

INDUSTRIAL WAREHOUSE FACILITY

2700 Industrial Ave. 2 | Fort Pierce, FL



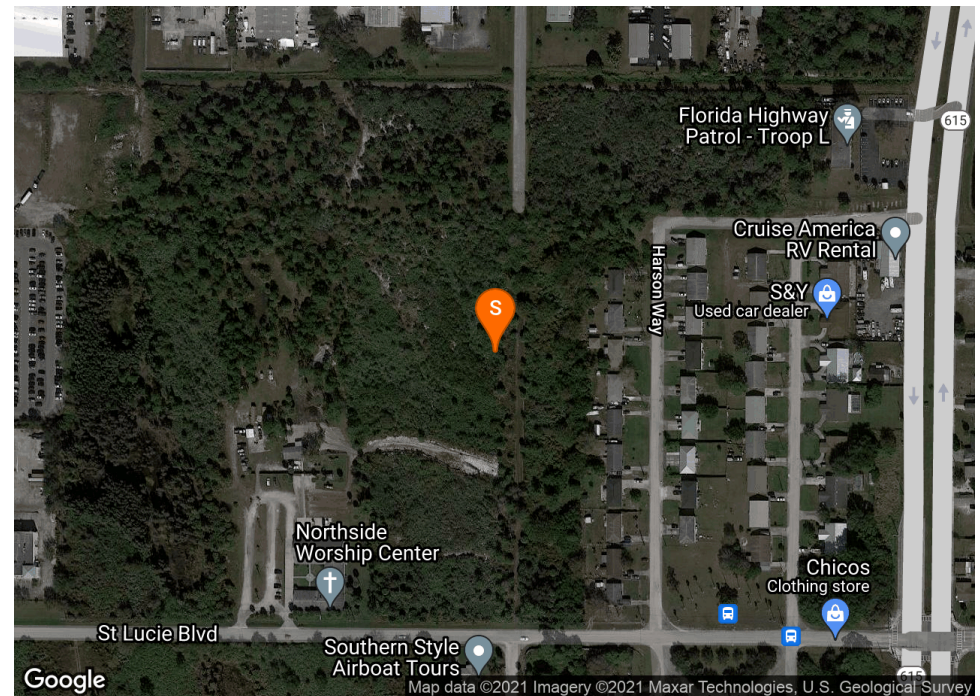
**Jeremiah Baron
& CO.**
Commercial Real Estate, LLC

BUILDING HIGHLIGHTS

- Lease Rate: \$8.00/SF NNN
- 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.



Locator Map



Regional Map



PROPERTY DESCRIPTION

BUILDING SF	70,000
LAND ACRES	4.86
YEAR BUILT	1986
YEAR RENOVATED	2000
ZONING TYPE	IL (SLC)
LAND USE	Industrial
FRONTAGE	579'
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	40
DOCK HIGH DOORS	5
GRADE LEVEL DOORS	4

MECHANICAL

ELECTRICAL / POWER	800a/225v, 3p Heavy
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CONSTRUCTION

PRIMARY WALL	Corr Metal
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TREASURE COAST
INTERNATIONAL AIRPORT

