

# INDUSTRIAL BUSINESS PARK

4101-4240 Bandy Blvd. Fort Pierce, FL 34981



**FOR SALE | \$6,000,000**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
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# PROPERTY OVERVIEW

- Excellent opportunity to purchase a Fort Pierce Business Park located on the corner of Bandy Blvd. and Selvitz Rd.
- Property offers both storage and industrial flex spaces.
- Site features include 12 x 12 roll up doors and a common loading dock plus a fenced in yard.
- Excellent location as it is just a few minutes away from I-95, Florida's Turnpike, and US Highway 1.



PRICE	\$6,000,000
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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# BUILDING SPECS

Building A		
Suite	Tenant	Sq Ft
1	Ferrellgas	1,484
2	Custom Canvas Shop	1,064
3	Parts Sales	1,064
4	A/C contractor	1,064
5	Electrical contractor	1,141
	w/ A-15	286
6	Wholesaler	1,064
7	A/C contractor	1,064
8	Plumbing Contractor	1,820
9	Plumbing Contractor	0
10	Plumbing Contractor	0
11	A/C contractor	286
12	(Storage Tenant)	286
13	(Storage Tenant)	286
14	Water Membrane Services	286
16	(Storage Tenant)	286
17	(Storage Tenant)	286
18	(Storage Tenant)	286
19	(Storage Tenant)	286
20	Sign Company	286
21	(Storage Tenant)	286
22	Aluminum Patio Enclosures	286
23	Ferrellgas	-

Building B		
Suite	Tenant	Sq Ft
1	Custom Furniture Co.	600
2	(Storage Tenant)	600
3	A/C contractor	600
4	CM Dist	600
5	Glass contractor	600
6	(Storage Tenant)	600
7	(Storage Tenant)	600
8	(Storage Tenant)	600
9	(Storage Tenant)	600
10	Sign Company	600
11	Sign Company	1,176

Building E		
Suite	Tenant	Sq Ft
1	Electrical Contractor	4,000
2	Electrical Contractor	5,600
3	Pest Control	8,960
4	Tans-Bearing	2,160
5	Industrial Supplies Dist	6,480
6	Ferrellgas (tank yard)	6,900
Storage Lot C		
1	Electrician	7,800
2	Plumbing Contractor	5,500
3	Backup Generator Contractor	8,640
4	Concrete Shell Contractor	21,000
6	Electrician	7,800

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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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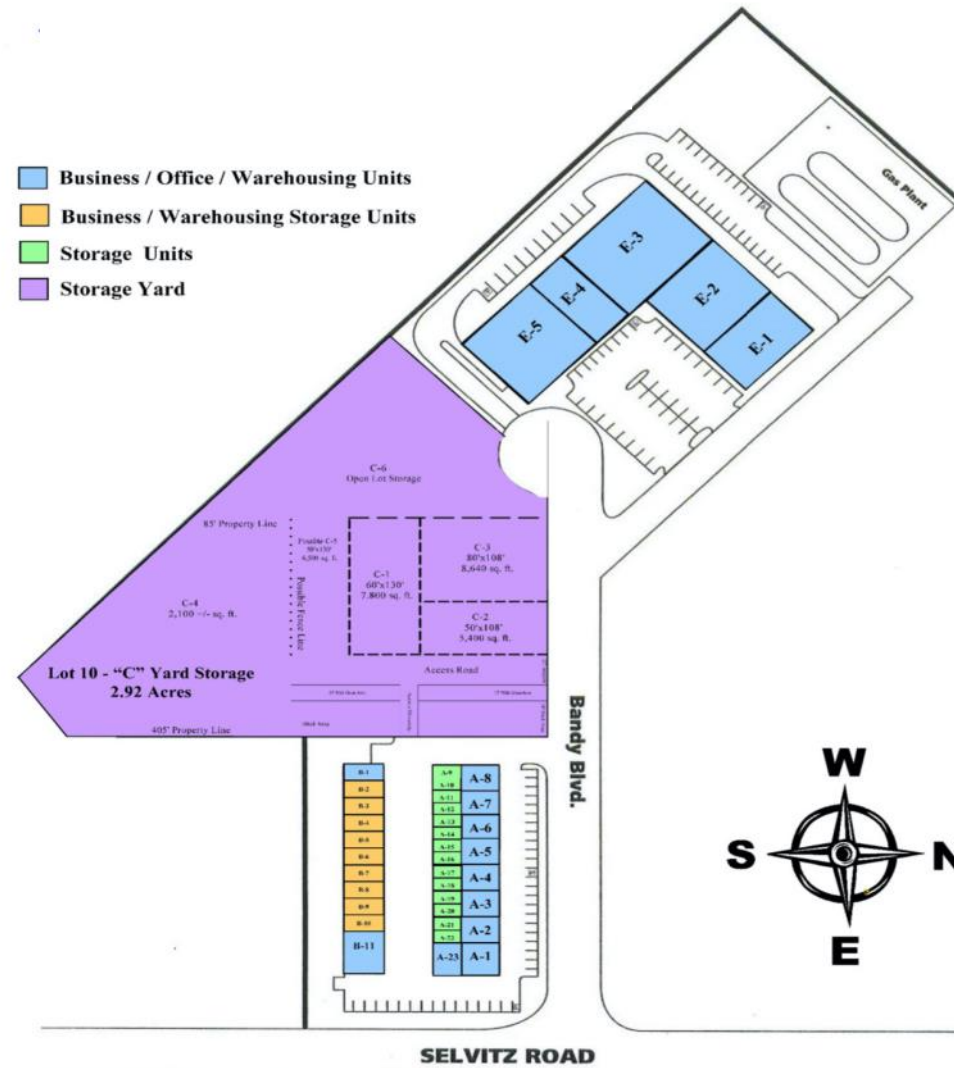
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# PROPERTY LAYOUT



