

# INDUSTRIAL INVESTMENT PROPERTY

3340 Enterprise Road, Fort Pierce FL 34982



Asking Price: \$1,400,000

**Jeremiah Baron  
& CO.**  
Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Exceptional investment purchase opportunity comprised of 29,049 SF of industrial warehouse with a new single tenant that has signed on for a multi-year lease.
- Property features multiple warehouse spaces, massive 1600 AMPS of available power, loading docks, air conditioned offices, and multiple mezzanine levels for additional floor space. Up to 20' ft clear ceiling height. and available natural gas supply on-site.
- Recent property improvements include new paint, landscaping, main driveway, and more.
- Future road abandonment will annex into this location, increasing property acreage.
- Option to connect to FEC spur for direct rail access.
- Opportunity to lease additional lot space available.



<b>PRICE</b>	\$1,400,000
<b>BUILDING SIZE</b>	29,049 SF (Total)
<b>BUILDING TYPE</b>	Industrial
<b>ACREAGE</b>	3.88 AC
<b>FRONTAGE</b>	589'
<b>YEAR BUILT</b>	1967
<b>CONSTRUCTION TYPE</b>	Block/Metal
<b>ZONING</b>	IL - Industrial Warehouse
<b>LAND USE</b>	Light Industrial
<b>PARCEL ID</b>	2428-502-0033-000-1

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# SITE PHOTOS



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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	4,702	1 Mile	\$51,414	1 Mile	36.70
3 Mile	39,961	3 Mile	\$54,011	3 Mile	38.90
5 Mile	85,852	5 Mile	\$59,453	5 Mile	40.20

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,080	1 Mile	\$36,625	1 Mile	35.80
3 Mile	40,134	3 Mile	\$39,253	3 Mile	37.90
5 Mile	94,057	5 Mile	\$41,723	5 Mile	40.00

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# ZONING INFORMATION

## **Sec. 125-204. - Light Industrial Zone (I-1).**

(a) Purpose. The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

(b) Basic use standards. Uses in an I-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot width shall be 100 feet.

b. The minimum lot depth shall be 100 feet.

(2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be 15 feet.

(c) Other applicable use standards.

(1) Site plan review shall be required as outlined in section 125-313.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least 50 feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.

(6) Conditional uses will meet the requirements in sections 125-235 through 125-247.

(7) Signs will comply with standards referred to in section 125-310.

(8) All other applicable ordinance requirements will also be satisfied.

(Code 1983, § 22-34; Ord. No. H-186, § 30-36, 6-15-1981; Ord. No. H-245, § 1, 12-20-1982; Ord. No. I-26, § 4, 8-15-1983; Ord. No. K-24, § 14, 8-21-2000; Ord. No. L-04, § 1, 3-3-2008; Ord. No. L-97, § 4, 11-16-2009; Ord. No. L-267, § 2, 11-5-2012; Ord. No. L-295, § 17, 11-4-2013 ; Ord. No. 19-016 , § 10, 5-20-2019)

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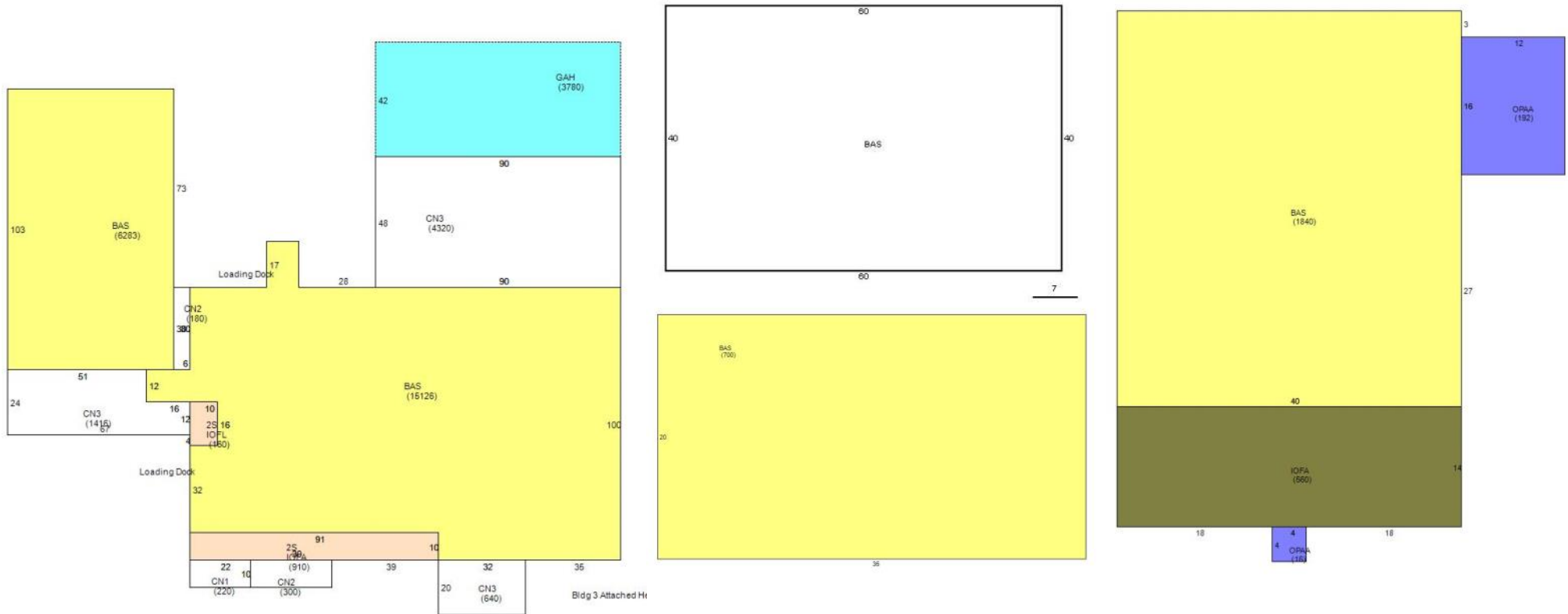
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# FLOOR SKETCH



