

FOR SALE

OFFICE PRODUCTION FACILITY
600 EDWARDS RD, FT. PIERCE, FL



- BUILDING:** 33,000 sq. ft. +/- office & production facility, built in 1984. Suitable for office, back office, call center, light manufacturing, distribution and other uses.
- LAND AREA:** 6.37 +/- acres. Includes surplus land that could be used for expansion of the building and/or parking facilities.
- ZONING/LAND USE:** Main parcel is zoned Light Industrial (I-1), with a land use designation of Industrial. North parcel is zoned General Commercial (C-3), with a land use designation of General Commercial. List of permitted uses under Light Industrial (I-1) zoning is attached.
- DESCRIPTION:** Approx. 20,000 sq. ft. of office space, plus approx. 13,000 sq. ft. of air conditioned warehouse with dock high loading. Butler steel building with Butler MR-24 metal roof system (R-19 Fiberglass Batt Insulation) and concrete block walls. Significant upgrades were made to the roof system in 2006, including a reflective elastomeric coating. Electrical service is 1600 amps, 277/480V 3 phase power. Two chillers provide HVAC throughout the building. Floor slab thickness ranges from 4" to 6". Building is not fire sprinklered. 13'8" eave height in office area, and up to 20' clear height in warehouse area.
- PARKING SPACES:** Approx. 85 provided.
- UTILITIES:** Electric, Water, Sewer & Trash provided by Fort Pierce Utilities Authority
- R.E. TAXES:** 2013 real estate taxes were \$43,619 +/-, based upon an assessed value of \$1,577,900
- ASKING PRICE:** \$1,500,000.00



