

Manufacturing/Warehouse For Lease

5350 Steel Blvd, Fort Pierce, FL 34946

NAI Southcoast



Presented by

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FOR LEASE:

\$12.00/SF NNN

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Property Details

Address:	5350 Steel Blvd, Fort Pierce, FL 34946
Parcel ID:	1430-322-0001-010-3
Building Size:	25,920 SF
Land Size:	3.21 Acres
Roll Up Doors:	(3) grade level (6) dock high (1) 100-foot-wide full wall door
Power:	400 amp; 3 phase
Ceiling Height:	18 Feet
Zoning:	IL - Industrial Light
Other Features:	3,000 SF Canopy, 2,900 Lean-to, 5,000 SF Storage Mezzanine, 100% Fire Sprinkled



Property Highlights

- Highly sought-after freestanding property with close proximity to St. Lucie County Airport, I-95, Kings Hwy & US Hwy 1.
- This property boasts ample outdoor area which can be used for parking, staging, loading or storage. The property is well maintained and features two large 3,000 SF canopies, a truck well with six dock-high loading positions, a 100-foot-wide full wall door, 3,840 SF of office and over 22,000 SF of warehouse floor.
- This quiet location is perfect for users who prefer space and privacy in an attractive setting.



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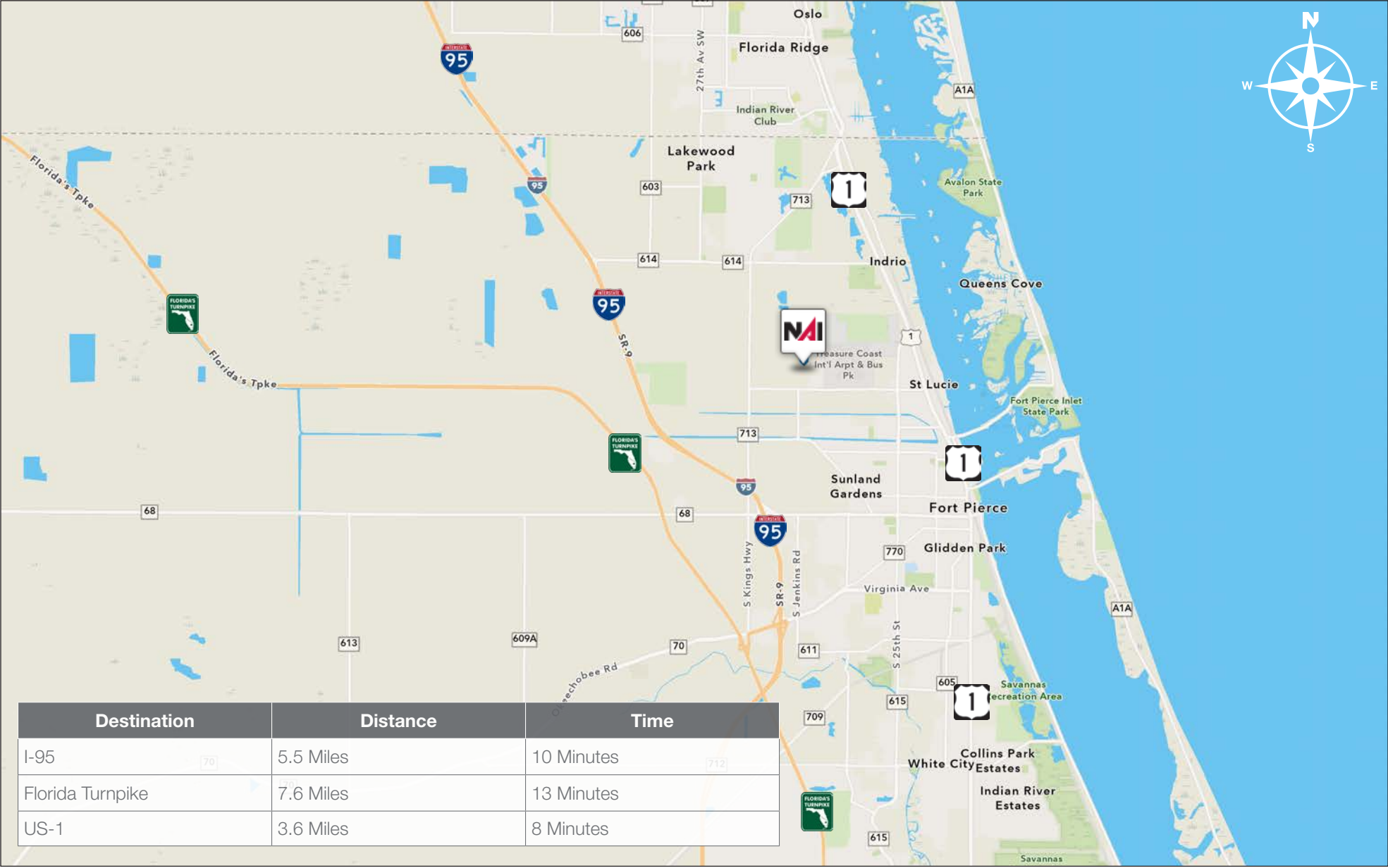
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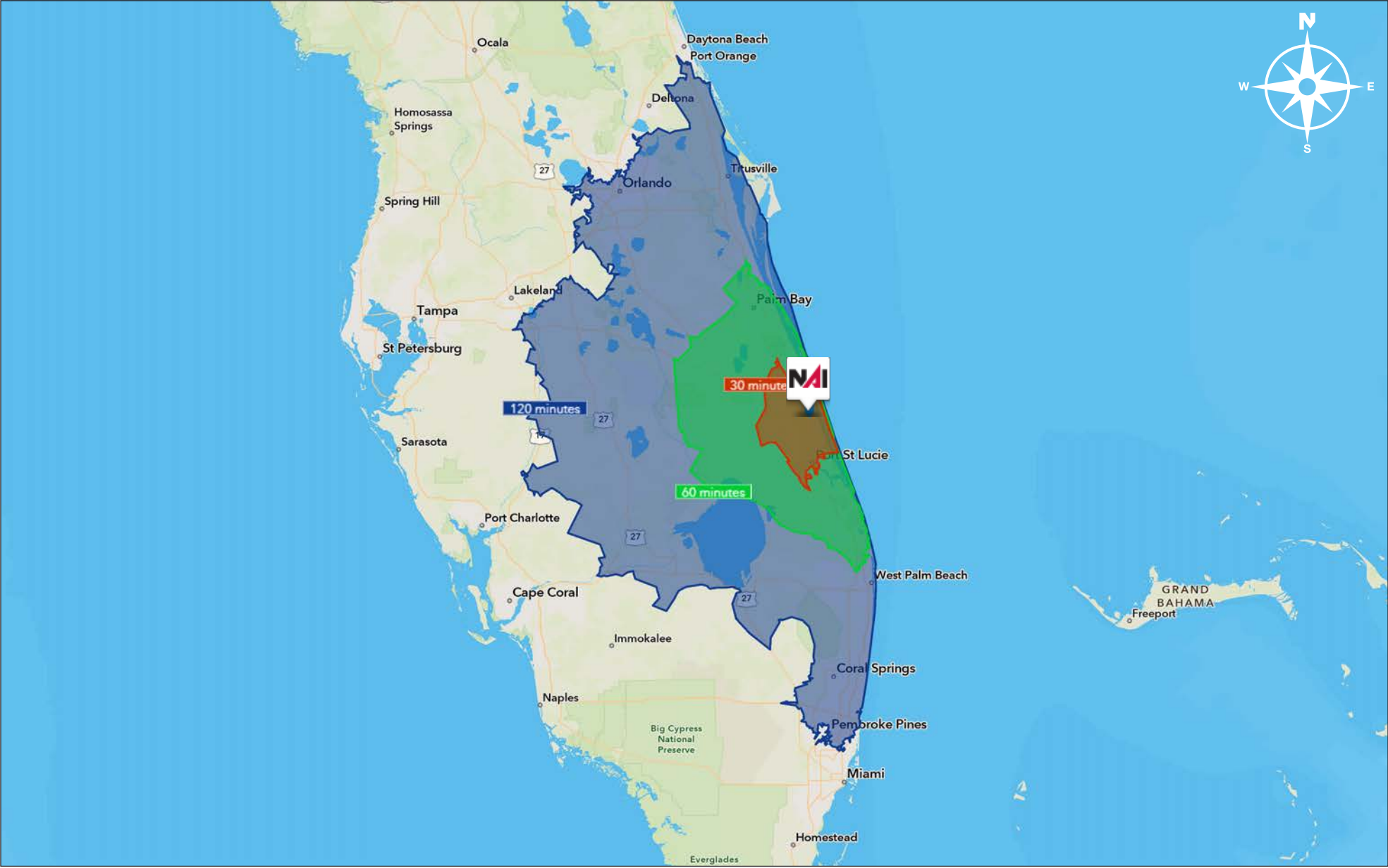
Drive Time