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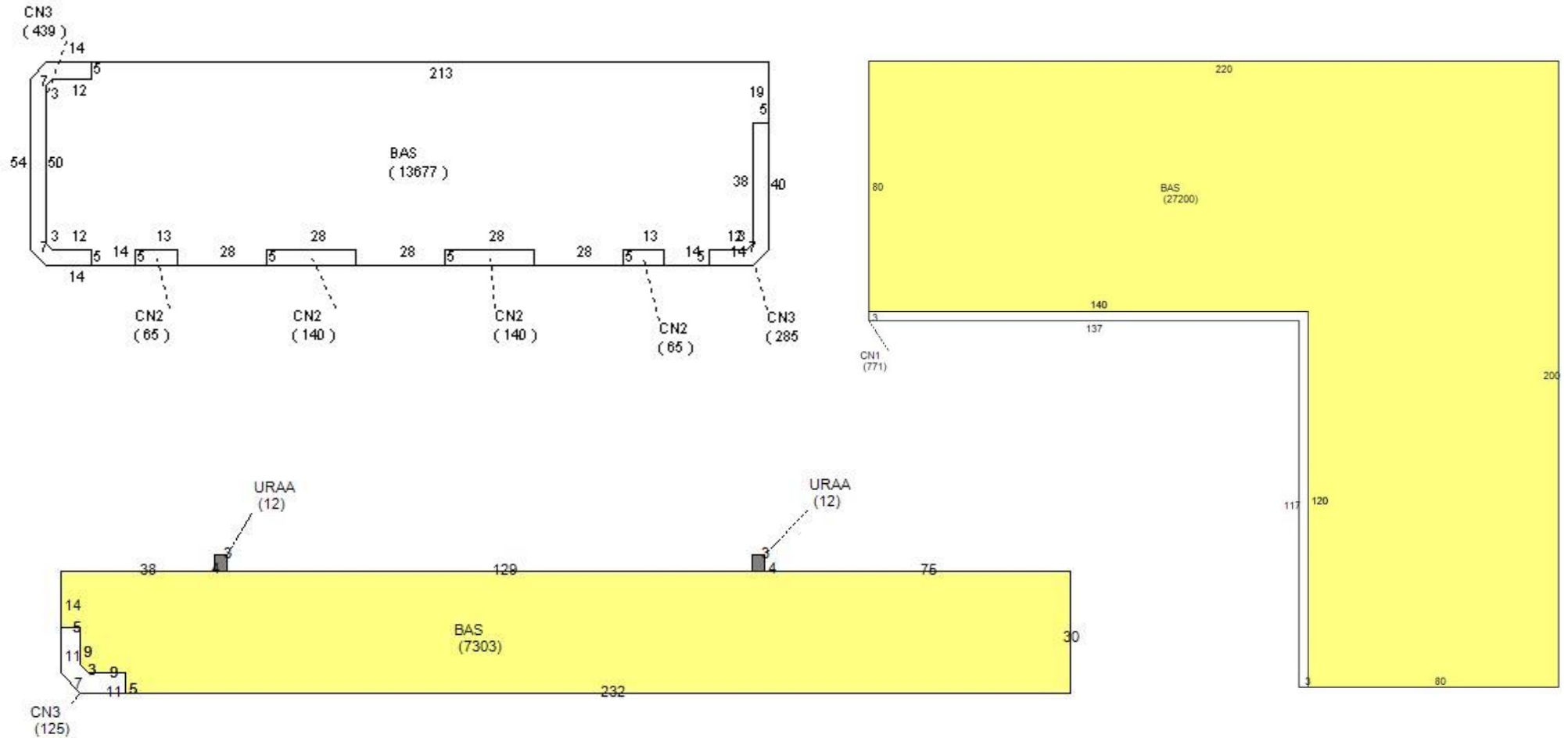
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# FLOOR SKETCH