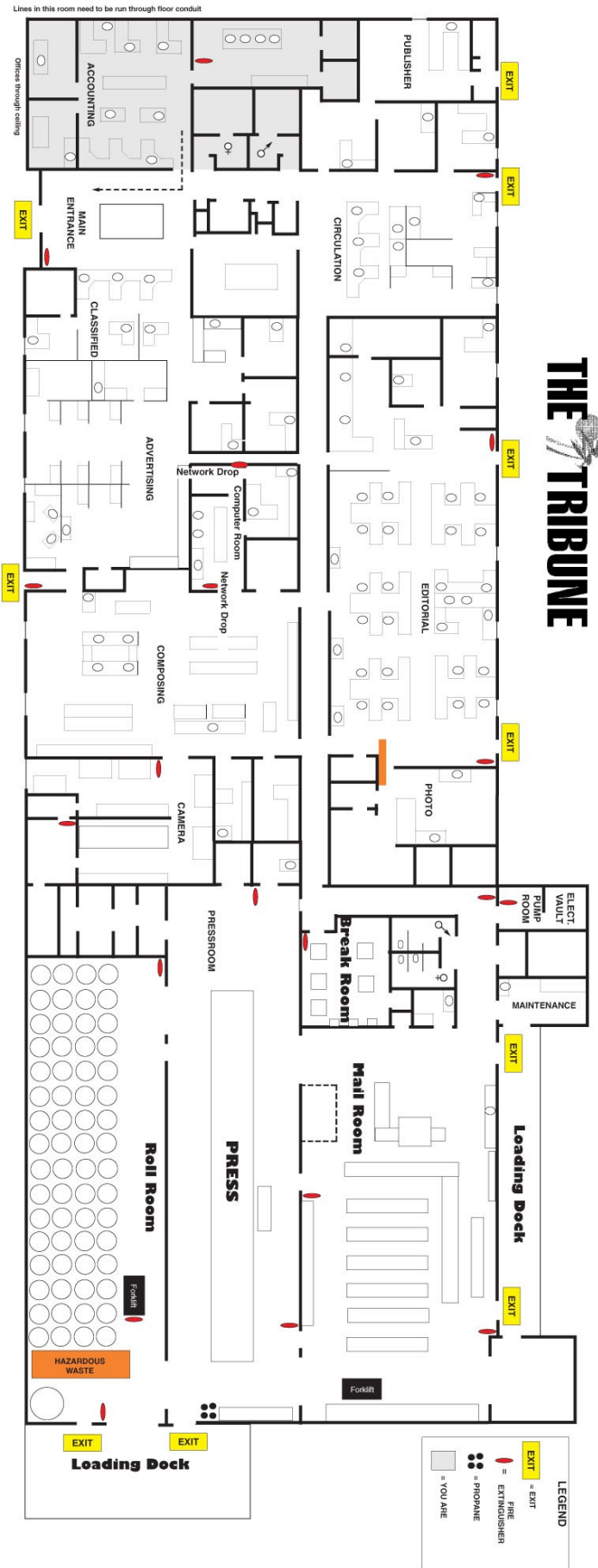
Exterior Photos



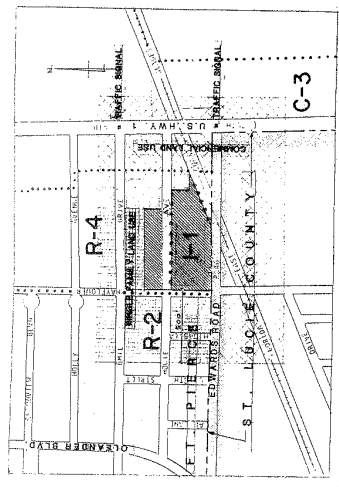
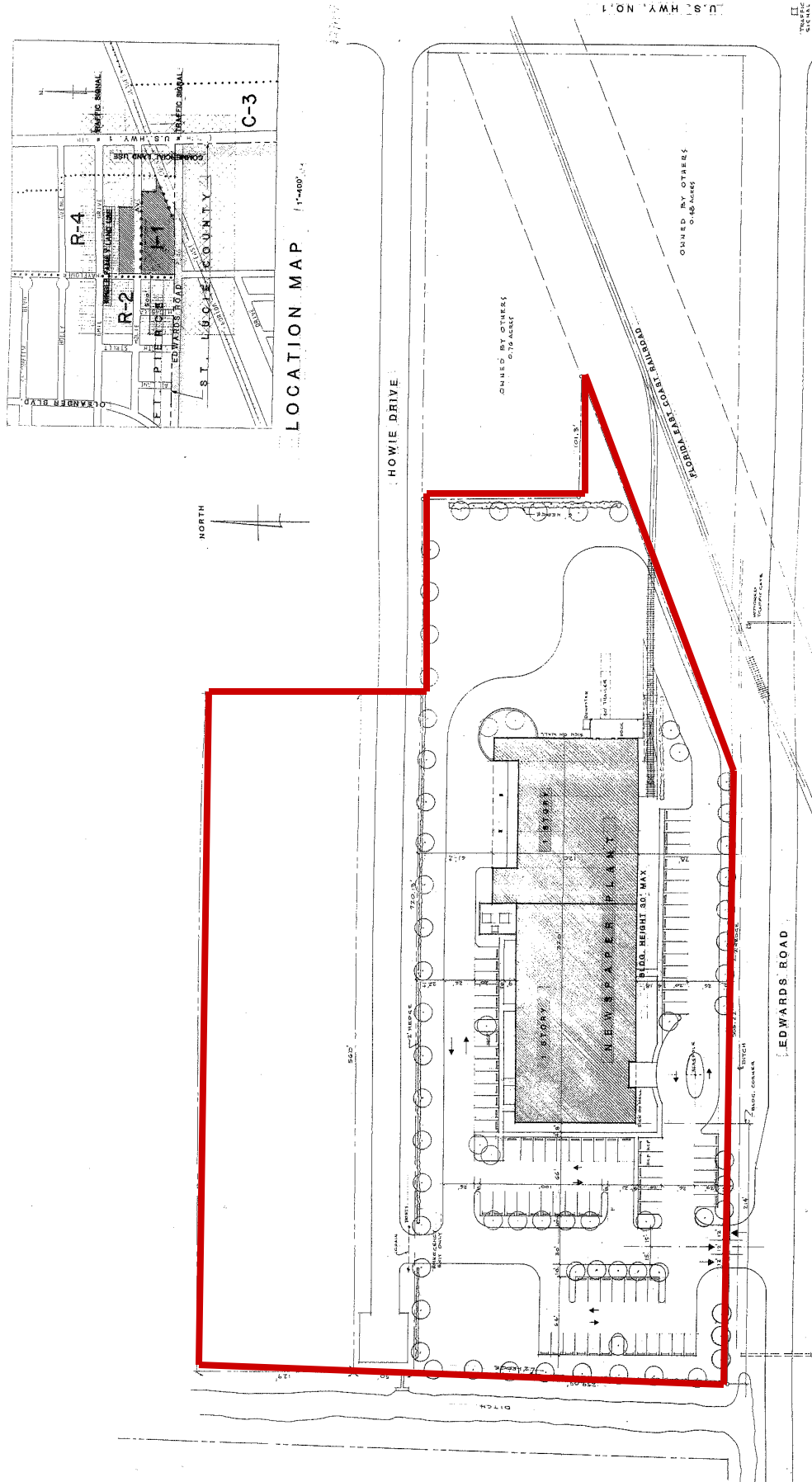
Aerial Photos



