

INDUSTRIAL CAMPUS

1121 DiGiorgio Rd. Fort Pierce, FL 34982



FOR LEASE | CALL FOR PRICING

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- This spacious Industrial campus is comprised of 3 buildings totaling 40,319 sf on 13.84 acres.
- Built in 2009 the buildings feature metal roofs, large doors with fencing surrounding the properties perimeter.
- The property is conveniently located near US1 with easy access to I95 and the turnpike.
- Located in the industrial light zone this property offers a variety of business options.



LEASE PRICE	Call for pricing
COMBINE BUILDING SIZE	40,319 sf
BUILDING TYPE	INDW
ACREAGE	13.84
FRONTAGE	288.8
TRAFFIC COUNT	10,000 ADT (Oleander Ave)
YEAR BUILT	2009
CONSTRUCTION TYPE	Corr Metal & Conc Block
PARKING SPACE	Ample
ZONING	Industrial
LAND USE	Industrial
PARCEL ID	2428-421-0002-000-7

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,375	1 Mile	\$52,634	1 Mile	42
3 Mile	39,400	3 Mile	\$54,818	3 Mile	42
5 Mile	88,598	5 Mile	\$59,925	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	1,945	1 Mile	\$38,145	1 Mile	41
3 Mile	15,736	3 Mile	\$40,191	3 Mile	40
5 Mile	37,193	5 Mile	\$42,890	5 Mile	41

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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 area, 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:

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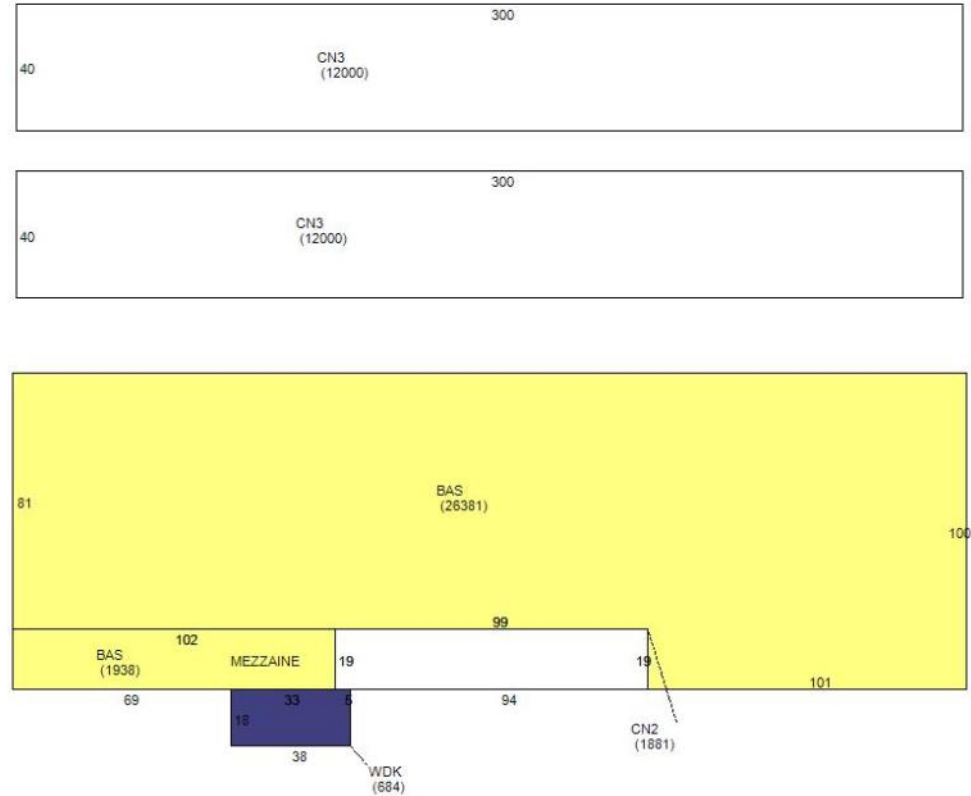
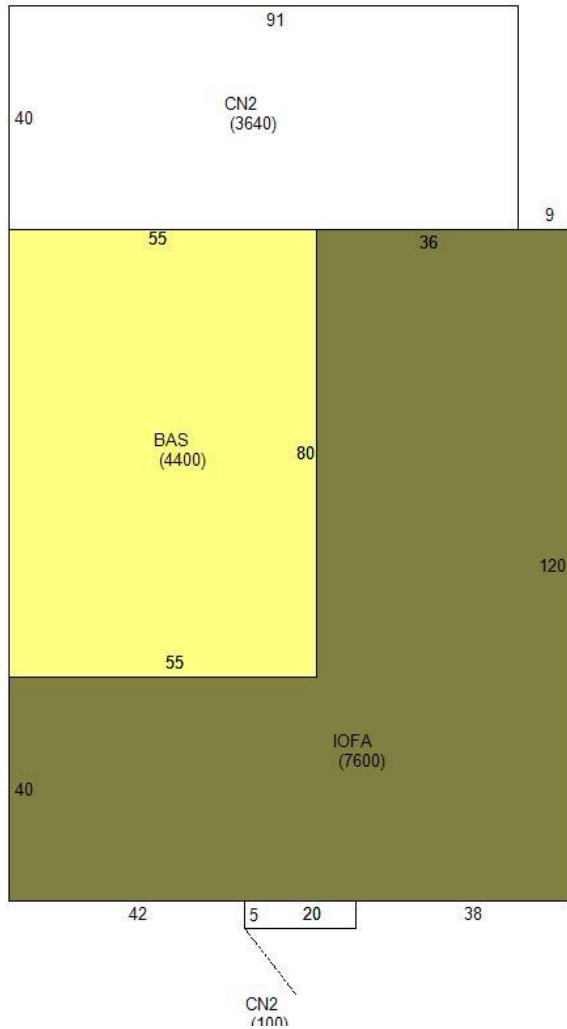
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SKETCH AREA



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TRADE AREA MAP



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