

INDUSTRIAL FLEX WAREHOUSE

2703 Industrial 2 Ave. Fort Pierce, FL 34946



**Jeremiah Baron
& CO.**

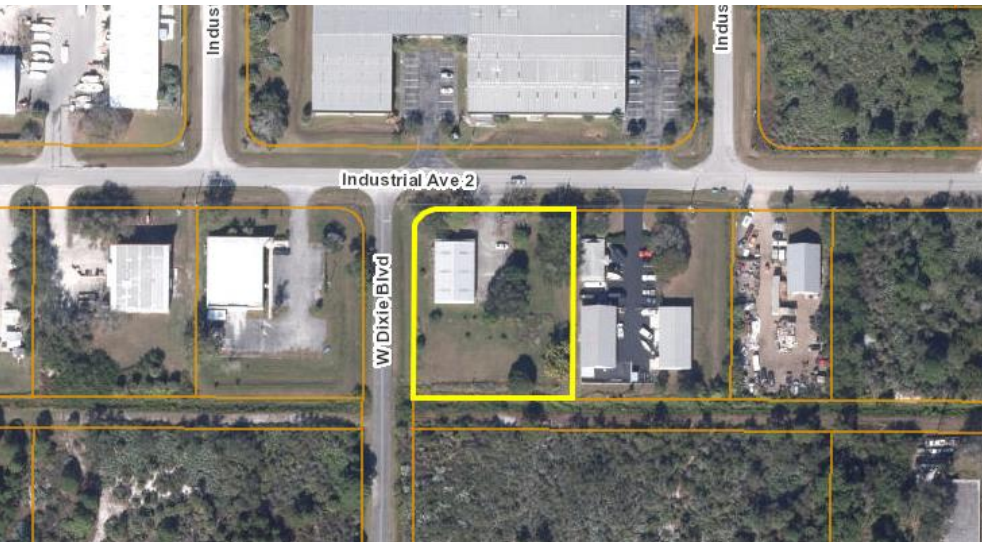
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PROPERTY OVERVIEW

- Turn-key leasing opportunity of a freestanding 3,750 SF structure on the corner of Industrial 2 Ave. and W Dixie Blvd.
- Site has about 2,750 SF of shop space with an office, kitchen area, 2 washrooms, large roll-up door, and ample parking.
- Suitable location for most light manufacturing or warehousing activities under St. Lucie County's Industrial Light zoning.
- In close proximity to the Treasure Coast International Airport and Business Park; just minutes away from US-1 and within 5 miles from the I-95 access ramp.



LEASE RATE	\$12.00/SF Gross
BUILDING SIZE	3,750 SF
BUILDING TYPE	Industrial/Flex
ACREAGE	1.13 AC
FRONTAGE	204'
TRAFFIC COUNT	9,400 ADT (from N 25th Street)
YEAR BUILT	1990
CONSTRUCTION TYPE	Corr Metal
PARKING SPACE	10
ZONING	IL
LAND USE	IND
UTILITIES	City Water
PARCEL ID	1429-501-0015-000-6

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SITE PHOTOS



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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	2,491	1 Mile	\$40,311	1 Mile	42.80
3 Mile	20,220	3 Mile	\$41,866	3 Mile	39.20
5 Mile	69,382	5 Mile	\$64,179	5 Mile	43.80
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	2,696	1 Mile	\$29,658	1 Mile	43.80
3 Mile	21,788	3 Mile	\$26,192	3 Mile	38.00
5 Mile	76,221	5 Mile	\$46,534	5 Mile	45.40

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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 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)

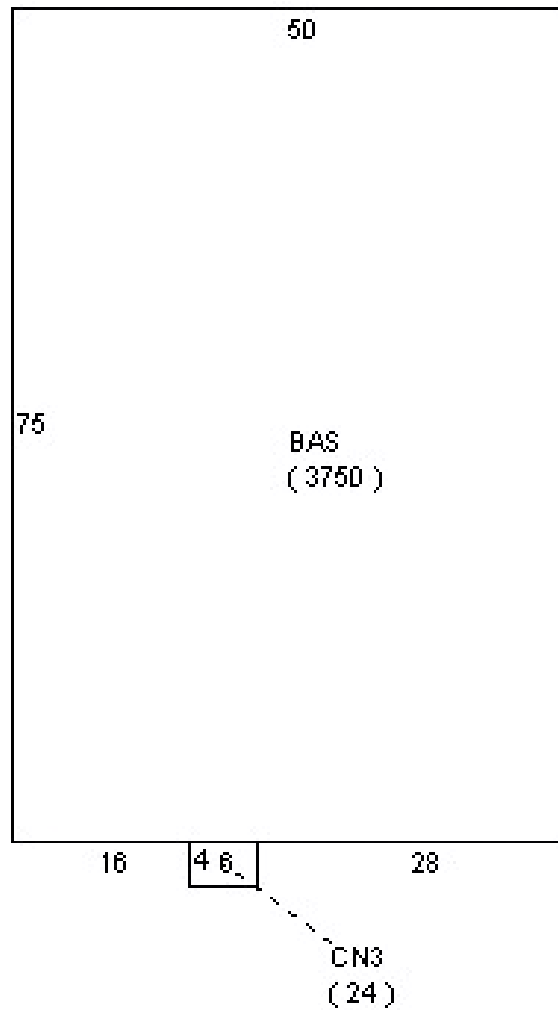
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FLOOR SKETCH



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TRADE AREA MAP



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