

INDUSTRIAL PACKING PLANT

3500 Enterprise Road, Fort Pierce FL 34982



FOR LEASE | \$10.50/sf NNN

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

- Exceptional opportunity to lease an agricultural packing plant consisting of a total of three buildings on a 7.67 acre land in an industrial sector of Fort Pierce.
- Site is "Food Safety Accredited" and features a 21,677 sf cold storage facility with an adjacent 14,120 sf open canopy, and a 3,720 sf climate controlled building.
- Power includes four (4) separate 3-phase, 120/240v electric services providing a total of 3,700 amps to the property.
- Main building has a generous truck court with 7 dock high doors plus an additional dual sided loading platform that can accommodate up to 6 additional trailers.
- Site has access to both Enterprise Rd. and Oleander Ave. in addition to being only about 6 miles away from both I-95 and Florida's Turnpike, and less than a mile away from US-1.



LEASE RATE	\$10.50/sf NNN
BUILDING SIZE	59,332 sf (combined with open canopy)
BUILDING TYPE	Warehousing/Distribution
ACREAGE	7.67 AC
FRONTAGE	+/- 490' to Enterprise Road
TRAFFIC COUNT	9,300 ADT
YEAR BUILT	1971-2003
CONSTRUCTION TYPE	Corr Metal / Enam/Pfb Mtl
PARKING SPACE	Ample
ZONING	I-1 (FP)
LAND USE	Industrial
PARCEL ID	2428-502-0027-000-6

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SITE PHOTOS



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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	4,795	1 Mile	\$55,333	1 Mile	38.20
3 Mile	87,719	3 Mile	\$61,218	3 Mile	40.20
5 Mile	251,094	5 Mile	\$70,503	5 Mile	43.60
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	5,143	1 Mile	\$42,409	1 Mile	37.40
3 Mile	95,297	3 Mile	\$45,574	3 Mile	39.90
5 Mile	275,132	5 Mile	\$55,657	5 Mile	45.40

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ZONING INFORMATION

I-1 Industrial Light - Allowed Uses (P) Permitted (C) Conditional

Self-Service Storage	P
Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	-
-Travel Plaza	-
-Truck Stop	-
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	P
Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	P
-Catering Facility, Large-Scale	P
-Crematorium	-
-Building Maintenance Facilities And Services	-
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	-
-Research Service	P

Marine-Related Industrial	P
Warehouse and Freight (except as noted below)	P
-Parcel Service	P
Waste-Related Use (except as noted below)	C
-Solid Waste Separation, Transfer Station	C
-Recycling Center	C
-Wrecking or Salvage Yard	C
Wholesale Trade	P
Heavy Industrial (except as noted below)	-
-Heavy Equipment Sales and Rentals	P
-Service of Heavy Equipment	P
-Processing of Food and Related Products	P
Aquaculture Facilities	P
Community Gardens	C
Dock/Moorage Facility (except as noted below)	-
-Docks for Single Family Homes	-
-Docks for Single Family Homes on canals within Surfside or Jennings Cove	-
Navigational Aids	-
Telecommunication Facility	
-Antenna Support Structure	C
-Antenna (on existing structure)	P

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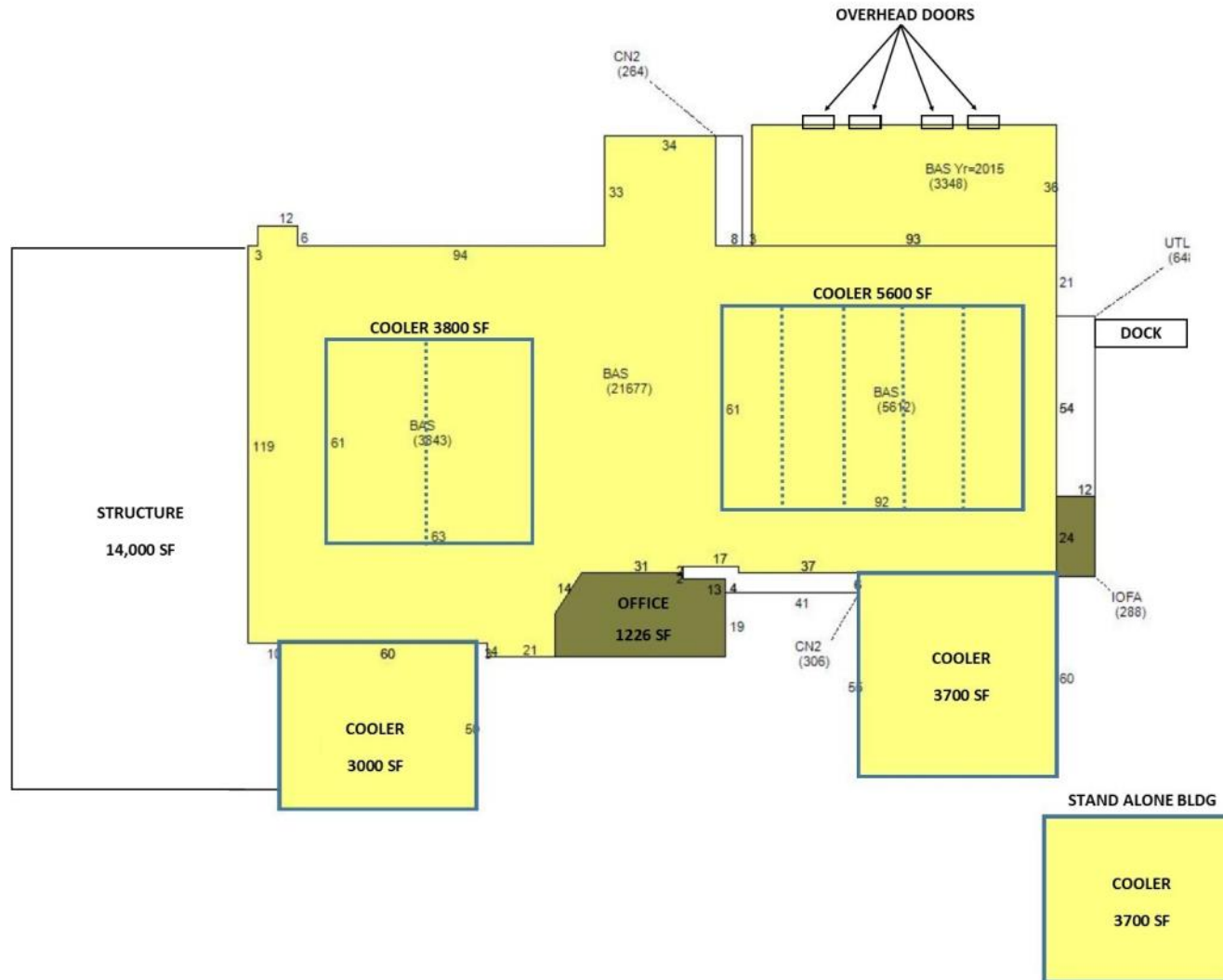
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SITE PLAN



