

# WAREHOUSE WITH STORAGE YARD

920 Angle Road, Fort Pierce FL, 34947



**FOR SALE | \$750,000**

**Jeremiah Baron  
& CO.**

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**Matthew Koblegard**

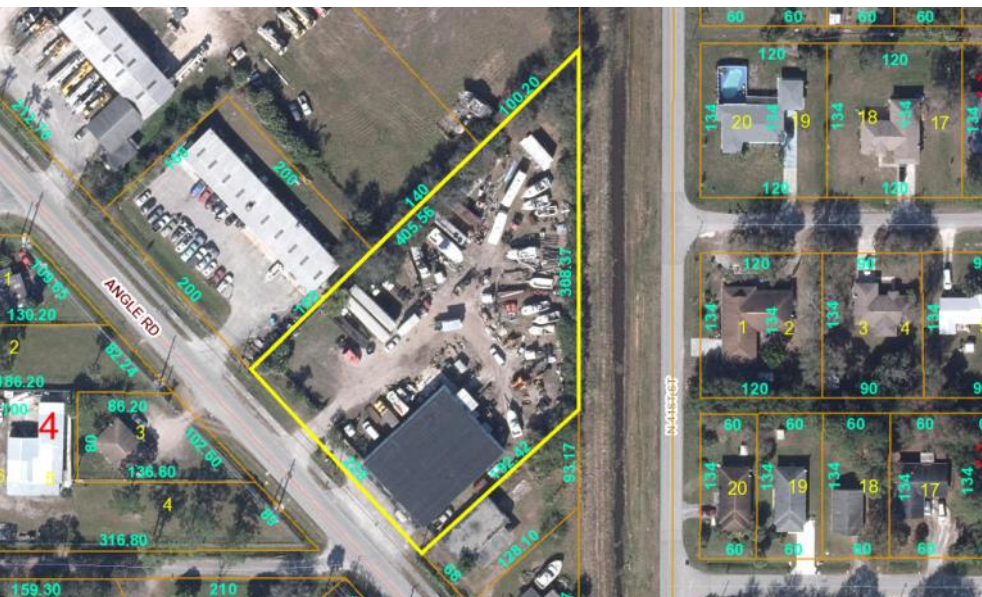
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# PROPERTY OVERVIEW

- Excellent purchase opportunity comprised of a fully leased industrial building with a generously sized storage yard that is leased separately.
- Building features three units with three roll-up bay doors in the front, and one roll up door in the back.
- Storage yard is completely fenced and it is currently being utilized to store trailers, equipment, and other types of vessels.
- Situated in a industrial sector of Fort Pierce; only 5 minutes away from the I-95 access ramp and in close proximity to Downtown Fort Pierce.



<b>PRICE</b>	\$750,000
<b>BUILDING SIZE</b>	8,000 SF
<b>BUILDING TYPE</b>	Industrial/Flex
<b>ACREAGE</b>	1.55 AC
<b>FRONTAGE</b>	225'
<b>TRAFFIC COUNT</b>	8,600 ADT
<b>YEAR BUILT</b>	1959
<b>CONSTRUCTION TYPE</b>	Concrete Block
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	IL
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	2406-414-0002-000-7

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# SITE PHOTOS



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# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	5,149	1 Mile	\$44,719	1 Mile	35.20
3 Mile	37,005	3 Mile	\$45,113	3 Mile	37.60
5 Mile	68,097	5 Mile	\$60,585	5 Mile	40.80

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	5,488	1 Mile	\$27,122	1 Mile	32.20
3 Mile	40,003	3 Mile	\$30,054	3 Mile	36.00
5 Mile	74,223	5 Mile	\$42,550	5 Mile	40.50