SUBJECT PROPERTY

ST LUCIE BLVD

N 26TH STREET

US HIGHWAY 1



Interior



Main Entrance



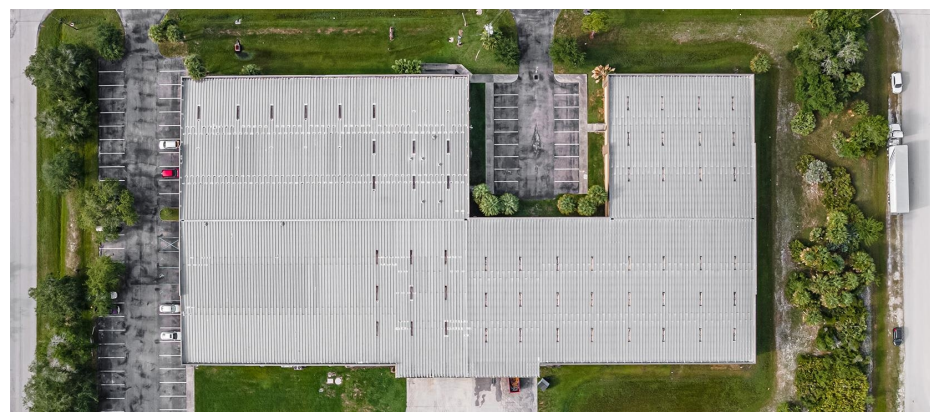
Loading Docks



Parking Area

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,185	21,928	55,688
2010 Population	1,990	19,726	56,446
2021 Population	2,264	21,527	62,911
2026 Population	2,322	21,829	64,619
2021 African American	1,002	15,352	24,623
2021 American Indian	5	57	245
2021 Asian	3	81	616
2021 Hispanic	355	2,166	11,801
2021 Other Race	150	964	5,126
2021 White	1,038	4,556	30,582
2021 Multiracial	65	512	1,683
2021-2026: Population: Growth Rate	2.55 %	1.40 %	2.70 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	241	2,378	4,485
\$15,000-\$24,999	135	1,155	2,856
\$25,000-\$34,999	140	1,032	3,042
\$35,000-\$49,999	161	1,007	3,123
\$50,000-\$74,999	144	946	4,018
\$75,000-\$99,999	69	514	2,275
\$100,000-\$149,999	27	542	2,635
\$150,000-\$199,999	27	200	1,128
\$200,000 or greater	9	77	385
Median HH Income	\$31,519	\$28,114	\$41,486
Average HH Income	\$43,806	\$43,756	\$58,464

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,399	9,615	26,131
2010 Total Households	846	7,235	21,595
2021 Total Households	954	7,854	23,948
