

WAREHOUSE UNIT

3801 Oleander Ave. Fort Pierce, FL 34982



FOR LEASE | \$10 NNN + \$7 CAM

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996

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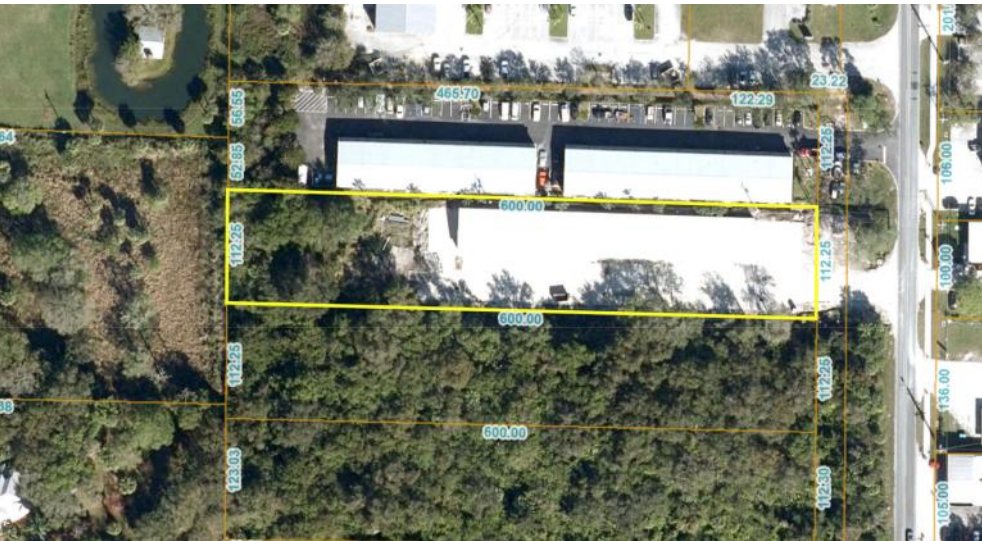
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PROPERTY OVERVIEW

- Fantastic leasing opportunity in the heart of St. Lucie County!
- This newly constructed warehouse offers easy accessibility to I95, 25th Street, and US1.
- Spanning 1,500 square feet, the space is equipped with a pedestrian entrance, exterior signage, a convenient rollup door, and ample parking.
- Additional amenities include a private restroom and dedicated office workspace.
- The surrounding area boasts similar properties and some residential homes.



LEASE PRICE	\$10 NNN + \$7 CAM
UNIT SIZE	1,500 sf
ACREAGE	1.55
FRONTAGE	112.5'
TRAFFIC COUNT	7,200 ADT
YEAR BUILT	2023
CONSTRUCTION TYPE	Steel
ZONING	IL - St Lucie County
LAND USE	IND
PARCEL ID	2433-141-0002-000-4

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,761	1 Mile	\$1,358	1 Mile	36
3 Mile	92,031	3 Mile	\$34,314	3 Mile	39
5 Mile	270,204	5 Mile	\$106,291	5 Mile	41
2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,001	1 Mile	\$31,613	1 Mile	36.00
3 Mile	98,958	3 Mile	\$48,749	3 Mile	39.70
5 Mile	292,887	5 Mile	\$60,408	5 Mile	40.60

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ZONING INFORMATION

IL INDUSTRIAL, LIGHT.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding are, together with such other uses as may be necessary to and compatible with light industrial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses:

a. Business services. (73)

b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)

c. Construction services:

(1) Building construction - general contractors. (15)

(2) Other construction - general contractors. (16)

(3) Construction - special trade contractors. (17)

d. Engineering, architectural and surveying services. (871)

e. Commercial fishing. (091)

f. Laundry, cleaning and garment services. (721)

g. Local and suburban transit. (41)

h. Manufacturing:

(1) Food and kindred products. (20)

(2) Tobacco products. (21)

(3) Textile mill products. (22)

(4) Apparel and other finished products. (23)