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# TRADE AREA MAP



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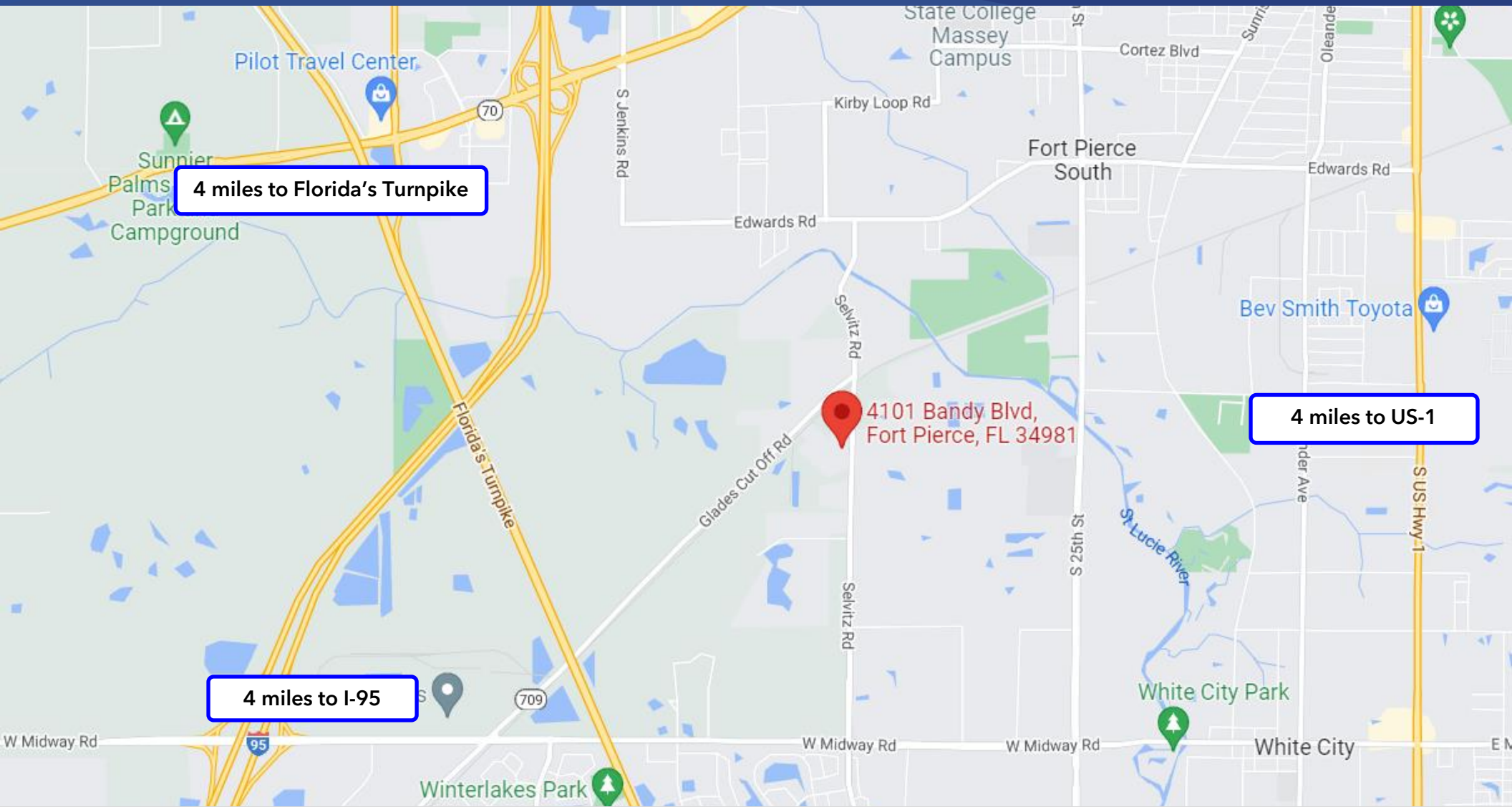
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# PROXIMITY MAP



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