INDUSTRIAL WAREHOUSE

2610 Orange Ave. Fort Pierce, FL 34947

FOR LEASE | $10.00/SF NNN

JEREMIAH BARON & CO
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
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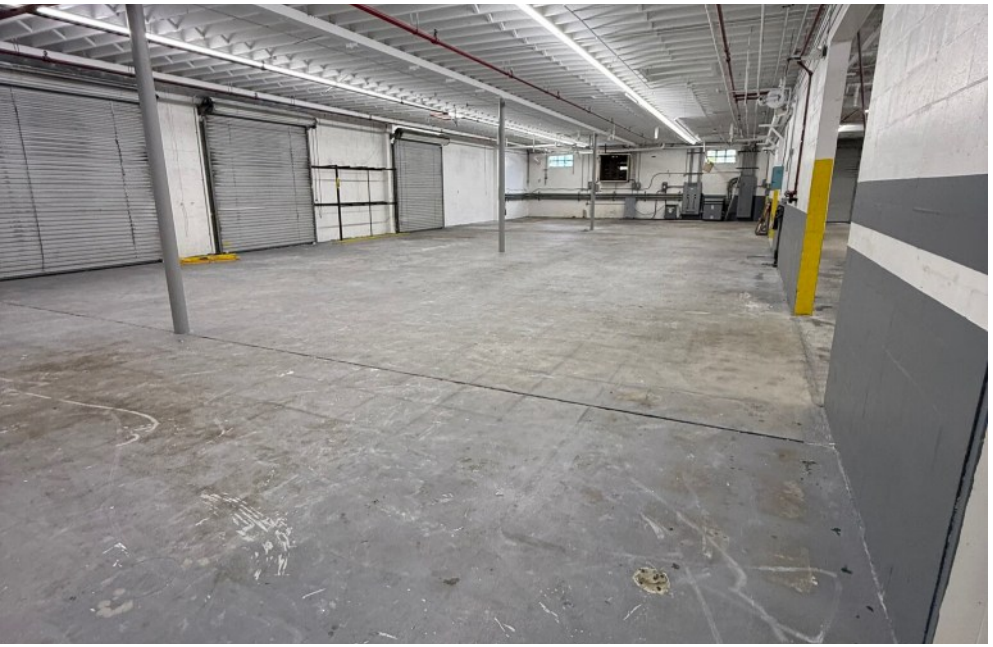
PROPERTY OVERVIEW

- This ±16,200 SF industrial warehouse offers a great functional layout with strong utility infrastructure and convenient access to major transportation corridors.
- The property features ample power, multiple drive-in bays, secured outdoor storage, and dedicated office/retail frontage, making it ideal for manufacturing, distribution, service operations, fleet-based users, and contractor businesses.
- Strategically located less than two miles from both I-95 and US-1, the site provides excellent regional connectivity.



LEASE RATE	$10.00/SF NNN
SPACE(S) AVAILABLE	4,000–16,200 SF
BUILDING SIZE	16,200 SF
BUILDING TYPE	Warehouse
ACREAGE	0.49
FRONTAGE	168′
TRAFFIC COUNT	22,000 ADT
YEAR BUILT	0.80 AC
CONSTRUCTION TYPE	1950
PARKING SPACE	23
ZONING	C-3 (Ft Pierce)
LAND USE	GC
PARCEL ID	2408-507-0018-000-3

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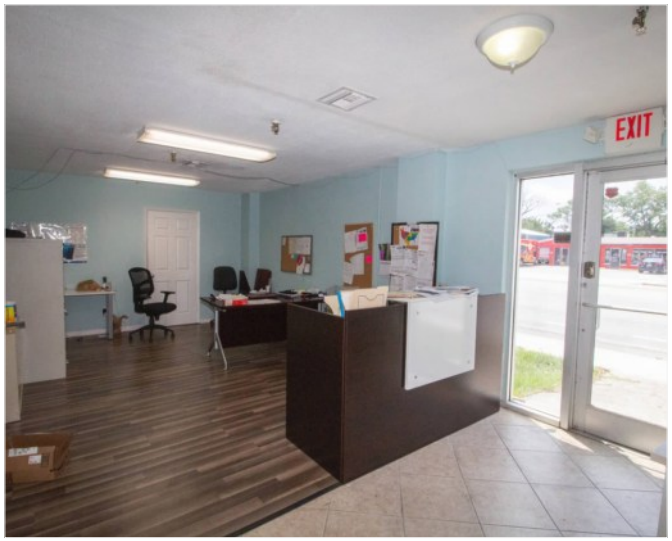
SITE PHOTOS



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PROPERTY HIGHLIGHTS

- 16,200 SF total industrial warehouse space
- ±2,000 SF street-facing office/retail area
- Additional mezzanine office and breakroom area
- 3-phase 240V power service
- 17' clear ceiling height in main warehouse
- Six (6) drive-in bay doors
- Fire sprinkler system with monitoring
- ±10,000 SF secured, gated yard area
- Functional layout supporting warehouse + office operations
- Excellent for light manufacturing, distribution, trade services, and storage users
- Less than 2 miles to I-95 and US-1 access

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DEMOGRAPHICS

Daytime Employment

Radius	1 mile			5 miles			10 miles		
	Employees	Businesses	Employees	Employees	Businesses	Employees	Employees	Businesses	Employees
Service-Producing Industries	**3,451**	**499**	**7**	**29,765**	**4,015**	**7**	**54,812**	**7,865**	**7**
Trade Transportation & Utilities	555	113	5	6,568	734	9	11,949	1,373	9
Information	51	11	5	496	55	9	1,305	114	11
Financial Activities	173	48	4	1,954	471	4	4,248	988	4
Professional & Business	354	58	6	3,111	632	5	6,790	1,325	5
Education & Health Services	1,500	133	11	8,087	1,055	8	13,715	2,066	7
Leisure & Hospitality	425	41	10	3,669	326	11	7,519	655	11
Other Services	349	92	4	2,546	628	4	4,962	1,173	4
Public Administration	44	3	15	3,334	114	29	4,324	171	25
Goods-Producing Industries	**193**	**34**	**6**	**4,589**	**453**	**10**	**8,054**	**1,054**	**8**
Natural Resources & Mining	2	1	2	327	19	17	693	47	15
Construction	48	15	3	2,093	299	7	4,473	775	6
Manufacturing	143	18	8	2,169	135	16	2,888	232	12
Total	**3,644**	**533**	**7**	**34,354**	**4,468**	**8**	**62,866**	**8,919**	**7**

Population	1 mile	5 miles	10 miles
2020 Population	12,718	68,224	176,604
2024 Population	12,690	77,391	196,379
2029 Population Projection	15,149	93,978	236,222

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ZONING INFORMATION

ZONING DISTRICT	C3
Commercial	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P

Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

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ZONING INFORMATION

Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C
Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C

Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C
-Building Maintenance Facilities And Services	C
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	C
-Research Service	P
Marine-Related Industrial	C
Warehouse and Freight (except as noted below)	C
-Parcel Service	P
Wholesale Trade	P

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TRADE AREA MAP

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