

INDUSTRIAL WAREHOUSE FACILITY

2700 Industrial Ave. 2, Fort Pierce FL 34946



Lease Rate: \$7.00/sf NNN

Jeremiah Baron
& CO.

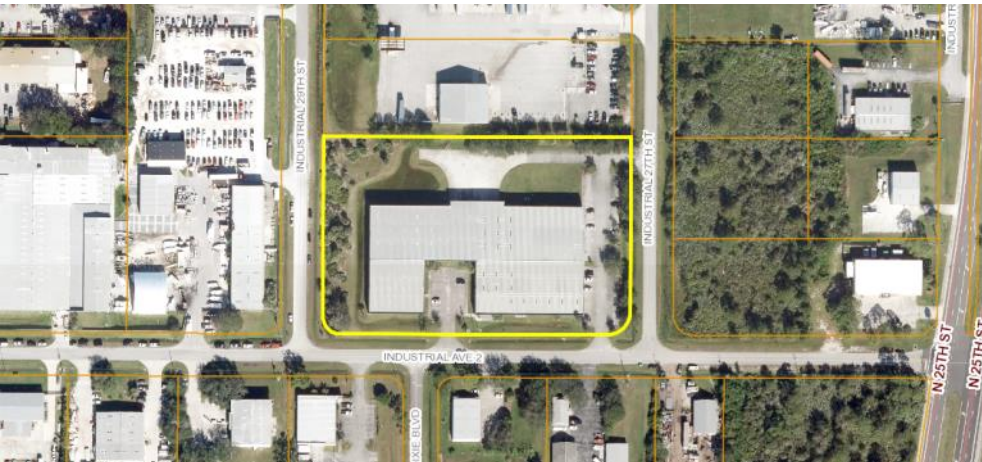
Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Expansive 70,000 SF warehouse ideal for manufacturing and distribution purposes.
- There is approximately 2,035 sf of office area which included a private reception area, offices, and 2.5 bathrooms and about 51,000 sf of storage area.
- Approximately 16,675 sf of air conditioned manufacturing/assembly area with a maintenance shop, break room, office and 2 restrooms.
- Additional features include: five (5) dock-high overhead doors, metal access ramp, 20' - 23' ceiling heights, fire sprinklers throughout, ample parking, and 3-phase, 225 V electric service with an estimated 800 amp capacity.
- Located in the St. Lucie Industrial Park next to the Treasure Coast International Airport and Business Park and minutes away from US-1 and nearly 5 miles away from the I-95 access ramp.



LEASE RATE	\$7.00/sf NNN
BUILDING SIZE	70,000 SF
POWER	800a/225v, 3p Heavy
DRIVE-INS	4 (10' x 12')
DOCKS	5
BUILDING TYPE	Light Manufacturing
ACREAGE	4.86 AC
FRONTAGE	579'
TRAFFIC COUNT	9,800 ADT (from N 25th St)
YEAR BUILT	1986-2000
CONSTRUCTION TYPE	Corr Metal
PARKING SPACE	40
ZONING	IL (SLC)
LAND USE	Industrial
PARCEL ID	1429-501-0073-000-0

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.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

SITE PHOTOS



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	2,405	1 Mile	\$37,934	1 Mile	42.70
3 Mile	20,493	3 Mile	\$39,215	3 Mile	39.10
5 Mile	66,607	5 Mile	\$60,262	5 Mile	43.30

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	2,650	1 Mile	\$26,519	1 Mile	43.80
3 Mile	22,392	3 Mile	\$23,769	3 Mile	38.10
5 Mile	73,637	5 Mile	\$41,315	5 Mile	44.60

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

ZONING INFORMATION

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 area, 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)

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

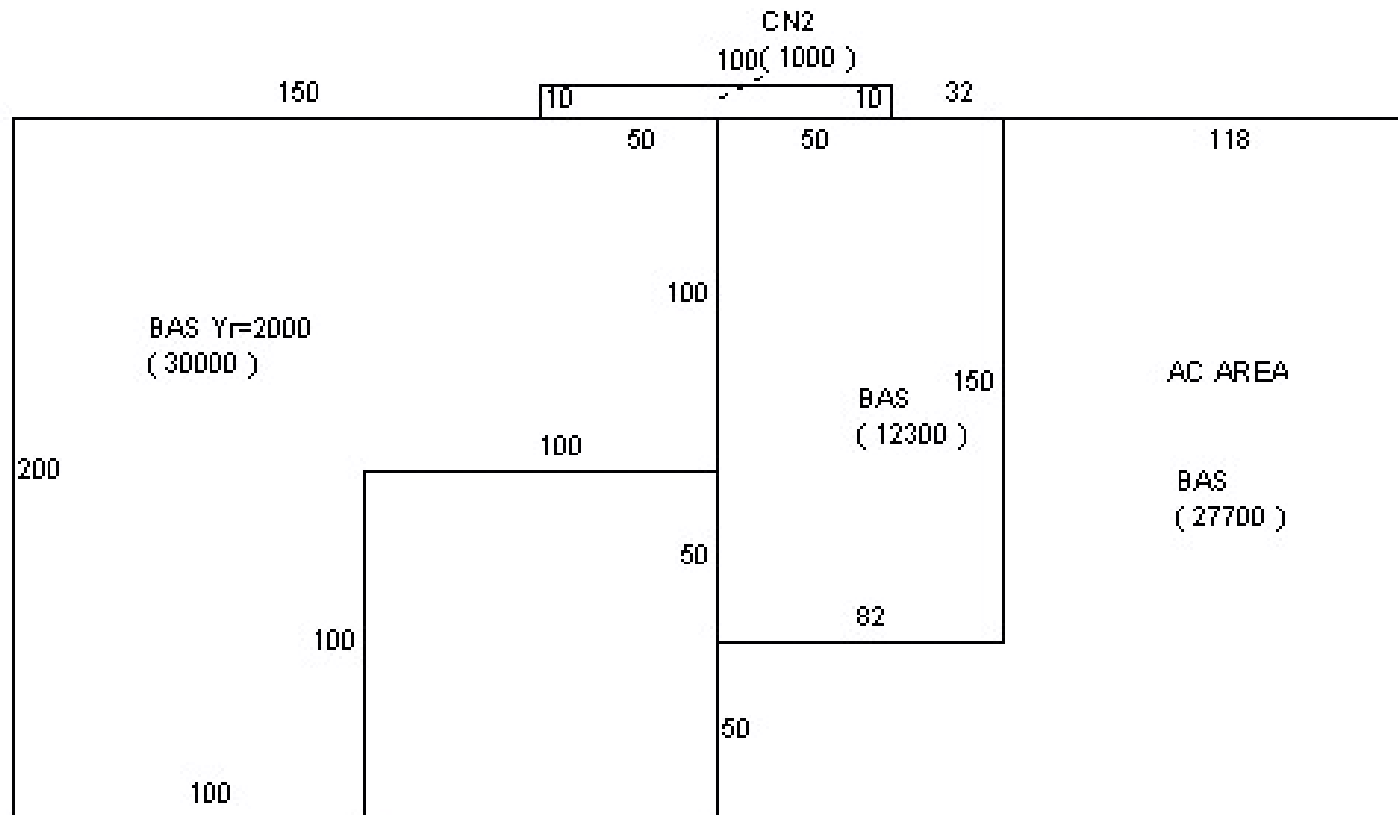
Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

FLOOR SKETCH



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

TRADE AREA MAP



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com