Floor Plan Layout



Site Plan



LOCATION MAP 1"=400'

SITE PLAN 1"=40'

- LANDSCAPE NOTES**
- AT TIME OF INSTALLATION, ALL LANDSCAPE AREAS SHALL BE MAINTAINED TO PREVENT EROSION.
 - ALL PLANT MATERIALS TO MEET ALL SPECIFICATIONS AND REQUIREMENTS OF THE LOCAL HEALTH DEPARTMENT.
 - CREDIT THE LANDSCAPE MATERIALS ON SITE.
- LANDSCAPE MATERIALS**
- TREES: 1" DBH. PALMS
 - COCCY THUNBERGIA PALM 1:50
 - LEUCOPHYLLON TREES
 - EUCALYPTUS TORRELIANA 1:50
 - VIBURNUM OBOVATISSIMUM

ACREAGE

THE DEVELOPER'S SITE 4.41 ACRES
 TRACT WORKS OF HOWIE DRIVE 1.15 ACRES
 TOTAL AREA 5.57 ACRES

LANDSCAPING

PAVING AREA 34,800 SQ. FT.
 WALKS 3,310
 IMPERVIOUS AREAS 113,213 SQ. FT.

INTERIOR LANDSCAPING REQUIRED 1873 SQ. FT.
 INTERIOR PROVIDED 1873 SQ. FT.

19 TREES REQUIRED - INTERIOR
 PROVIDED 19

PARKING

PRODUCTION AREA 2512 @ 50 FT. @ 1 CAR/400 SQ. FT. = 34 SPACES REQUIRED
 OFFICE AREA 12,832 SQ. FT. @ 1 CAR/500 SQ. FT. = 43 SPACES REQUIRED
 TOTAL PARKING REQUIRED BY POST PERCE CODE 77 SPACES
 PARKING PROVIDED 77 SPACES

7/17/48 4:55 - 50-41 ST. TREES
 ADJACENT PROPERTY 24-133F 5-46

U.S. HWY. NO. 1

TRAFFIC SIGNAL

OWNED BY OTHERS 0.16 ACRES

OWNED BY OTHERS 0.75 ACRES

EDWARDS ROAD

HOWIE DRIVE

NEWSPAPER PLANT

PLANT HEIGHT 30' MAX.

