

INDUSTRIAL & STORAGE SPACES

4101-4240 Bandy Blvd. Fort Pierce, FL 34981



LEASE RATE | \$12.00/sf*

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

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PROPERTY OVERVIEW

- Multiple industrial lease options available at the Fort Pierce Business Park located on the corner of Bandy Blvd. and Selvitz Rd. in Fort Pierce.
- There is currently storage spaces starting at 286 square feet, in addition to industrial flex spaces from 2,100–9,000 square feet.
- Up to 20,000 sf of fenced yard space also available for \$2.00 per square foot.
- Site features include 12 x 12 roll up doors and a common loading dock.
- Excellent location as it is just a few minutes away from I-95, Florida's Turnpike, and US Highway 1.



LEASE RATE	\$12.00/sf modified gross
SPACES AVAILABLE	286, 600, 1,065 SF (storage) 2,100 – 9,000 sf (industrial flex) 20,000 sf (yard space)
BUILDING SIZE	7,303 sf 13,677 SF 27,200 SF
BUILDING TYPE	Industrial
YARD SPACE	2.92 AC
FRONTAGE	195' to Selvitz Road
TRAFFIC COUNT	8,800 ADT (Selvitz Road)
YEAR BUILT	1986 1991
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	I-1 (Ft. Pierce)
LAND USE	HI
PARCEL ID	2431-505-0003-000-1 2431-505-0010-000-3 2431-505-0009-000-3

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ADDITIONAL PHOTO (4240 BLDG.)



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	762	1 Mile	\$71,585	1 Mile	39.70
3 Mile	32,168	3 Mile	\$63,894	3 Mile	38.90
5 Mile	272,800	5 Mile	\$71,087	5 Mile	

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	877	1 Mile	\$55,714	1 Mile	39.40
3 Mile	37,150	3 Mile	\$50,449	3 Mile	38.30
5 Mile	317,127	5 Mile	\$57,311	5 Mile	44.80

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ZONING INFORMATION (PERMITTED USES)

Self-Service Storage	P
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-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
-Contractors/Others Performing Services Off-Site	P
-Research Service	P
Marine-Related Industrial	P

