

WAREHOUSE WITH FENCED YARD

3850 Selvitz Road, Fort Pierce FL 34981



FOR SALE | \$799,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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

- Excellent owner/user opportunity featuring a freestanding 3,000 square-foot flex industrial building on a 1.07 acre fenced yard.
- Site features ample parking in addition to a laydown area ideal for equipment and vehicle storage.
- Building features an office space along with two roll-up bays and pedestrian access.
- Ideal location for heavy equipment sales and services, vehicle storage, wholesale trade, marine-related uses, and others under the light industrial permitted uses.
- Situated in a predominant industrial section in Fort Pierce, and located less than 5 miles away from both Florida's Turnpike and I-95 access ramp.



PRICE	\$799,000
BUILDING SIZE	3,000 SF
BUILDING TYPE	Industrial Warehouse
ACREAGE	1.07 AC
FRONTAGE	51'
TRAFFIC COUNT	8,800 AADT
YEAR BUILT	1984
CONSTRUCTION TYPE	Corr Metal
PARKING SPACE	15+
ZONING	I-1
LAND USE	HI
PARCEL ID	2432-222-0003-000-6

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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

DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	944	1 Mile	\$69,879	1 Mile	39.3
3 Mile	94,055	3 Mile	\$59,586	3 Mile	40.6
5 Mile	269,102	5 Mile	\$70,922	5 Mile	43.6

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	1,090	1 Mile	\$55,555	1 Mile	38.7
3 Mile	108,169	3 Mile	\$46,359	3 Mile	40.1
5 Mile	312,825	5 Mile	\$57,095	5 Mile	44.9

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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

ZONING INFORMATION

ZONING DISTRICT	I-1
-Administrative, Professional, General, Medical Office	C
-Farmers Market or Farm Stand	P
-Educational Service Establishments	P
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
Warehouse and Freight (except as noted below)	P
-Parcel Service	P
Waste-Related Use (except as noted below)	C
-Solid Waste Separation, Transfer Station	C
-Recycling Center	C
-Wrecking or Salvage Yard	C
Wholesale Trade	P
-Heavy Equipment Sales and Rentals	P
-Service of Heavy Equipment	P
-Processing of Food and Related Products	P
Aquaculture Facilities	P
Community Gardens	C

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

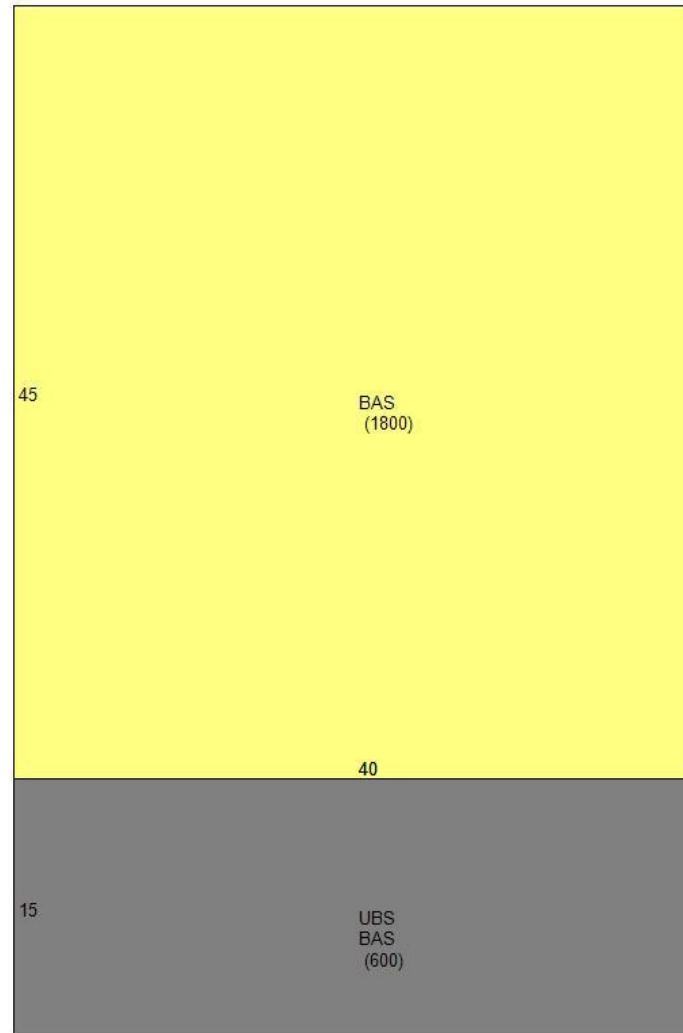
Brian Schwan

772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

FLOOR SKETCH



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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

TRADE AREA MAP



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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