(5) Furniture and fixtures. (25)

(6) Printing, publishing and allied industries. (27)

(7) Drugs. (283)

(8) Leather and leather products. (31)

(9) Glass:

(a) Flat glass. (321)

(b) Glass and glassware - pressed or blown. (322)

(c) Glass products - made of purchased glass. (323)

(10) Fabricated metal prod. - except machinery and transport. equip.:

(a) Metal cans and shipping containers. (341)

(b) Cutlery, handtools and general hardware. (342)

(c) Heating equipment, except electric and warm air, and plumbing fixtures. (343)

(d) Fabricated structural metal products. (344)

(e) Coating, engraving and allied services. (347)

(f) Miscellaneous fabricated metal products:

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- (1) Wire products. (3495)
- (2) Misc. fabricated wire products. (3496)
- (3) Metal foil and leaf. (3497)
- (4) Fabricated metal products - NEC. (3499)
- (11) Industrial/commercial machinery and computer equipment:
 - (a) Metalworking machinery and equipment. (354)
 - (b) Special industry machinery, except metalworking machinery. (355)
 - (c) General industrial machinery and equipment. (356)
 - (d) Computers and office equipment. (357)
- (12) Electronic and other electrical equipment and components, except computer equipment:
 - (a) Household appliances. (363)
 - (b) Electric lighting and wiring equipment. (364)
 - (c) Household audio and video equipment. (365)
 - (d) Communications equipment. (366)
 - (e) Electronic components and accessories. (367)
 - (f) Misc. electrical machinery equipment and supplies. (369)
- (3) Metal foil and leaf. (3497)
- (4) Fabricated metal products - NEC. (3499)
- (11) Industrial/commercial machinery and computer equipment:
 - (a) Metalworking machinery and equipment. (354)
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 - (a) Household appliances. (363)
 - (b) Electric lighting and wiring equipment. (364)
 - (c) Household audio and video equipment. (365)
 - (d) Communications equipment. (366)
 - (e) Electronic components and accessories. (367)
 - (f) Misc. electrical machinery equipment and supplies. (369)
- (13) Measuring, analyzing and controlling instruments. (38)
- (14) Photographic, medical and optical goods. (38)
- (15) Watches and clocks. (38)
- (16) Misc. manufacturing industries:
 - (a) Jewelry, silverware, and platedware. (391)
 - (b) Musical instruments and parts. (393)
 - (c) Dolls, toys, games and sporting goods. (394)
 - (d) Pens, pencils, and other office and artists' materials. (395)

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- (e) Costume jewelry, costume novelties, and notions. (396)
- (f) Brooms and brushes. (3991)
- (g) Signs and advertising displays. (3993)
- (h) Morticians goods. (3995)
- (i) Manufacturing industries, NEC. (3999)
- (17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing. (308)
- i. Marinas. (4493)
- j. Millwork and structural wood members. (243)
- k. Motion pictures. (78)
- l. Motor freight transportation and warehousing. (42)
- m. Repair services:
 - (1) Automotive and automotive parking. (75)
 - (2) Electrical. (762)
 - (3) Watch, clock and jewelry repair. (763)
 - (4) Reupholstery and furniture repair. (764)
 - (5) Misc. repairs and services. (769)
- n. Retail trade:
 - (1) Lumber and other building materials. (521)
 - (2) Paint, glass and wallpaper. (523)
 - (3) Hardware. (525)
 - (4) Nurseries, lawn and garden supplies. (526)
 - (5) Mobile home dealers. (527)
 - (6) Automotive/boat/RV/motorcycle dealers. (55)
 - (7) Gasoline service. (55)
 - (8) Furniture and furnishings. (57)
 - o. Research, development, and testing services. (873)
 - p. Ship, boat building and repairing - less than forty-five (45) feet. (373)
 - q. Sorting, grading and packaging services - citrus/vegetables. (0723)
 - r. Vocational schools. (824)
 - s. Wholesale trade - durable goods:

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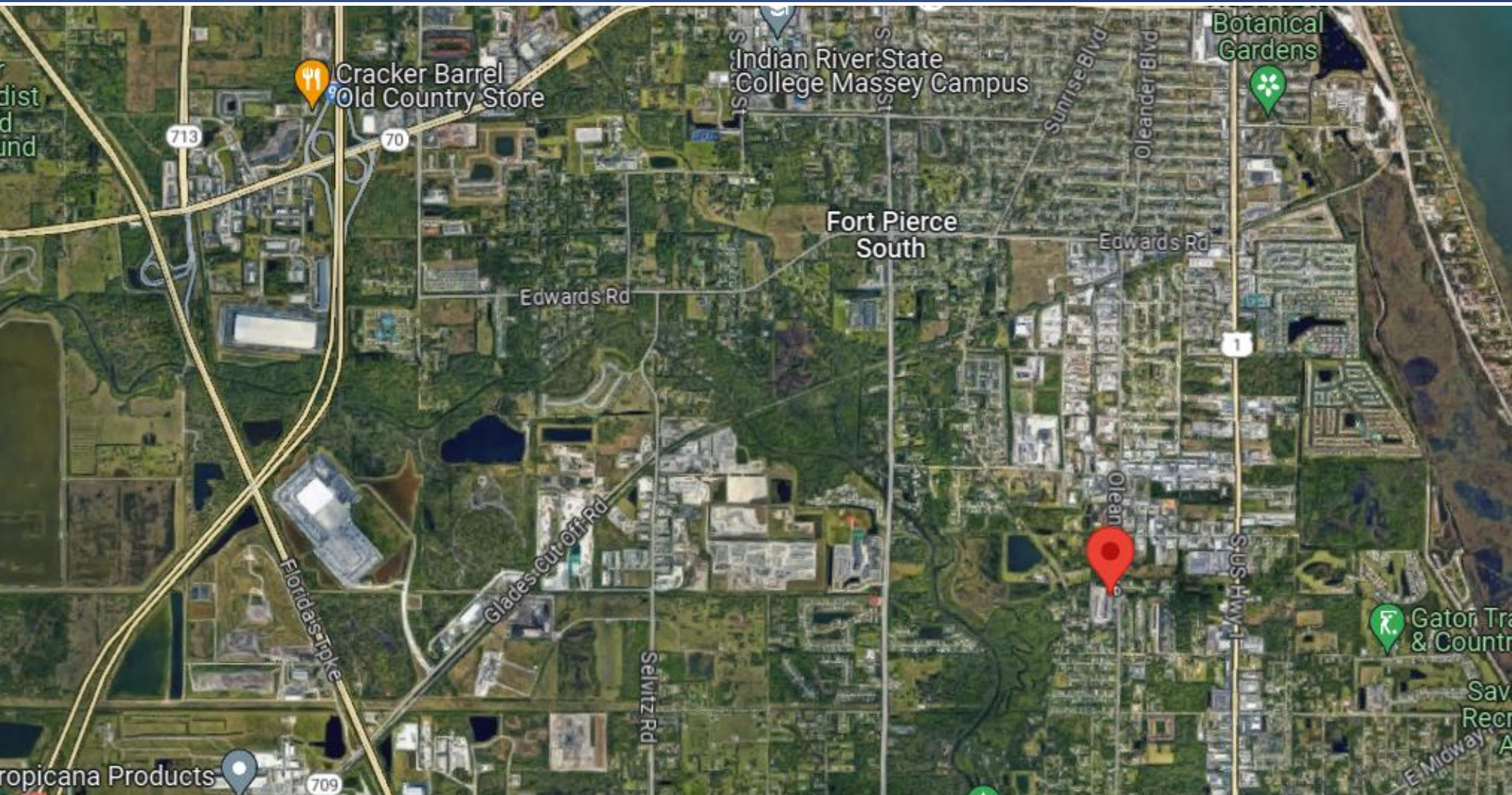
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TRADE AREA MAP



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