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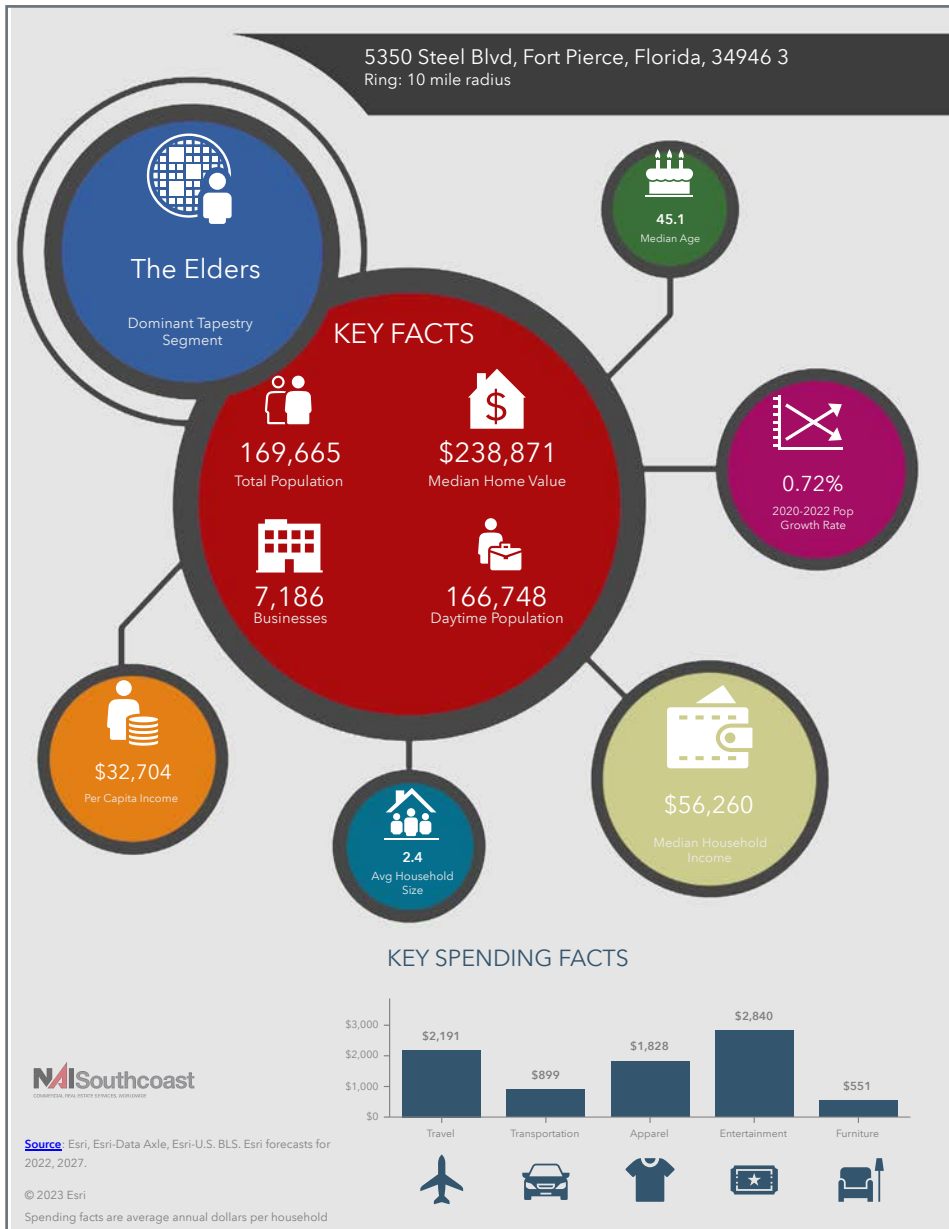
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2022 Demographics