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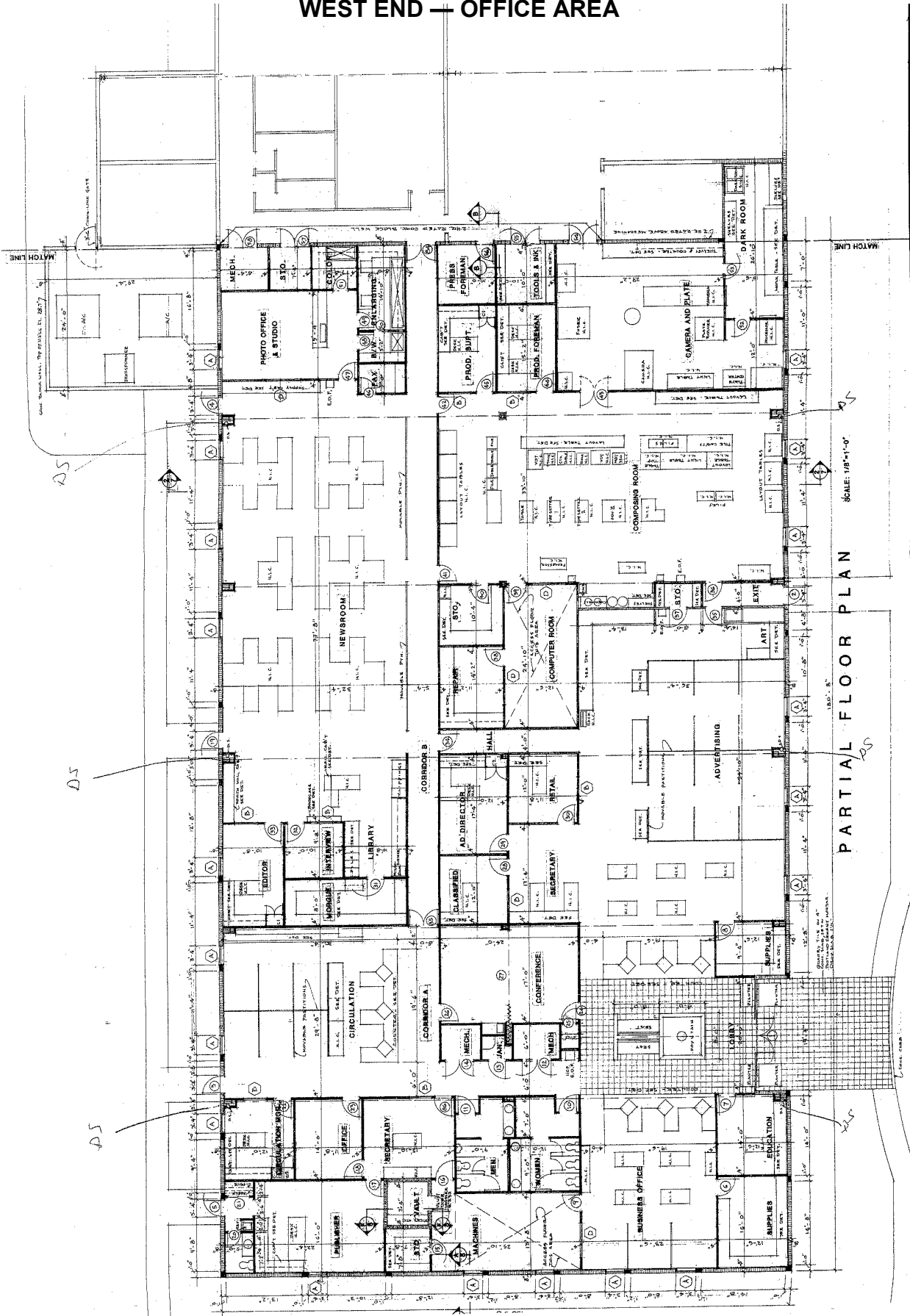
EDWARDS ROAD

HOWIE DRIVE

NEWSPAPER PLANT

Floor Plan (1 of 2)

