

# INDUSTRIAL WAREHOUSE & STORAGE

416 Angle Road, Fort Pierce FL 34947



FOR SALE | \$725,000

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

Matthew Koblegard

772.286.5744 Office

352.262.4269 Mobile

[mkoblegard@commercialrealestatellc.com](mailto:mkoblegard@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Industrial property consisting of three combined parcels totaling 1.49 acres located on the corner of Angle Road and Avenue D.
- The corner parcel features a freestanding building that can be utilized as an office.
- The two adjacent parcels consist of a freestanding building that will need extensive improvements but can be used as storage or other warehouse purposes.
- Other site features include an ample fenced in yard space and a billboard.
- Located across the street from a recently built Family Dollar, and surrounded by residential communities and an industrial sector. About 5 minutes away from the I-95 access ramp.



PRICE	\$725,000
BUILDING SIZE	(1) 469 SF (1) 1,676 SF
BUILDING TYPE	Industrial Warehouse
ACREAGE	1.49 AC Combined
FRONTAGE	+/- 350 ft.
TRAFFIC COUNT	2,709 ADT
YEAR BUILT	1961 / 1970
CONSTRUCTION TYPE	CBS / Concrete Block
PARKING SPACE	Ample
ZONING	IL (SLC)
LAND USE	Industrial
PARCEL ID	2408-213-0002-000-6 2408-213-0001-000-9 2408-213-0006-010-7

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# SITE PHOTOS



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# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	7,556	1 Mile	\$39,983	1 Mile	35.90
3 Mile	69,629	3 Mile	\$61,599	3 Mile	41.60
5 Mile	175,777	5 Mile	\$68,606	5 Mile	44.70
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	8,139	1 Mile	\$26,190	1 Mile	33.20
3 Mile	75,979	3 Mile	\$42,916	3 Mile	41.50
5 Mile	191,752	5 Mile	\$51,154	5 Mile	46.90

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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)

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(13) Measuring, analyzing and controlling instruments. (38)	l. Motor freight transportation and warehousing. (42)	q. Sorting, grading and packaging services - citrus/vegetables. (0723)
(14) Photographic, medical and optical goods. (38)	m. Repair services:	r. Vocational schools. (824)
(15) Watches and clocks. (38)	(1) Automotive and automotive parking. (75)	s. Wholesale trade - durable goods:
(16) Misc. manufacturing industries:	(2) Electrical. (762)	(1) Motor vehicle and automotive equipment. (501)
(a) Jewelry, silverware, and platedware. (391)	(3) Watch, clock and jewelry repair. (763)	(2) Furniture and home furnishings. (502)
(b) Musical instruments and parts. (393)	(4) Reupholstery and furniture repair. (764)	(3) Lumber and other building materials. (503)
(c) Dolls, toys, games and sporting goods. (394)	(5) Misc. repairs and services. (769)	(4) Professional and commercial equipment/supplies. (504)
(d) Pens, pencils, and other office and artists' materials. (395)	n. Retail trade:	(5) Metals and minerals except petroleum. (505)
(e) Costume jewelry, costume novelties, and notions. (396)	(1) Lumber and other building materials. (521)	(6) Electrical goods. (506)
(f) Brooms and brushes. (3991)	(2) Paint, glass and wallpaper. (523)	(7) Hardware, plumbing and heating equipment, and supplies. (507)
(g) Signs and advertising displays. (3993)	(3) Hardware. (525)	(8) Machinery, equipment, and supplies. (508)
(h) Morticians goods. (3995)	(4) Nurseries, lawn and garden supplies. (526)	(9) Misc. durable goods:
(i) Manufacturing industries, NEC. (3999)	(5) Mobile home dealers. (527)	(a) Sporting and recreational goods. (5091)
(17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing. (308)	(6) Automotive/boat/RV/motorcycle dealers. (55)	(b) Toys and hobby goods. (5092)
i. Marinas. (4493)	(7) Gasoline service. (55)	(c) Jewelry, watches, precious stones and metals. (5094)
j. Millwork and structural wood members. (243)	(8) Furniture and furnishings. (57)	(d) Durable goods NEC. (5099)
k. Motion pictures. (78)	o. Research, development, and testing services. (873)	
	p. Ship, boat building and repairing - less than forty-five (45) feet. (373)	