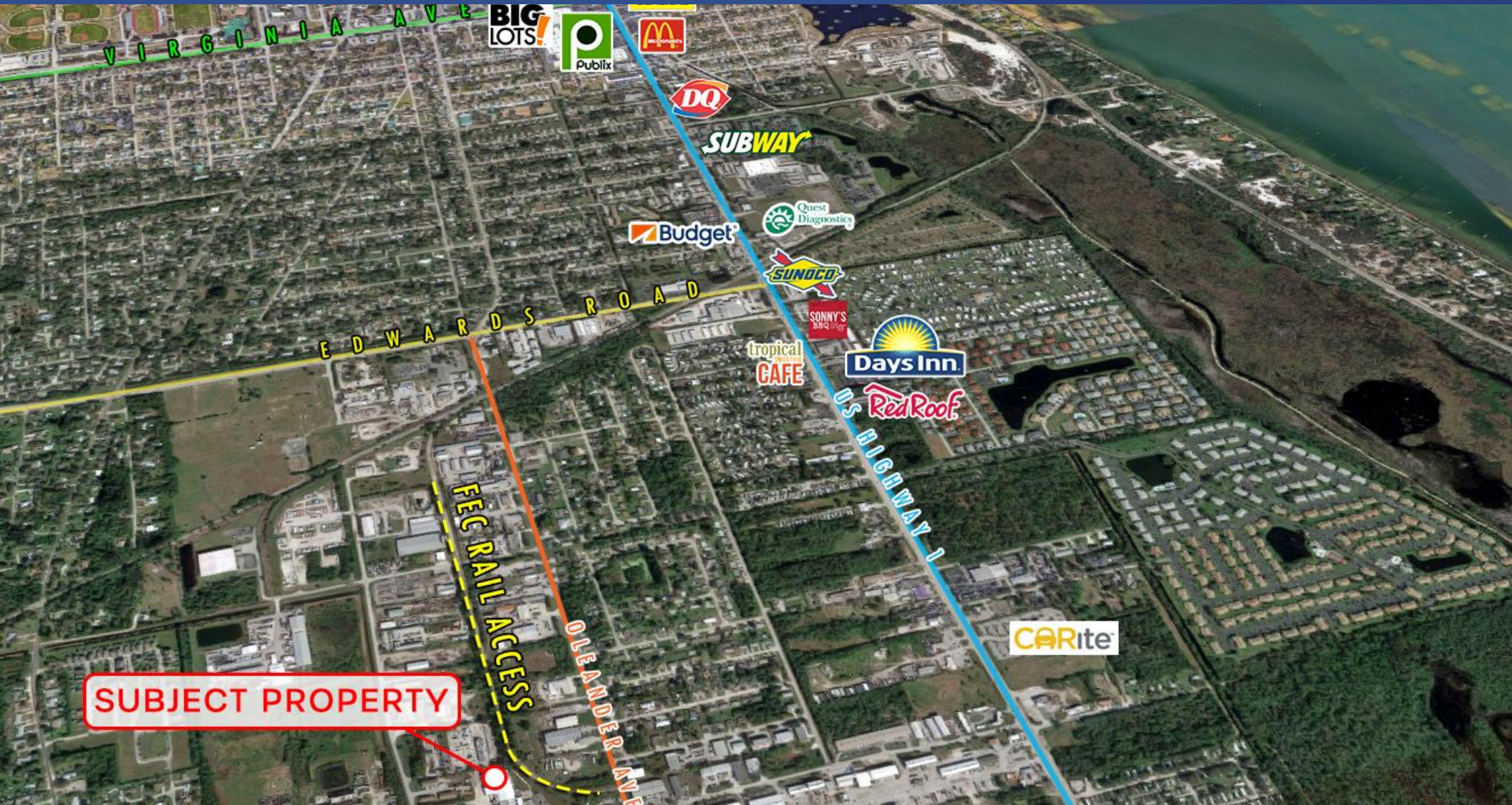
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TRADE AREA MAP



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