

# INDUSTRIAL WAREHOUSE

519 Delaware Ave. Fort Pierce, FL 34950



**FOR LEASE | \$16.00/sf NNN**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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# PROPERTY OVERVIEW

- Industrial warehouse property located close to Downtown Fort Pierce.
- Building is situated on a 0.49 acre lot with an additional 0.09 acre yard area.
- Site is fully fenced and features street parking with quick access to US-1.
- Surrounded by a variety of service establishments, businesses, and residential dwellings.
- In close proximity to one of the biggest development projects to the area known as King's Landing, which consist of townhomes, condos, restaurants, and other businesses.



LEASE RATE	\$16.00/sf NNN
BUILDING SIZE	10,544 sf
BUILDING TYPE	Industrial Warehouse
ACREAGE	0.49 AC + 0.09 AC Yard
FRONTAGE	143'
TRAFFIC COUNT	12,900 ADT
YEAR BUILT	1956
CONSTRUCTION TYPE	CB Stucco
ZONING	C-3
LAND USE	GC
PARCEL ID	2410-713-0018-000-3 2410-713-0019-000-0

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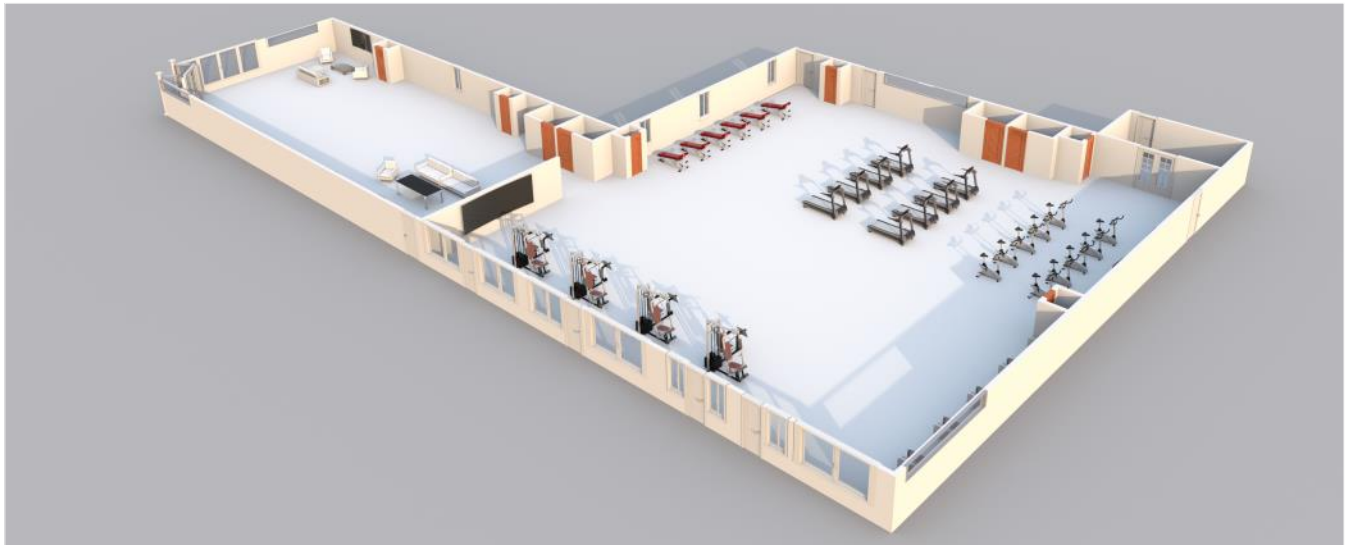
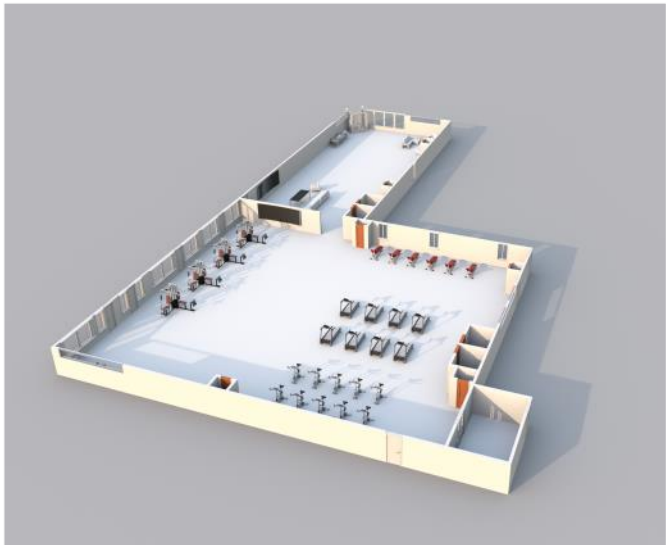
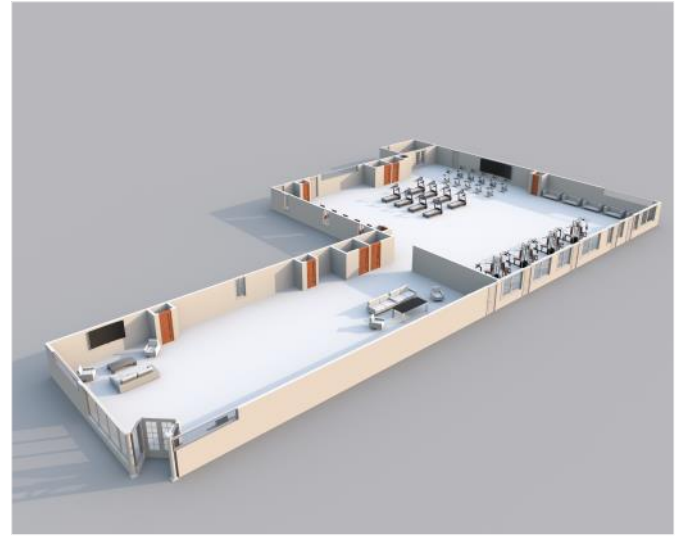
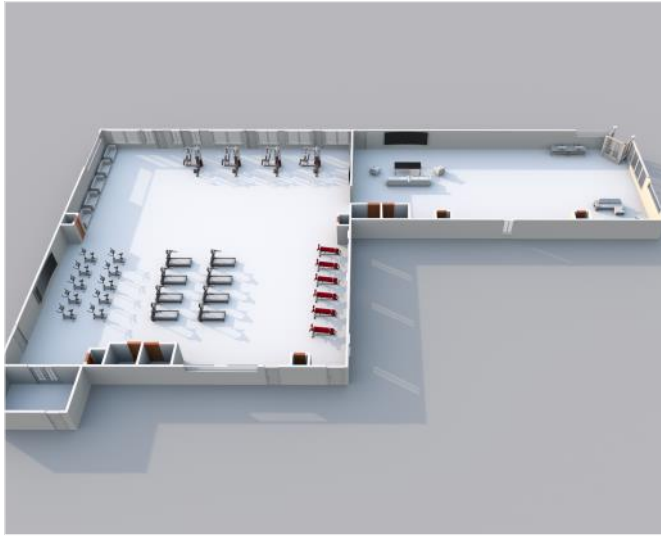
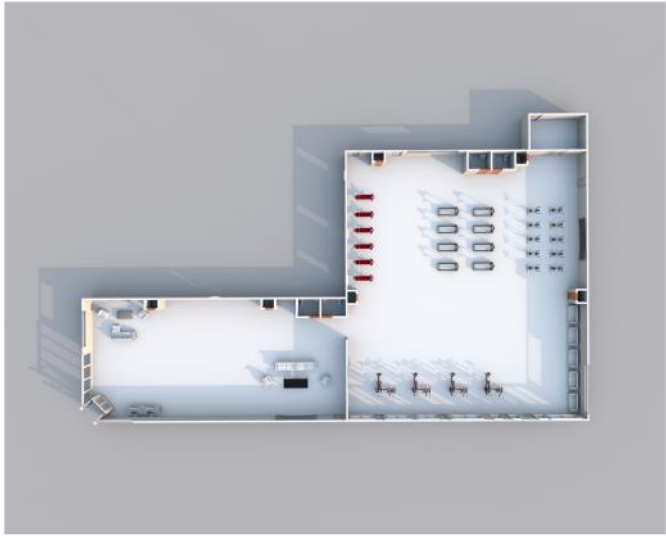
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# INTERIOR RENDERINGS



