

LIGHT INDUSTRIAL LOTS

Two Offerings: 2.89 AC & 1.93 AC | Zoned IL
Cayuga Ave & St. Lucie Blvd, Fort Pierce, FL 34946

FOR SALE

From \$249,999



IDEAL FOR

Warehouse

Distribution

Contractor / Trades

Aviation-Related

Marine / Mfg.

Flex Industrial

NEXT TO FPR AIRPORT

Treasure Coast International



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PROPERTY OVERVIEW

Two light industrial land offerings along Cayuga Avenue and St. Lucie Boulevard present opportunities in an established industrial corridor, minutes from Treasure Coast International Airport. The north offering consists of two combined lots, while the second offering comprises a 1.93-acre parcel. Both are zoned Light Industrial (IL) and surrounded by established businesses, including Pursuit Boats, Coca-Cola Vending and Islamorada Brewery & Distillery. An active adjacent development will establish a shared easement benefiting the properties, supporting their potential for industrial development or investment.



Property Highlights

- **Industrial zoning in place:** Light Industrial (IL), St. Lucie County
- **Airport adjacent:** minutes from Treasure Coast International (FPR)
- **Established neighbors:** Pursuit Boats, Coca-Cola Vending, Islamorada Brewery
- **Shared easement:** adjacent development will benefit access
- **Flexible sizing:** buy 2.89± AC on St. Lucie Blvd or a value-priced 1.93± AC parcel

Offering 1	\$999,999
Size	2.89 AC (125,888± SF)
Offering 2	\$249,999
Size	1.93 AC (84,071± SF)
Total Land	4.82± AC
Zoning	Light Industrial (IL)
Jurisdiction	St. Lucie County
Location	Cayuga Ave & St. Lucie Blvd
Airport	Treasure Coast Int'l (FPR)
Utilities	FPUA
Parcel IDs	1428-702-0684-000-0 1428-702-0670-000-9 1428-702-0233-000-4

PROPERTY OFFERINGS



OFFERING 1

OFFERING 2

OFFERING 1

Street-side 0.64 AC + adjacent 2.25 AC

\$999,999

Acreage	2.89± AC
Land Area	125,888± SF
Price / Acre	\$346,021
Price / SF	\$7.94

OFFERING 2

South parcel, offered separately

\$249,999

Acreage	1.93± AC
Land Area	84,071± SF
Price / Acre	\$129,533
Price / SF	\$2.97

Why Industrial Users Like This Location

- **Ready corridor:** surrounded by active manufacturing, distribution and aviation users
- **Shared access:** adjacent International Airport Business development will create a shared easement
- **Regional reach:** ±3 min to US-1, ±12 min to I-95, ±15 min to Florida's Turnpike

ZONING INFORMATION

Both offerings are zoned Industrial, Light (IL) under the St. Lucie County Land Development Code. The district is intended for light manufacturing, wholesale and warehousing activities that do not create offensive noise, vibration, odor or dust, along with compatible supporting uses.¹

Permitted Uses (By Right)

Light Manufacturing

Food, furniture, electronics, plastics, metal

Warehousing & Freight

Motor freight transportation and storage

Wholesale Trade

Durable and nondurable goods distribution

Contractors

General building and special trade contractors

Marine

Marinas; boat building and repair under 45 ft

Research & Development

R&D, testing, engineering and surveying

Repair Services

Automotive, electrical and general repair

Retail Trade

Building materials, hardware, auto/boat/RV

Business & Personal Services

Business, personal and laundry services

Other Uses

Vocational schools, landscaping, telecom

Zoning	Industrial, Light (IL)
Jurisdiction	Unincorporated St. Lucie Co.
Code	LDC Sec. 3.01.03.T
Dimensions	LDC Table 7-10
Parking	LDC Sec. 7.06.00
Landscaping	LDC Sec. 7.09.00

