

INDUSTRIAL & STORAGE SPACES

4101-4240 Bandy Blvd. Fort Pierce, FL 34981



FOR LEASE | Starting at \$16.00/sf*

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Brian Schwan

772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

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 are currently a few spaces available as follows: (1) 286 sf storage bay with a roll-up door, (5) 600 sf flexible business/storage units with a roll up door, (1) 1,064 sf flex warehouse space with an office and roll up door, and (1) 1,600 sf flex warehouse space with an office, 3 roll-up doors, and a bathroom.
- 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.

SPACES AVAILABLE	
B-2 600 SF FLEX SPACE	\$800/mo.
B-3 600 SF FLEX SPACE	\$800/mo.
B-6 600 SF FLEX SPACE	\$800/mo.
E-5 6,480 SF FLEX WAREHOUSE	\$8,640/mo.
1.25 AC YARD SPACE	\$1.75/sf/yr.

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

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	659	1 Mile	\$78,631	1 Mile	36.70
3 Mile	30,596	3 Mile	\$64,285	3 Mile	39.80
5 Mile	94,435	5 Mile	\$60,389	5 Mile	40.40

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	691	1 Mile	\$61,731	1 Mile	37
3 Mile	32,245	3 Mile	\$50,490	3 Mile	40
5 Mile	99,190	5 Mile	\$46,506	5 Mile	40

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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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TRADE AREA MAP



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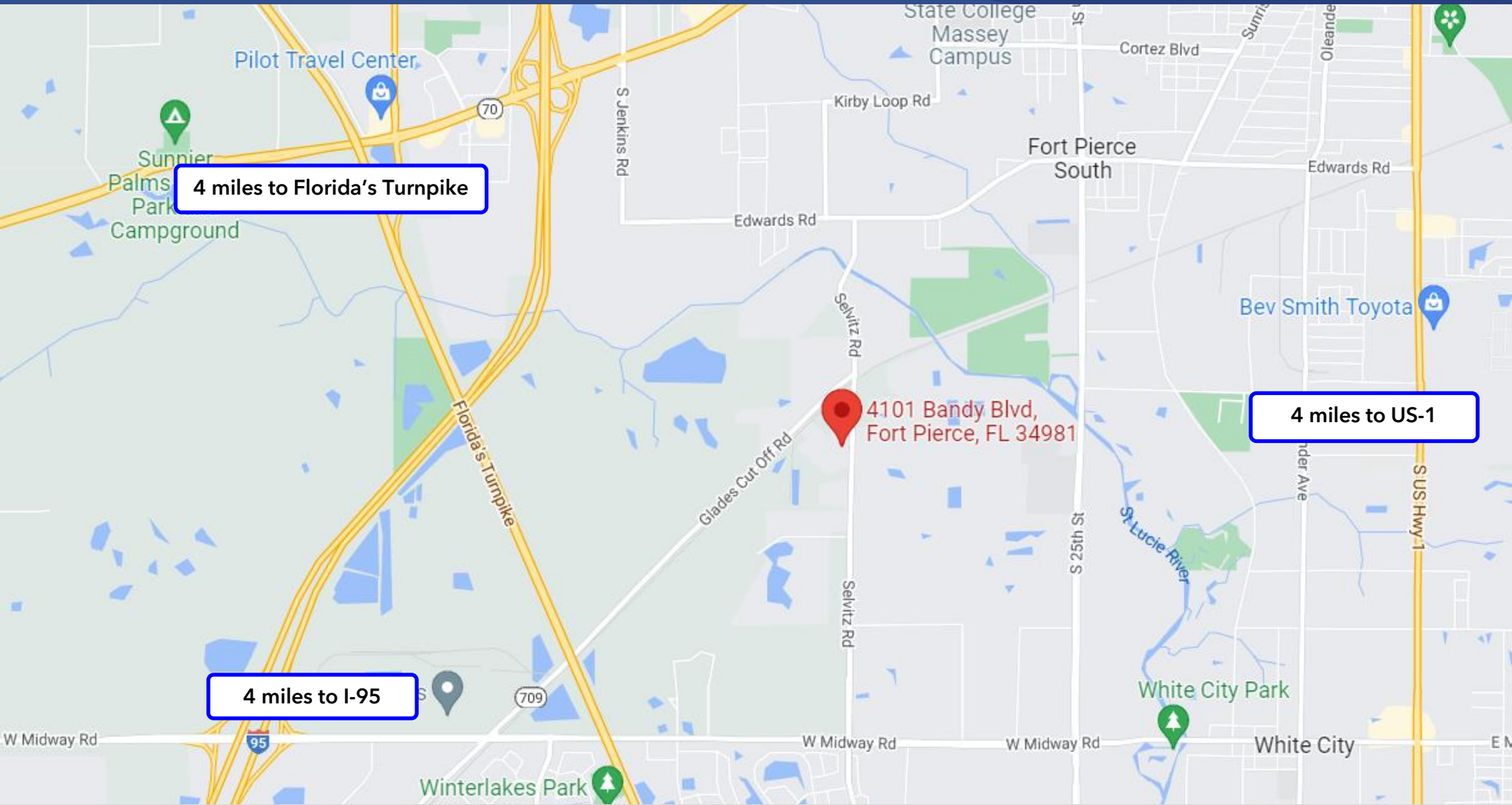
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PROXIMITY MAP



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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