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# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	8,271	1 Mile	\$46,711	1 Mile	38.60
3 Mile	49,901	3 Mile	\$54,958	3 Mile	39.00
5 Mile	71,311	5 Mile	\$62,617	5 Mile	42.80
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	8,907	1 Mile	\$30,030	1 Mile	38.60
3 Mile	54,194	3 Mile	\$35,157	3 Mile	39.90
5 Mile	78,086	5 Mile	\$43,689	5 Mile	42.40

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# ZONING INFORMATION

## Sec. 22-31. - General Commercial Zone (C-3).

(a) Purpose. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

(b) Basic use standards. Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

(c) Other applicable use standards.

(1) Site plan review shall be required as outlined in section 22-58.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:

- a. One thousand (1,000) feet from any other adult establishment;
- b. Four hundred (400) feet from any established church, public or private school, public playground or public park;
- c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.

(10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:

- a. Front door of the main building occupied by any other adult establishment or any established church; or
- b. To the nearest property line of any residential district, playground, school or park.

(Ord. No. H-186, § 30-31, 6-15-81; Ord. No. H-217, § I, 7-6-82; Ord. No. I-10, §§ 14-16, 6-6-83; Ord. No. I-120, § 3, 7-15-85; Ord. No. I-147, § 4, 2-3-86; Ord. No. I-148, § 2, 2-3-86; Ord. No. J-420, § 2, 5, 4-20-98; Ord. No. J-487, § 1, 1-19-99; Ord. No. K-24, § 10, 8-21-2000; Ord. No. K-149, § 1, 4-15-02; Ord. No. K-187, § 1, 2-18-03; Ord. No. K-221, § 1, 6-16-03; Ord. No. L-11, § 1, 4-21-08; Ord. No. L-97, § 2, 11-16-09; Ord. No. L-217, § 3, 12-5-11; Ord. No. L-295, § 13, 11-4-13; Ord. No. 19-016, § 6, 5-20-19)

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# PROPERTY SKETCH

POWER PLAN LEGEND	
SYMBOL	DESCRIPTION
	120V/240V Single Phase 100A
	120V/240V Single Phase 200A
	480V/277V Three Phase 100A
	480V/277V Three Phase 200A
	480V/277V Three Phase 400A
	480V/277V Three Phase 800A
	480V/277V Three Phase 1600A
	480V/277V Three Phase 3200A
	480V/277V Three Phase 6400A
	480V/277V Three Phase 12800A
	480V/277V Three Phase 25600A
	480V/277V Three Phase 51200A
	480V/277V Three Phase 102400A
	480V/277V Three Phase 204800A
	480V/277V Three Phase 409600A
	480V/277V Three Phase 819200A
	480V/277V Three Phase 1638400A
	480V/277V Three Phase 3276800A
	480V/277V Three Phase 6553600A
	480V/277V Three Phase 13107200A
	480V/277V Three Phase 26214400A
	480V/277V Three Phase 52428800A
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	480V/277V



# AERIAL MAP



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# TRADE AREA MAP



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