WEST END — OFFICE AREA



PARTIAL FLOOR PLAN

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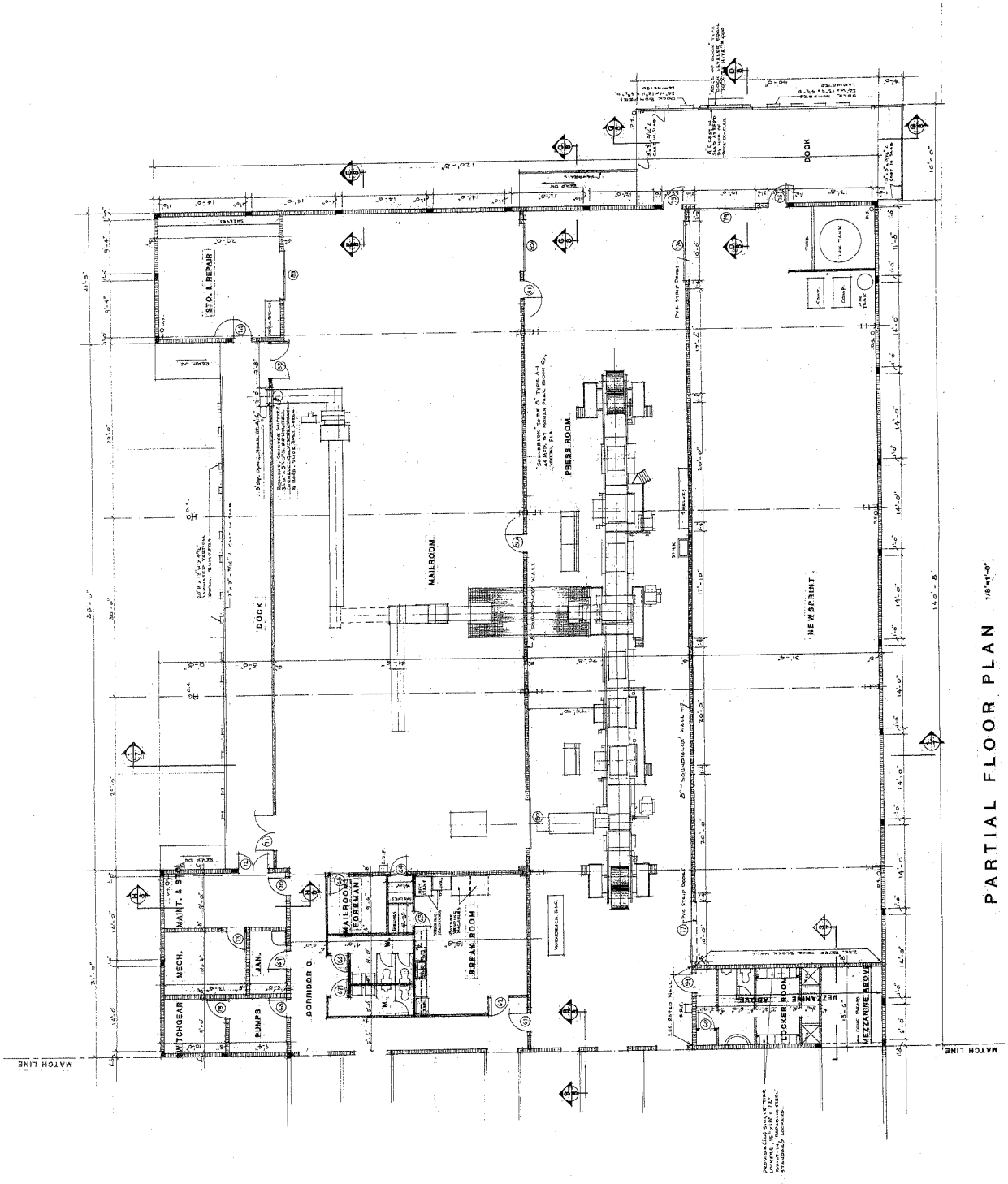
AS

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SCALE: 1/8"=1'-0"