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- 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)
3. Lot Size Requirements. Lot size requirements shall be in accordance with Table 7-10 in Section 7.04.00.
4. Dimensional Regulations. Dimensional requirements shall be in accordance with Table 7-10 in Section 7.04.00.
5. Offstreet Parking and Loading Requirements. Offstreet parking and loading requirements are subject to Section 7.06.00.
6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.
7. Conditional Uses:
- a. Airports, landing and takeoff fields - general aviation. (4581)
  - b. Manufacturing:
    - (1) Cut stone and stone products. (328)
    - (2) Motorcycles, bicycles, and parts. (375)
    - (3) Wood containers, wood buildings and mobile homes. (244/245)
- c. Ship, boat building and repairing (excluding ship or boat salvaging) - forty-five (45) to one hundred fifty (150) feet. (373)
- d. Wholesale:
- (1) Petroleum bulk stations and terminals.
  - e. Scrap and waste materials - subject to the provisions of Section 7.10.12.A.
  - f. Kennels. (0752) Other than those permitted under Section 3.01.03 T.2.w. of the Land Development Code.
  - 8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00 and include the following:
    - a. Co-generation facilities. (999)
    - b. Fueling facilities. (999)
    - c. Industrial wastewater disposal. (999)
    - d. One detached single-family dwelling or mobile home for on-site security purposes per property. (999)
    - e. Retail trade accessory to the primary manufacturing or wholesaling use. (999)
    - f. Solar energy systems, subject to the requirements of Section 7.10.28.
    - g. Cargo containers subject to the requirements of Section 7.10.35.

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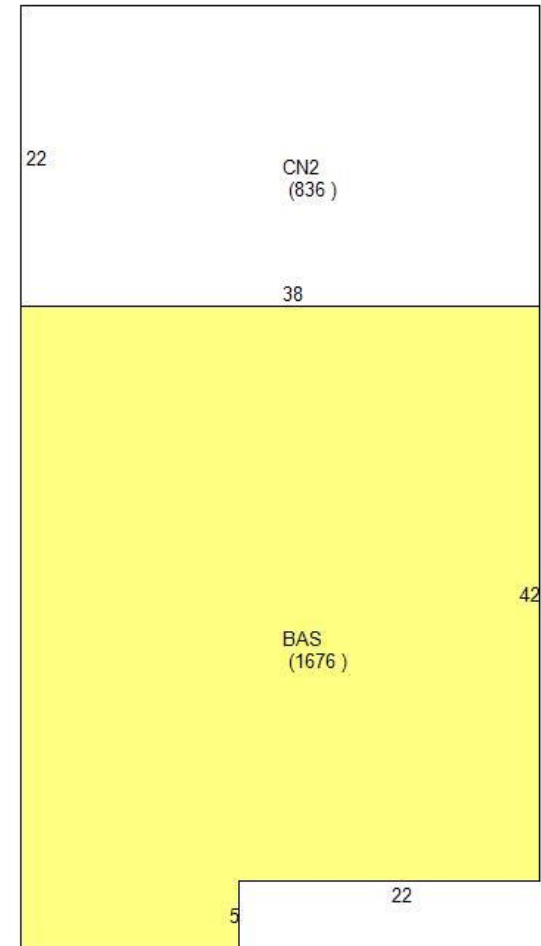
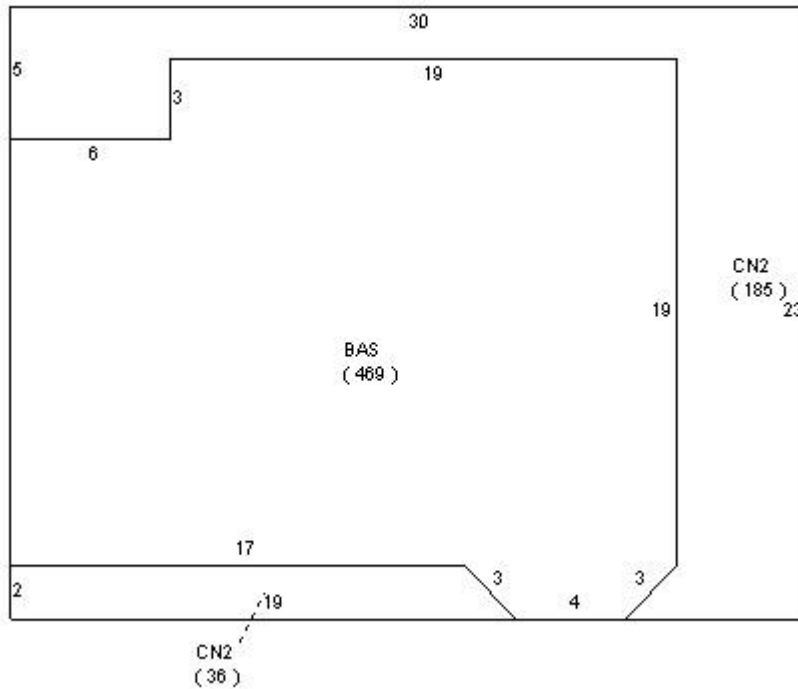
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# FLOOR SKETCHES