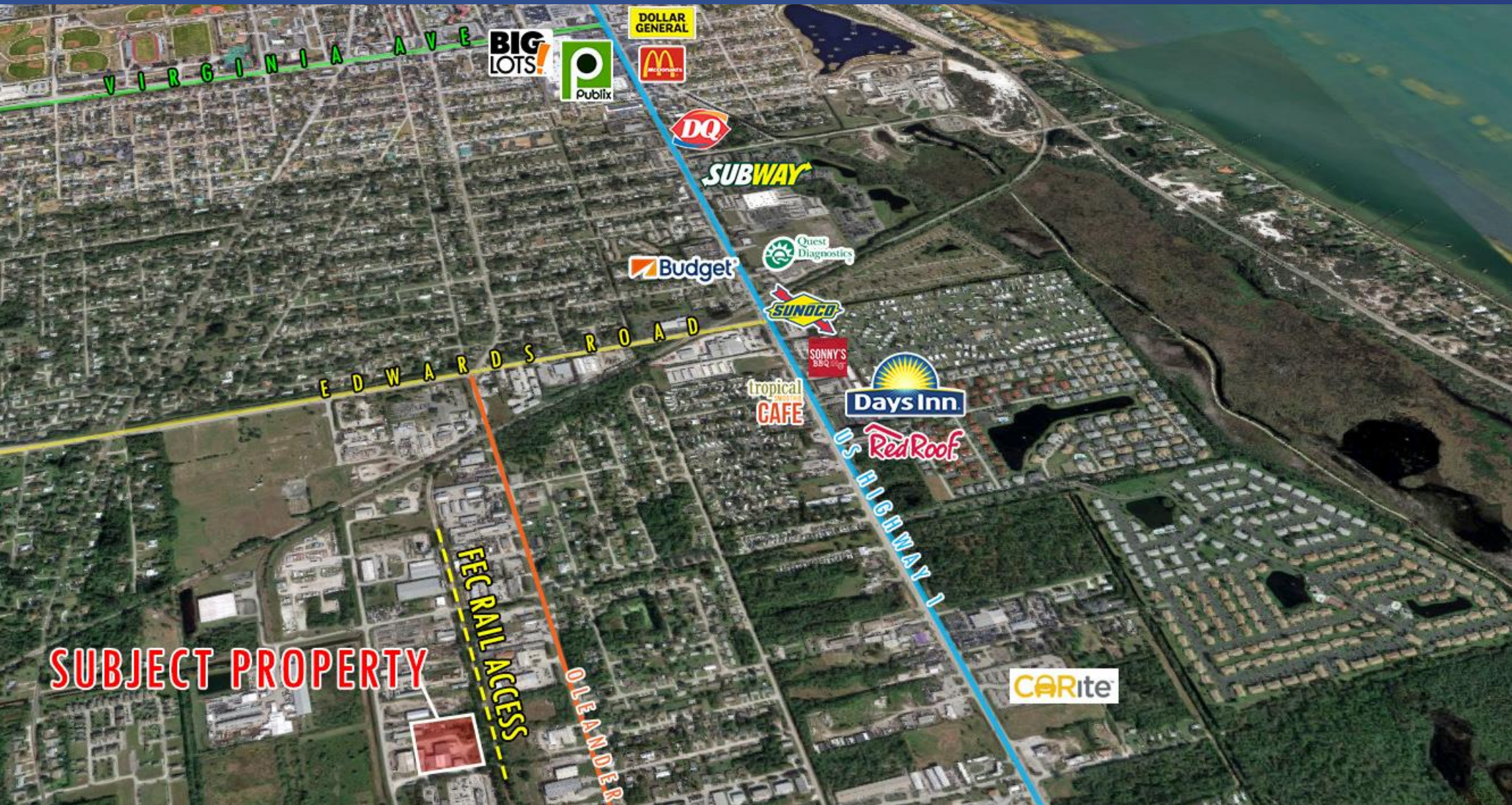
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# TRADE AREA MAP



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