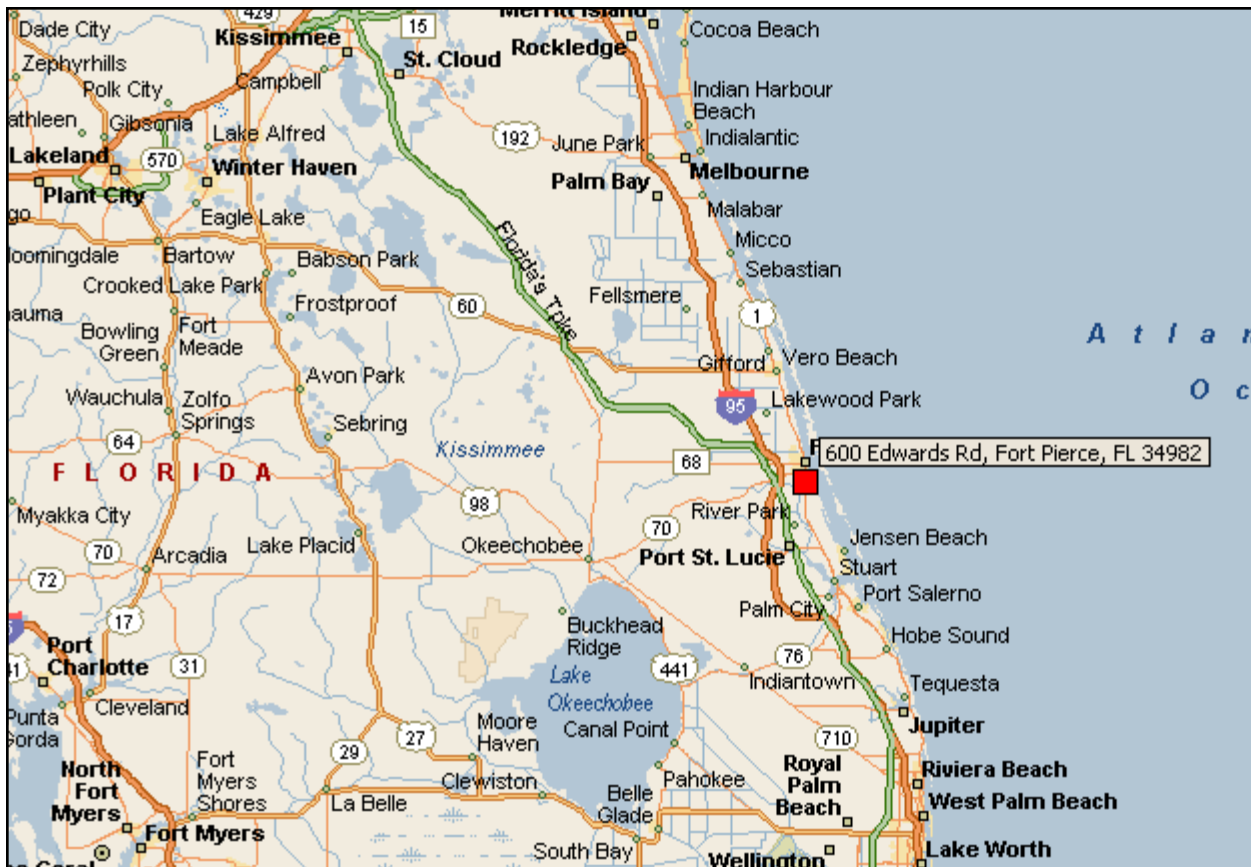
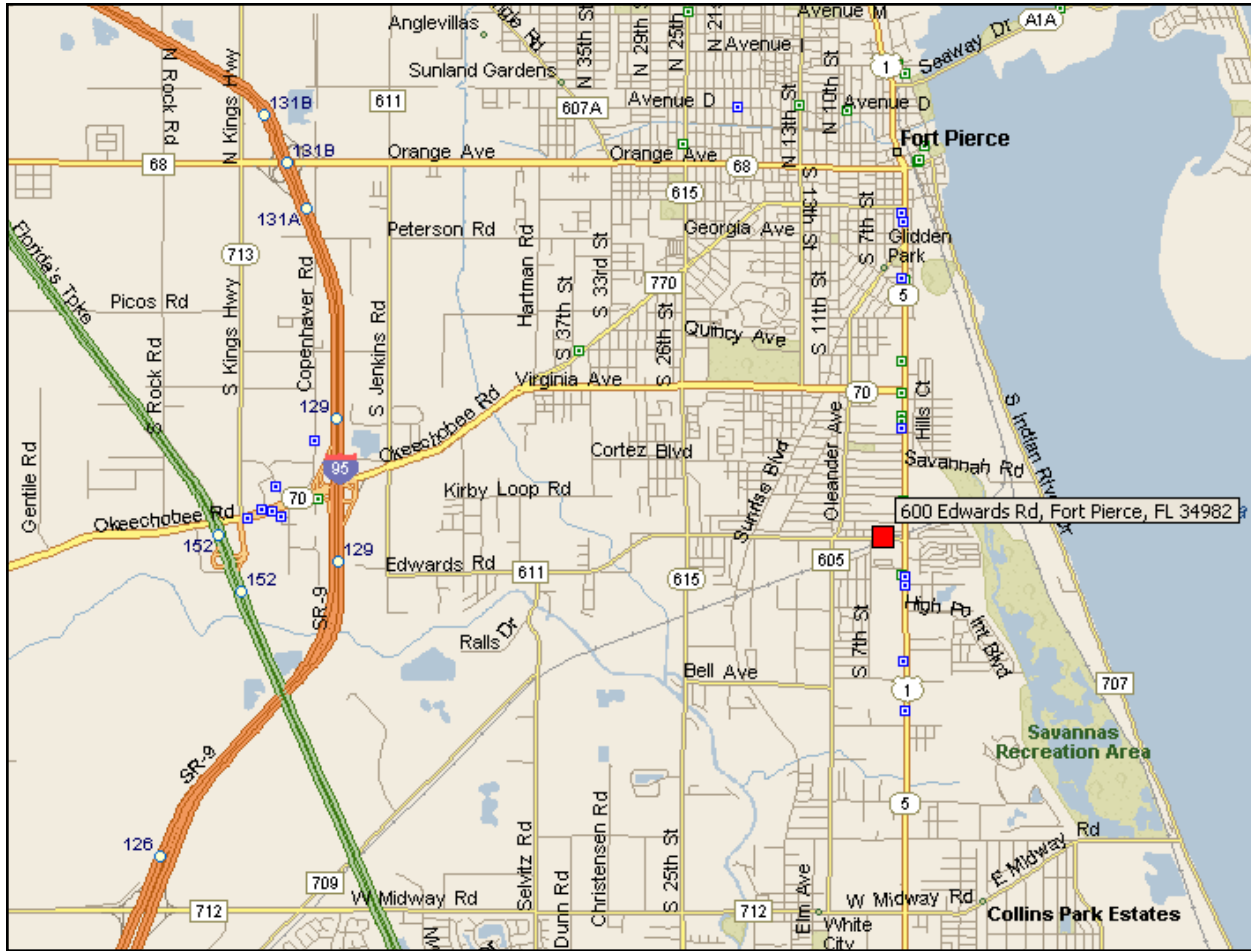
Floor Plan (2 OF 2)

