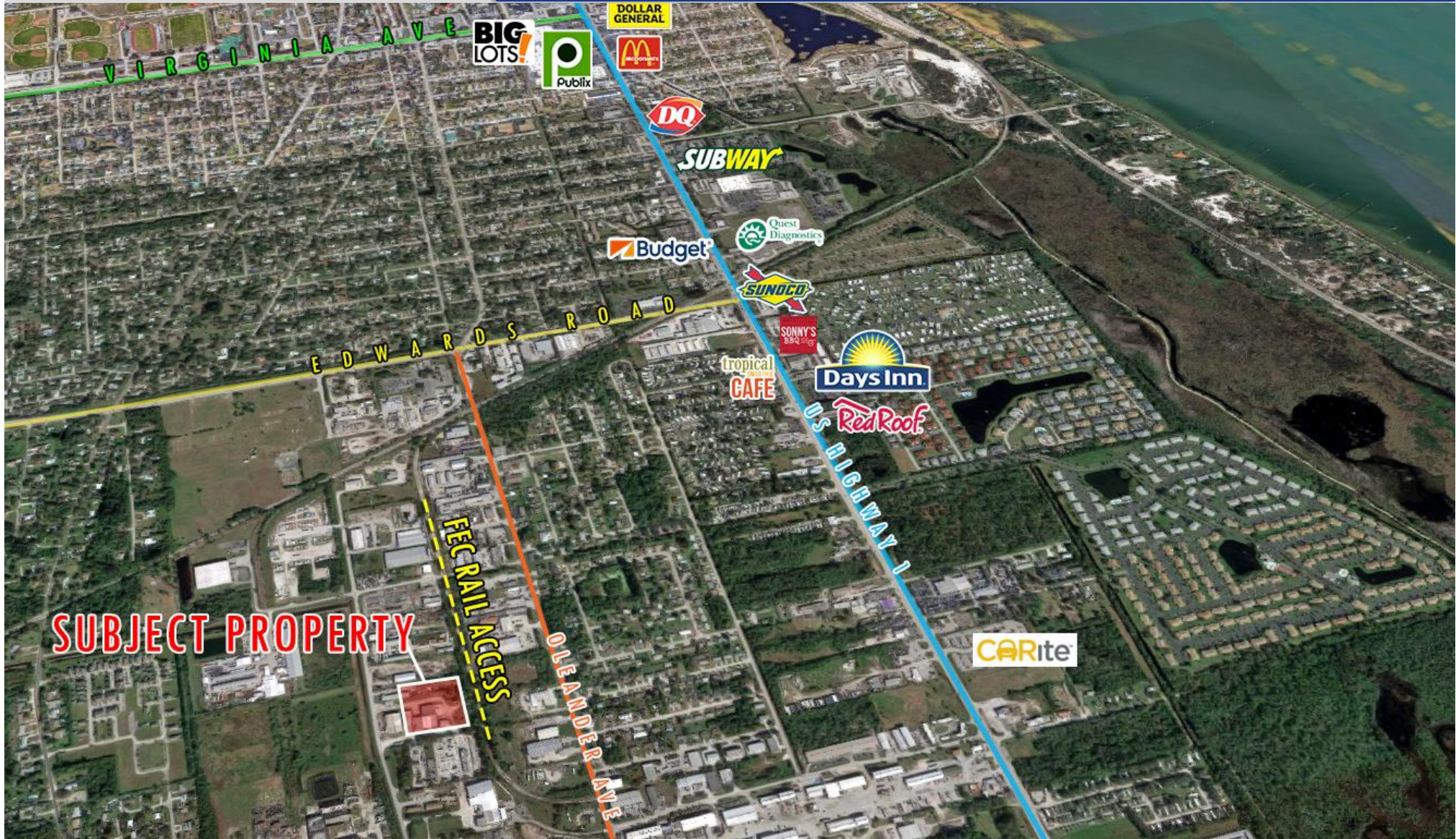
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Trade Area Map

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