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

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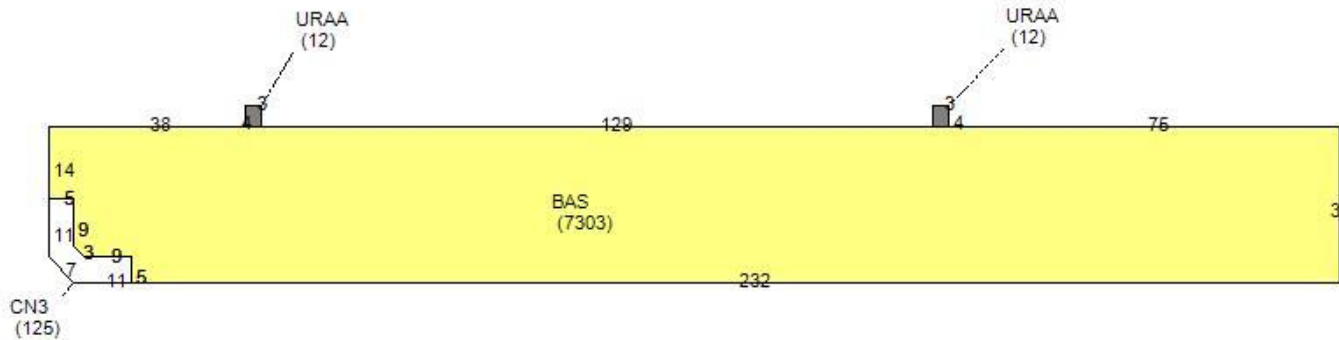
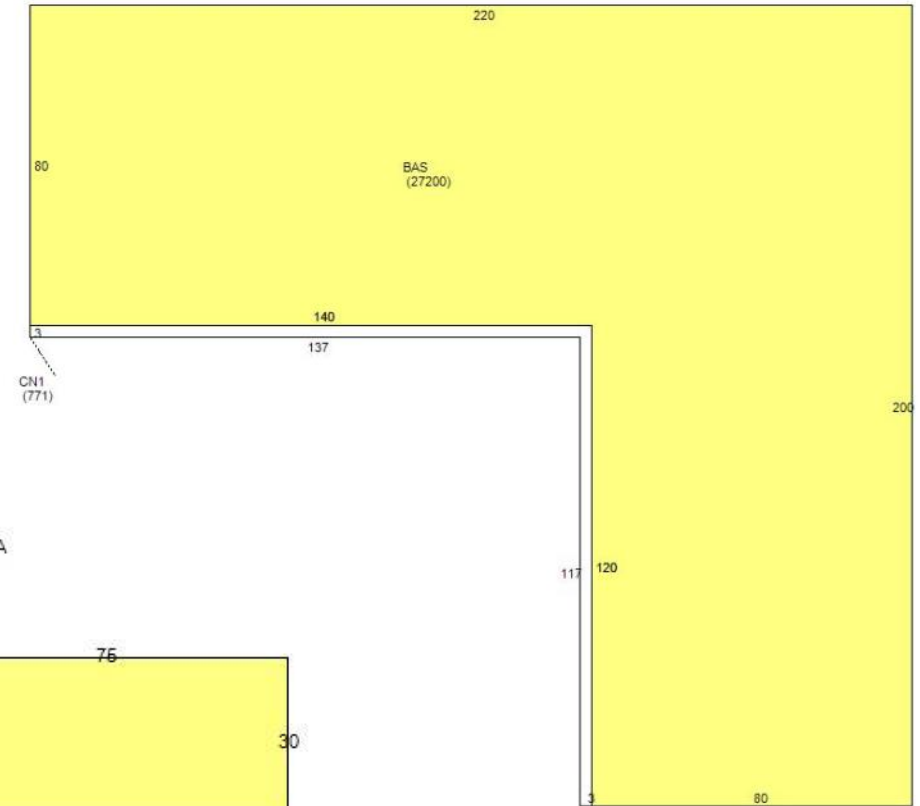
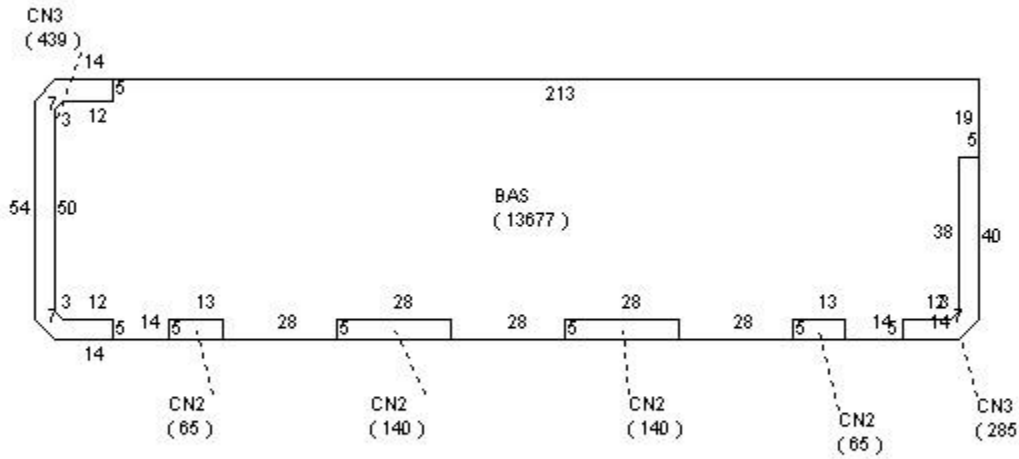
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FLOOR SKETCH