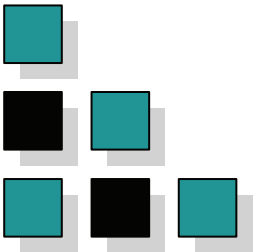
EAST END — WAREHOUSE AREA



PARTIAL FLOOR PLAN 1/8"=1'-0"

Location





DISCLAIMERS

772-220-4096 SLC COMMERCIAL

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

Sec. 22-34. - 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) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an I-1 Zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
- (1) Facilities for the assembly of electronics equipment or electrical appliances.
 - (2) Facilities for the production, assembling and/or packaging of precision instruments.
 - (3) Printing, lithography and publishing establishments.
 - (4) Research, experimental, testing and film laboratories.
 - (5) Bottling plants.
 - (6) Wholesale trade, warehouse and distribution establishments, including trucking and railroad terminals.
 - (7) Bulk storage yards, including bulk storage of flammable liquids and other hazardous materials if the location and treatment of the premises have been approved by the chief of the Fort Pierce/Saint Lucie County Fire District, but excluding junkyards.
 - (8) Retail sales establishments which sell building materials, agricultural equipment and/or mobile homes.
 - (9) Welding or machine shops.
 - (10) Contract construction service establishments.
 - (11) Commercial and industrial laundries.
 - (12) Cold storage and ice processing facilities.
 - (13) Public utility structures and public works maintenance facilities.
 - (14) Temporary uses meeting the requirements of [section 22-65](#)
- (c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an I-1 Zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
- (1) Establishments not mentioned in subsection (b) of this section which are engaged in the production, assembling, packaging or treatment of materials, goods, foodstuff and other semi-finished or finished products from semi-finished or raw materials.
 - (2) Junkyards.
 - (3) Restaurants.
 - (4) Credit unions and branch offices of banks or savings and loan associations.
 - (5) Hiring halls, union halls and employment agencies.
 - (6) Vocational, technical, trade and industrial schools.
 - (7) Park or recreation areas.
 - (8) Fire stations.
 - (9) Security guard quarters.
 - (10) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in [section 22-102](#)
 - (11) Major utilities.
 - (12) Any structure over sixty-five (65) feet in height, except that conditional approval is not required where the structure is a vertical projection such as a chimney, spire, aerial, flagpole or other similar object.
 - (13) Ship and boat building and repair facilities.
 - (14) Railroad passenger station.
- (d) *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 one hundred (100) feet.
 - b. The minimum lot depth shall be one hundred (100) feet.
 - (2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.

(e) *Other applicable use standards.*

- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
- (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 fifty (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 [22-60](#) and [22-61](#)
- (6) Conditional uses will meet the requirements in sections [22-74](#) through [22-86](#)
- (7) Signs will comply with standards referred to in [section 22-55](#)
- (8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-36, 6-15-81; Ord. No. H-245, § 1, 12-20-82; Ord. No. I-26, § 4, 8-15-83; Ord. No. K-24, § 14, 8-21-00; Ord. No. L-04, § 1, 3-3-08; Ord. No. L-97, § 4, 11-16-09)