2026 Total Households	972	7,929	24,485
2021 Average Household Size	2.37	2.73	2.55
2000 Owner Occupied Housing	685	4,159	13,492
2000 Renter Occupied Housing	248	3,706	7,866
2021 Owner Occupied Housing	664	4,225	14,934
2021 Renter Occupied Housing	289	3,629	9,014
2021 Vacant Housing	279	1,875	6,844
2021 Total Housing	1,233	9,729	30,792
2026 Owner Occupied Housing	692	4,382	15,634
2026 Renter Occupied Housing	280	3,547	8,852
2026 Vacant Housing	290	1,988	7,290
2026 Total Housing	1,262	9,917	31,775
2021-2026: Households: Growth Rate	1.85 %	0.95 %	2.20 %



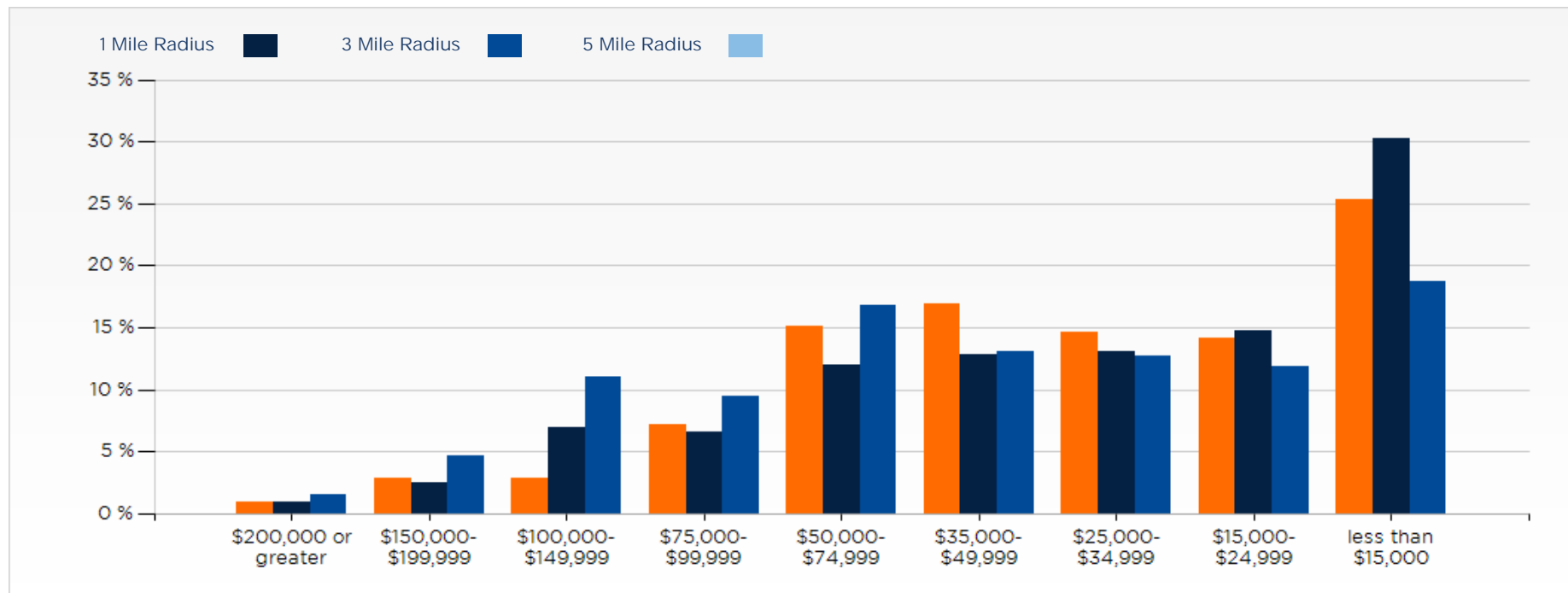
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	138	1,333	3,913
2021 Population Age 35-39	115	1,107	3,459
2021 Population Age 40-44	124	1,103	3,280
2021 Population Age 45-49	112	1,147	3,301
2021 Population Age 50-54	115	1,176	3,409
2021 Population Age 55-59	161	1,392	3,959
2021 Population Age 60-64	179	1,515	4,384
2021 Population Age 65-69	169	1,351	4,275
2021 Population Age 70-74	149	1,166	3,767
2021 Population Age 75-79	108	785	2,814
2021 Population Age 80-84	82	514	1,887
2021 Population Age 85+	64	410	1,883
2021 Population Age 18+	1,782	16,145	49,671
2021 Median Age	45	39	42