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# ZONING INFORMATION

## T. 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)

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# ZONING INFORMATION

- (f) Brooms and brushes. (3991)
- (g) Signs and advertising displays. (3993)
- (h) Morticians goods. (3995)
- (i) Manufacturing industries, NEC. (3999)
- (17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing. (308)
- i. Marinas. (4493)
- j. Millwork and structural wood members. (243)
- k. Motion pictures. (78)
- l. Motor freight transportation and warehousing. (42)
- m. Repair services:
  - (1) Automotive and automotive parking. (75)
  - (2) Electrical. (762)
  - (3) Watch, clock and jewelry repair. (763)
  - (4) Reupholstery and furniture repair. (764)
  - (5) Misc. repairs and services. (769)
- n. Retail trade:
  - (1) Lumber and other building materials. (521)
  - (2) Paint, glass and wallpaper. (523)
  - (3) Hardware. (525)
  - (4) Nurseries, lawn and garden supplies. (526)
  - (5) Mobile home dealers. (527)
  - (6) Automotive/boat/RV/motorcycle dealers. (55)
  - (7) Gasoline service. (55)
- (8) Furniture and furnishings. (57)
- o. Research, development, and testing services. (873)
- p. Ship, boat building and repairing - less than forty-five (45) feet. (373)
- q. Sorting, grading and packaging services - citrus/vegetables. (0723)
- r. Vocational schools. (824)
- s. Wholesale trade - durable goods:
  - (1) Motor vehicle and automotive equipment. (501)
  - (2) Furniture and home furnishings. (502)
  - (3) Lumber and other building materials. (503)
  - (4) Professional and commercial equipment/supplies. (504)
  - (5) Metals and minerals except petroleum. (505)
  - (6) Electrical goods. (506)
  - (7) Hardware, plumbing and heating equipment, and supplies. (507)
  - (8) Machinery, equipment, and supplies. (508)
  - (9) Misc. durable goods:
    - (a) Sporting and recreational goods. (5091)
    - (b) Toys and hobby goods. (5092)
    - (c) Jewelry, watches, precious stones and metals. (5094)
    - (d) Durable goods NEC. (5099)
- t. Wholesale trade - nondurable goods:
  - (1) Paper and paper products. (511)
  - (2) Drugs. (512)
- (3) Dry goods and apparel. (513)
- (4) Groceries and related products. (514)
- (5) Farm products - raw materials. (515)
- (6) Chemicals, and allied products. (516)
- (7) Beer, wine, and distilled alcoholic beverages. (518)
- (8) Misc. nondurable goods:
  - (a) Farm supplies. (5191)
  - (b) Books, periodicals and newspapers. (5192)
  - (c) Flowers, nursery stock and florists' supplies. (5193)
  - (d) Tobacco/tobacco products. (5194)
  - (e) Paints, varnishes and supplies. (5198)
  - (f) Nondurable goods, NEC. (5199)
- u. Mobile food vendors. (999)
- v. Single-family detached dwelling units provided that the single-family dwelling unit is located on an existing lot or parcel or record, as further defined in this Code, that was existing on or before August 1, 1990. (999)
- w. Kennels. Allowed as a permitted use only when the property is surrounded by industrial uses or zoning and is five hundred (500) feet or more from residential uses or zoning. All distance requirements shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed kennel.
- x. Landscape and horticultural services. (078)
- y. Personal services. (72)

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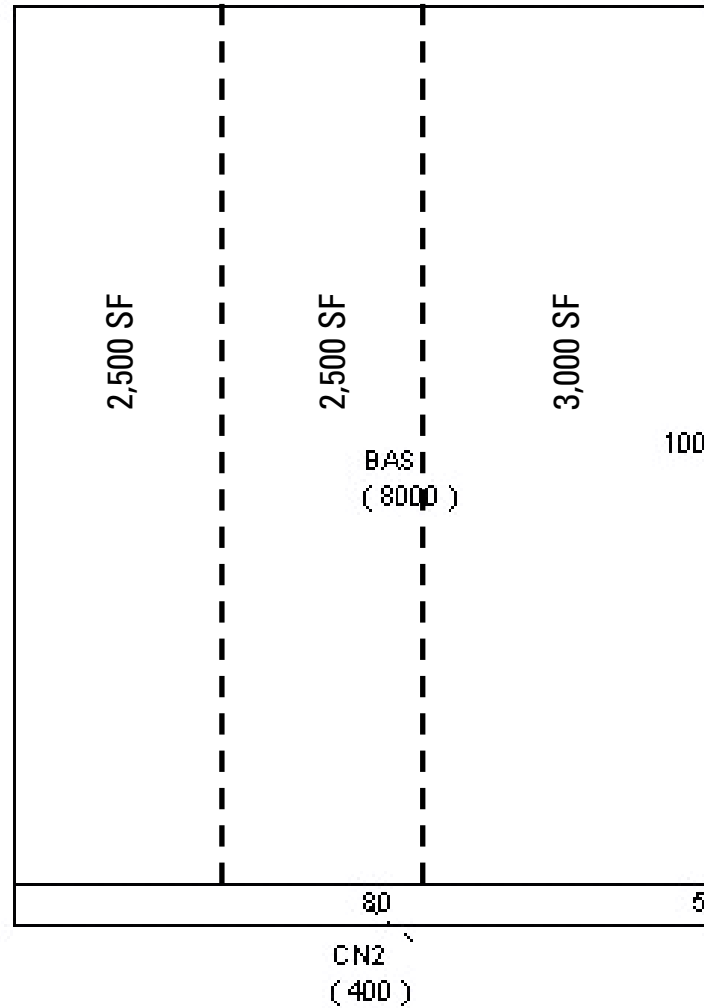
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# FLOOR SKETCH



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# TRADE AREA MAP



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