Population

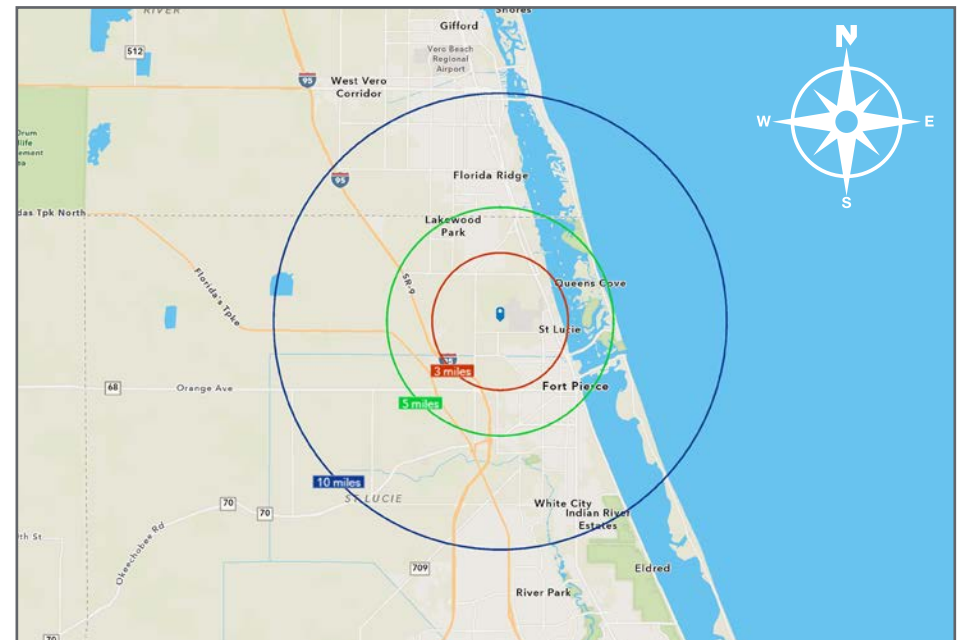
- 3 Mile: 16,162
- 5 Mile: 59,958
- 10 Mile: 169,665

Average Household Income

- 3 Mile: \$61,198
- 5 Mile: \$64,487
- 10 Mile: \$79,766

Median Age

- 3 Mile: 39.5
- 5 Mile: 42.2
- 10 Mile: 45.1



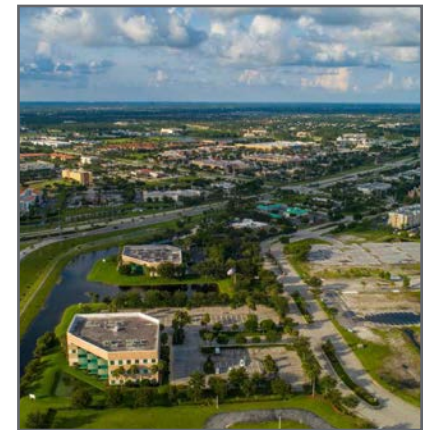
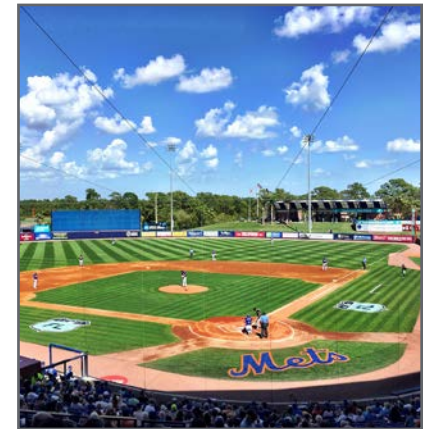
County Overview

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 345,000 and has experienced growth of over 20% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



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