

INDUSTRIAL WAREHOUSE WITH LAND

2801 Industrial Ave. 3, Fort Pierce, FL 34946
3504 Industrial 29th St. Fort Pierce, FL 34946



PROPERTY LOCATION

FOR LEASE | \$8,500/ PER MONTH NNN

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Industrial warehouse property situated on 1.21 acres with an adjacent 1.22 acre land in the industrial area of Fort Pierce.
- This large warehouse totals 3,750 sf and features large roll up doors allowing utilization of the buildings' spacious ceiling height.
- The site is conveniently positioned near the Treasure Coast International Airport & Business Park and is only a short drive from US-1 with easy access to I-95.



PRICE	\$8,500 PER MONTH NNN
BUILDING SIZE	3,750 sf (Bldg I) / 1,456 sf (Bldg II)
BUILDING TYPE	Industrial Warehouse
ACREAGE	1.21 + 1.22 AC Land
FRONTAGE	289.50' (Industrial Ave. 3)
TRAFFIC COUNT	5,800 ADT (N 25st)
YEAR BUILT	1975
CONSTRUCTION TYPE	Corrugated Metal
ZONING	IL
LAND USE	Industrial
PARCEL ID	1429-501-0065-000-1 1429-501-0066-000-8

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	1,051	1 Mile	\$57,115	1 Mile	43.20
3 Mile	19,131	3 Mile	\$45,755	3 Mile	39.00
5 Mile	67,752	5 Mile	\$61,933	5 Mile	46.50

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	1,200	1 Mile	\$42,785	1 Mile	45.20
3 Mile	21,915	3 Mile	\$31,865	3 Mile	39.00
5 Mile	67,752	5 Mile	\$45,197	5 Mile	46.90

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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 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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ZONING INFORMATION

(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)

(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)

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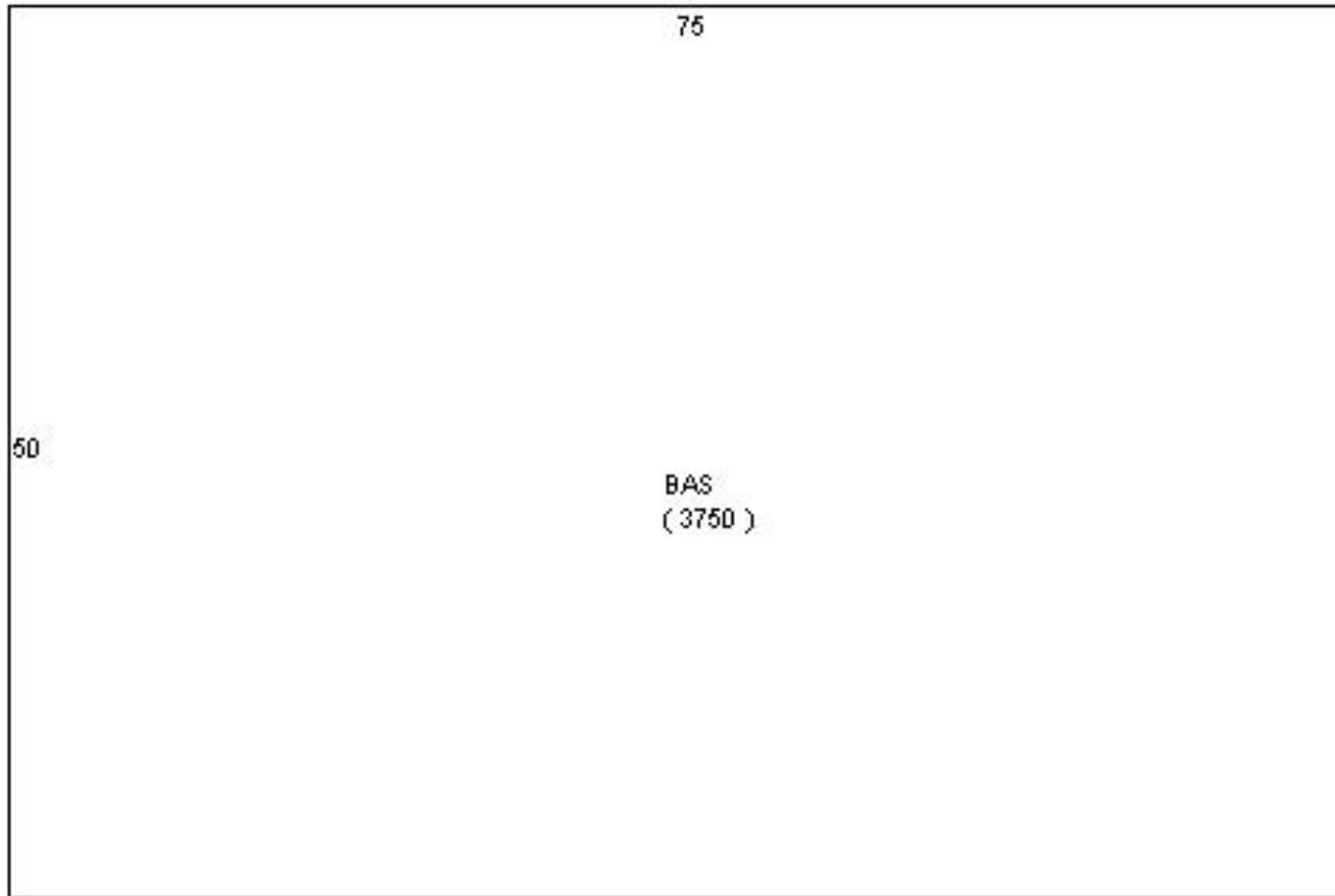
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SKETCH AREA



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TRADE AREA MAP



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