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$35,781	\$29,487	\$44,545
Average Household Income 25-34	\$47,658	\$43,902	\$55,934
Median Household Income 35-44	\$40,145	\$31,405	\$45,340
Average Household Income 35-44	\$53,015	\$47,921	\$61,063
Median Household Income 45-54	\$42,870	\$37,251	\$52,561
Average Household Income 45-54	\$55,215	\$52,607	\$67,582
Median Household Income 55-64	\$33,358	\$30,150	\$45,928
Average Household Income 55-64	\$48,096	\$47,671	\$62,670
Median Household Income 65-74	\$29,949	\$29,444	\$42,001
Average Household Income 65-74	\$39,599	\$42,858	\$60,279
Average Household Income 75+	\$30,609	\$31,024	\$49,588

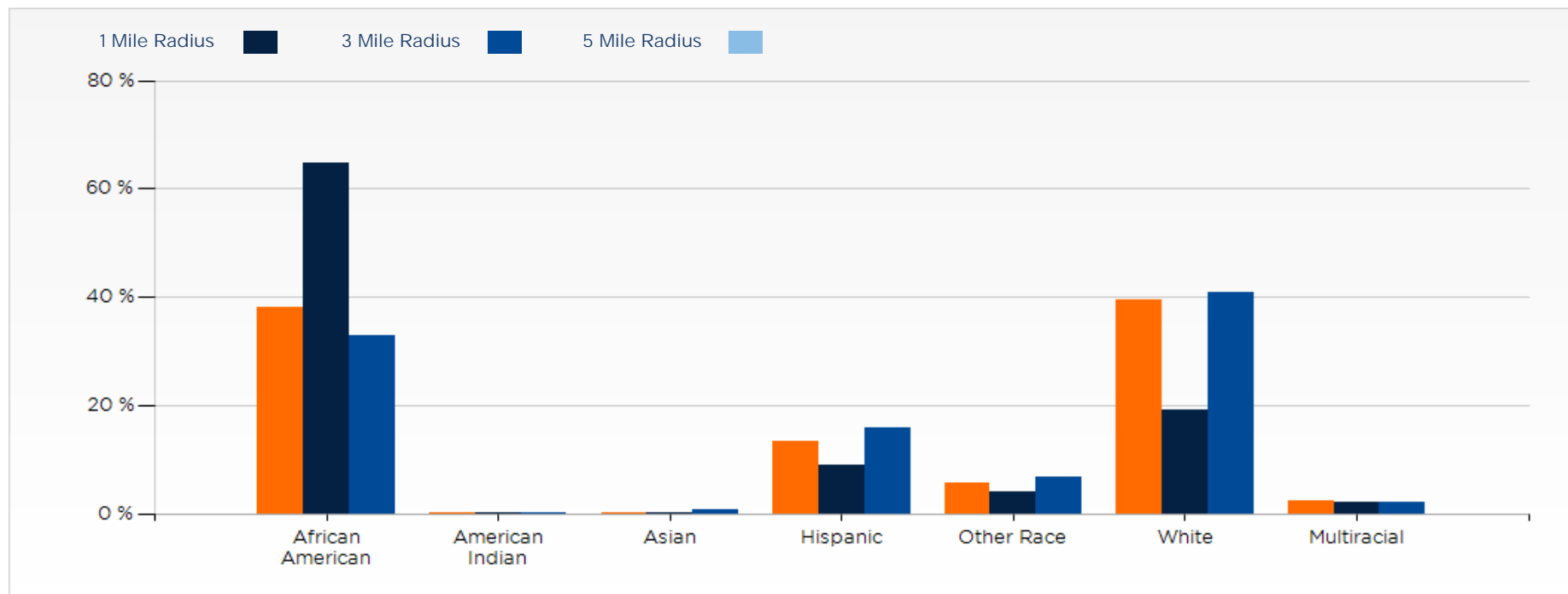
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	117	1,317	3,861
2026 Population Age 35-39	145	1,308	3,833
2026 Population Age 40-44	123	1,157	3,531
2026 Population Age 45-49	138	1,191	3,478
2026 Population Age 50-54	120	1,171	3,338
2026 Population Age 55-59	132	1,234	3,525
2026 Population Age 60-64	170	1,402	4,116
2026 Population Age 65-69	190	1,456	4,564
2026 Population Age 70-74	166	1,292	4,210
2026 Population Age 75-79	127	970	3,448
2026 Population Age 80-84	80	563	2,216
2026 Population Age 85+	70	477	2,012
2026 Population Age 18+	1,835	16,448	51,115
2026 Median Age	46	40	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,315	\$33,539	\$51,376
Average Household Income 25-34	\$53,921	\$48,582	\$62,025
Median Household Income 35-44	\$44,937	\$35,592	\$51,661
Average Household Income 35-44	\$59,544	\$53,860	\$68,190
Median Household Income 45-54	\$48,667	\$42,289	\$57,866
Average Household Income 45-54	\$62,284	\$60,372	\$76,837
Median Household Income 55-64	\$36,987	\$34,371	\$52,663
Average Household Income 55-64	\$53,705	\$53,861	\$70,485
Median Household Income 65-74	\$33,539	\$32,147	\$48,676
Average Household Income 65-74	\$46,301	\$48,422	\$68,172
Average Household Income 75+	\$35,466	\$35,710	\$57,667