Conditional Uses

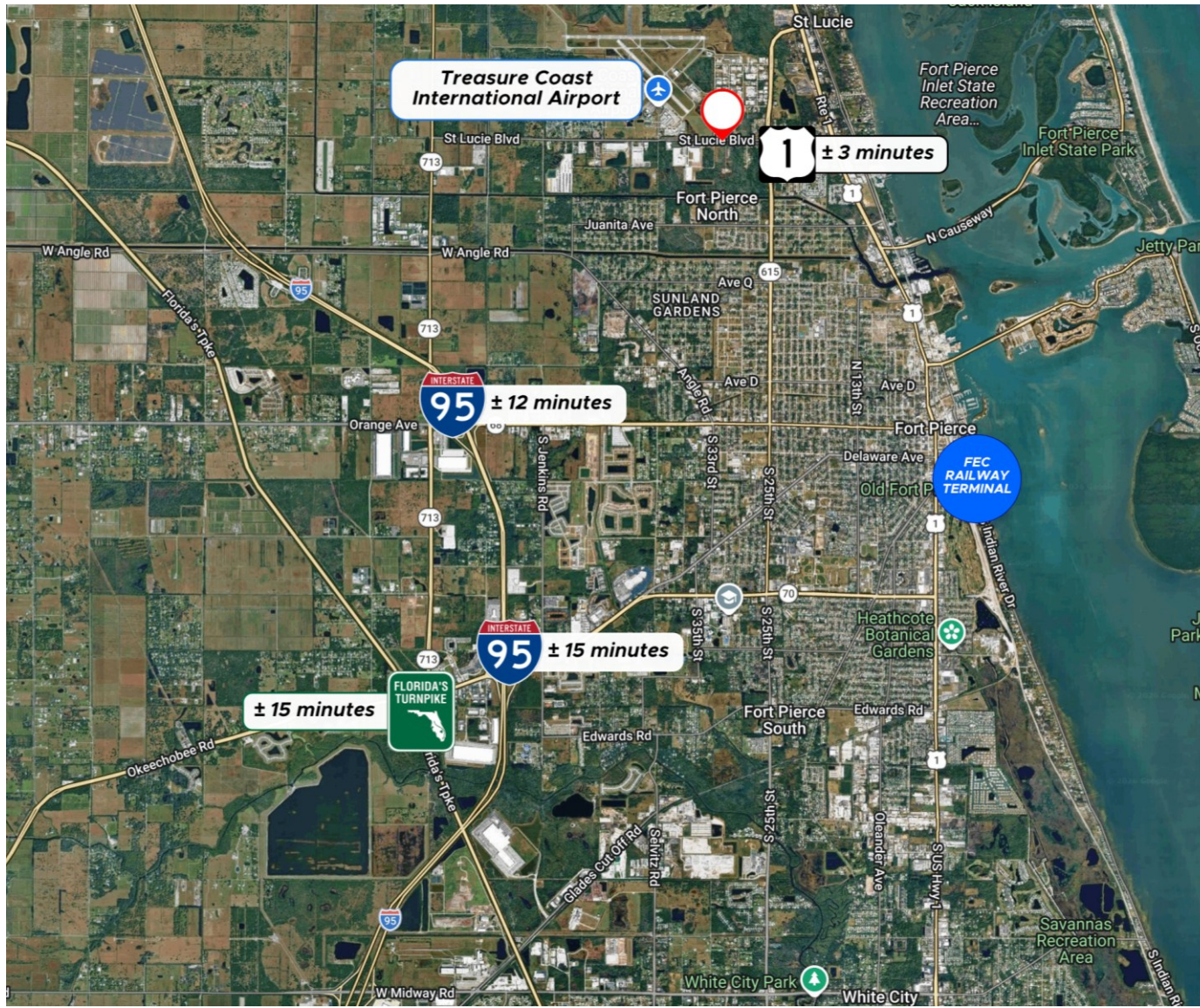
- General aviation airports
- Boat building and repair, 45–150 ft
- Stone, motorcycle and wood-building mfg.
- Petroleum bulk stations

Accessory Uses

- On-site security residence (one per property)
- Fueling and co-generation facilities
- Retail accessory to mfg. or wholesale
- Solar energy systems

¹ Source: St. Lucie County Land Development Code, Ch. III, Sec. 3.01.03.T (IL Industrial, Light). Uses listed are summarized; buyers should verify permitted uses and development standards with St. Lucie County Planning & Development Services.

LOCATION & ACCESS



Drive Times

±3 min US-1

±12 min I-95 (Orange Ave)

±15 min Florida's Turnpike

Minutes Treasure Coast Int'l Airport

Nearby Users & Infrastructure

- Pursuit Boats
- Coca-Cola Vending
- Islamorada Brewery & Distillery
- Kings Highway industrial corridor
- FEC Railway terminal (Fort Pierce)

INDUSTRIAL GROWTH PIPELINE

St. Lucie County's industrial pipeline is unusually active, positioning well-located IL land near the airport to benefit from new jobs, suppliers and service demand.

Planned Major Projects

\$266.3M

Combined Investment

~3M SF

New Industrial Space

1,664

New Jobs

6

Major Companies

Including a large window and glass manufacturing facility, plus projects from Costco, Freedom Boat Club and others.

Kings Highway Corridor: Long-Term Vision

21,291

Direct Jobs Envisioned

\$5.9B

Economic Output

The county's Kings Highway corridor study projects major long-term job and output growth, with a meaningful share of resulting tax revenue flowing to Fort Pierce. Industrial land close to the airport, US-1 and I-95 is well placed to capture supplier, contractor and service-business demand as the corridor builds out.

DEMOGRAPHICS

1-Mile Radius

Population	3,060
Households	1,166
Median Age	38.0

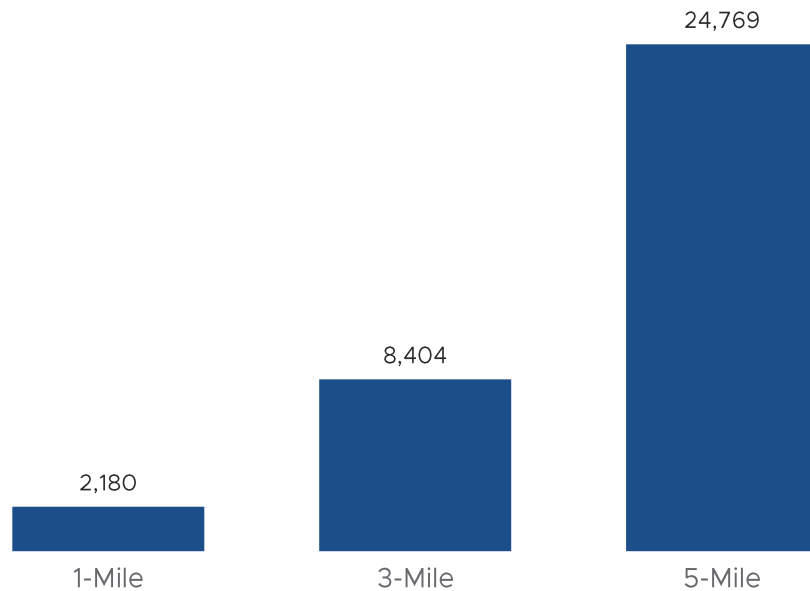
3-Mile Radius

Population	24,619
Households	9,035
Median Age	35.2

5-Mile Radius

Population	73,472
Households	28,999
Median Age	40.7

Employees



Household Income