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TRADE AREA MAP



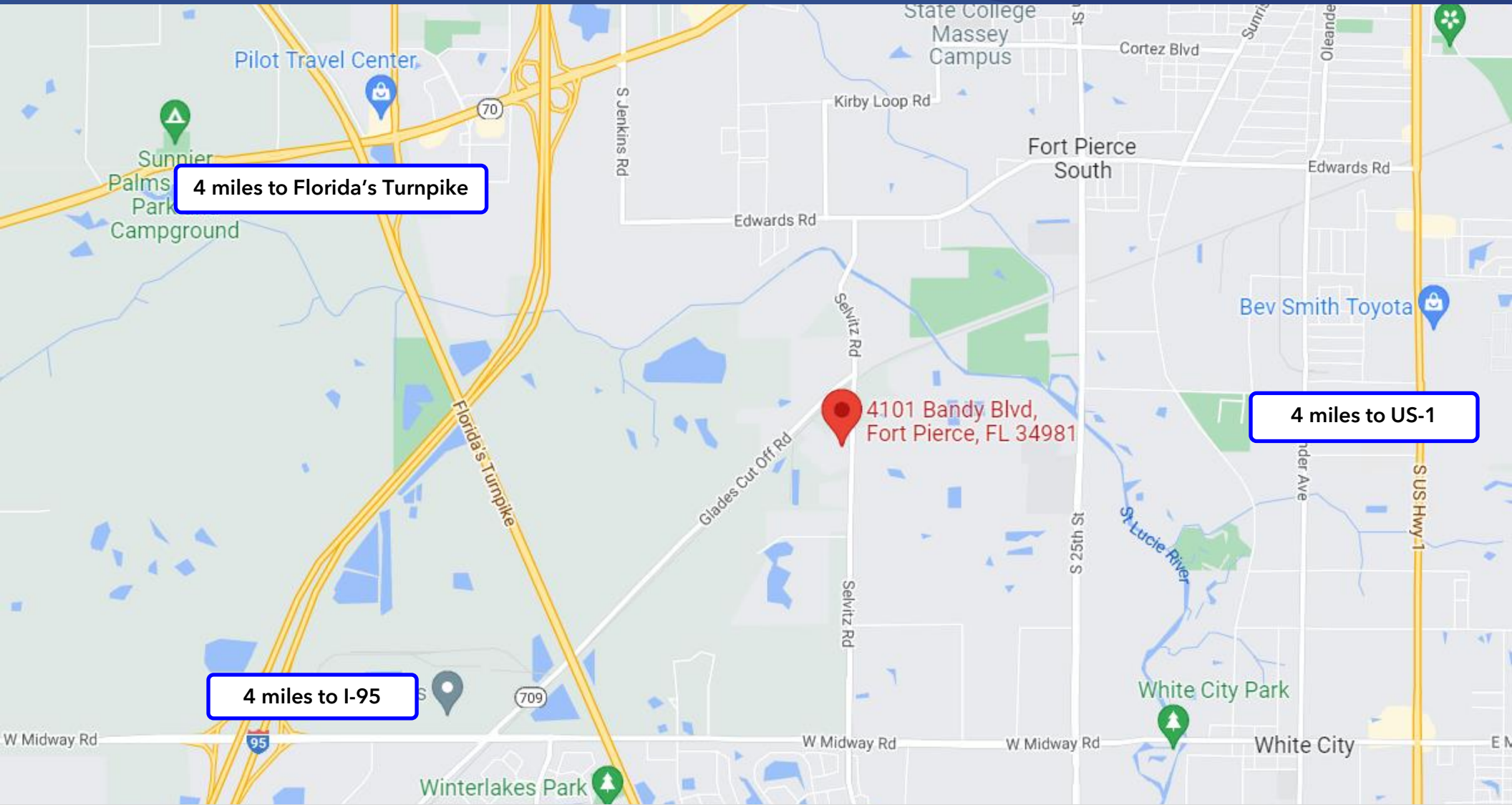
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PROXIMITY MAP



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