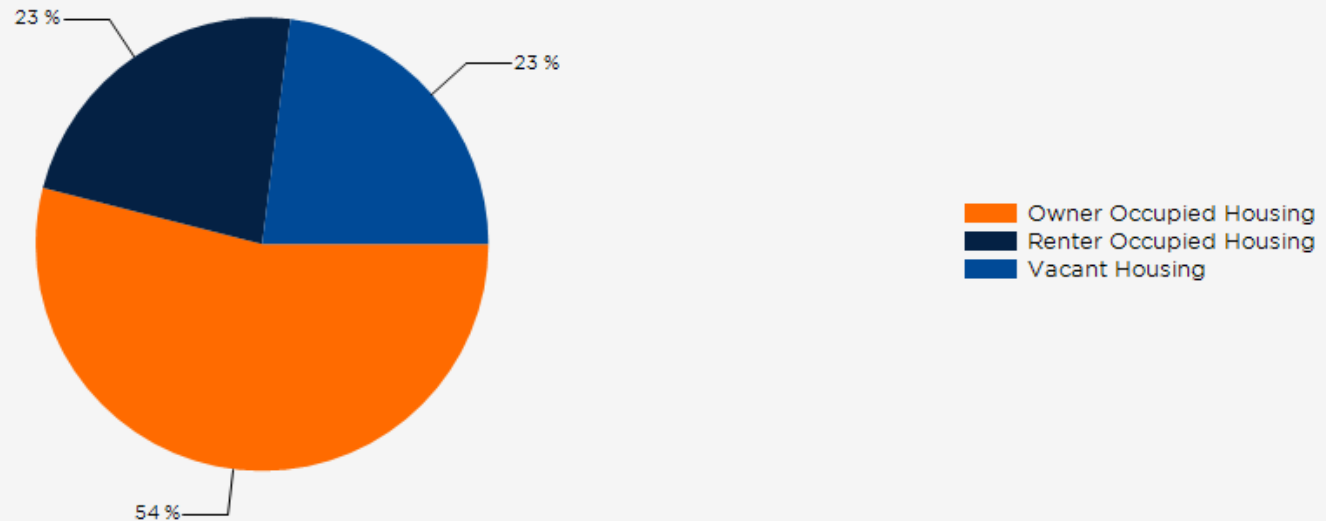
2021 Household Income



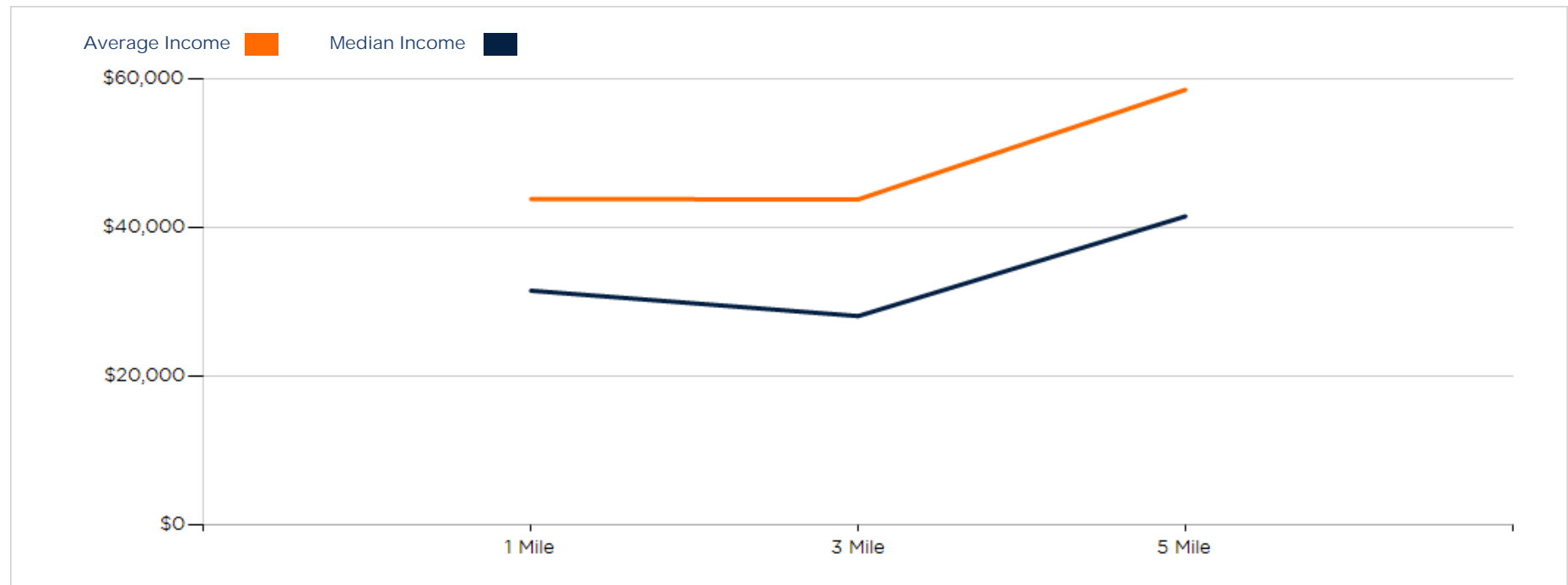
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



About the Company

At Jeremiah Baron & Co. Commercial Real Estate, LLC our guiding principles have provided and continue to provide high quality service to our clients. We treat each client as an individual, focusing on their specific needs and unique circumstances. We strive to safeguard our clients' trust in our company and the services we provide. We are a full-service commercial brokerage firm with offices in Stuart and Palm Beach Gardens Florida. We specialize in the sale, leasing and management of retail shopping centers, office buildings, industrial warehouses, and multi-family properties throughout Florida, including triple net leases, ground up development and structured small group acquisition partnerships. Our diverse clientele includes local, regional and national companies, as well as individual commercial real estate investors and developers. Above all, we deliver results to our esteemed clients who expect superior service from their commercial real estate brokerage firm.



Industrial Warehouse Facility

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