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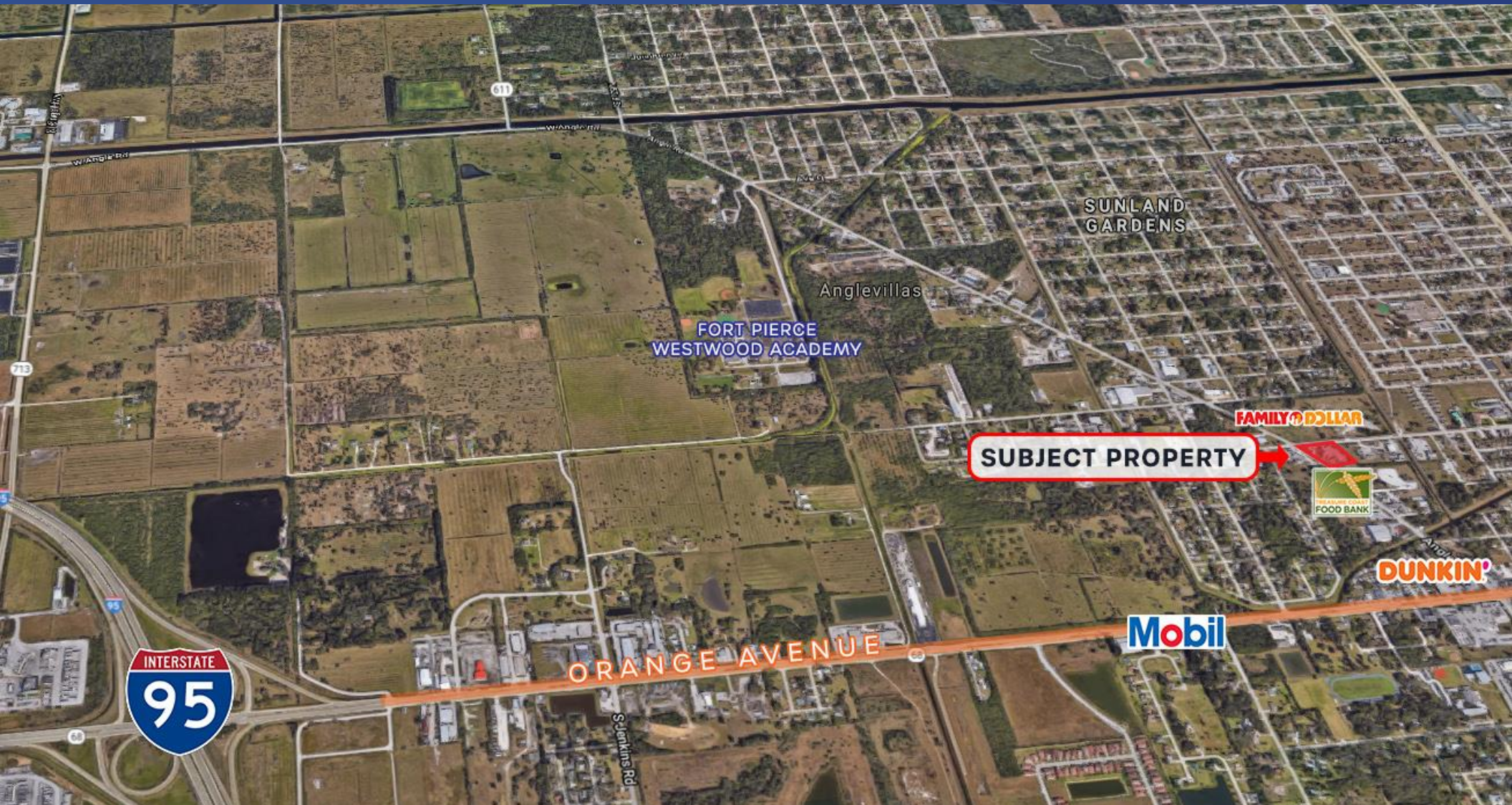
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# TRADE AREA MAP



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