

# FOR SALE

## INDUSTRIAL WAREHOUSE CAMPUS

### FORT PIERCE, FL



**LOCATION:** 901 Edwards Road, Fort Pierce, FL 34982, one block west of US Highway 1.

**DESCRIPTION:** Seven (7) metal warehouse multi-tenant buildings totaling approximately 46,090 square feet on 3.51 acres. Buildings were built between 1990 - 1996 and all have dock high, box truck high, and grade level loading, 3-Phase power or access to it, and ceiling heights of 18 - 22 feet. Property has 6 foot chain-linked fencing with gated entrance, ample parking and is well-maintained.

**ZONING:** IL (Industrial, Light), St. Lucie County.

**UTILITIES:** Water and sewer provided by Fort Pierce Utilities Authority.

**COMMENTS:** Property is currently 100% occupied with long-term tenants, and has upside income potential.

**PRICE:** \$2,000,000.00 (est. 8.17% cap rate)

DEMOGRAPHIC PROFILE			
	1 Mile	3 Mile	5 Mile
Population	10,902	39,158	75,945
Households	3,782	14,110	28,684
Ave HH Income	\$40,856	\$40,690	\$44,524
Median Age	33.3	36.0	39.2



**SLC Commercial**  
Realty & Development

For More Information:

**JEFFREY D. CHAMBERLIN, CCIM, SIOR**  
*President, Broker*

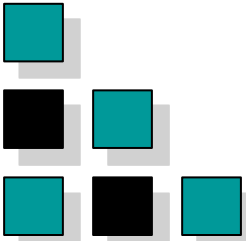
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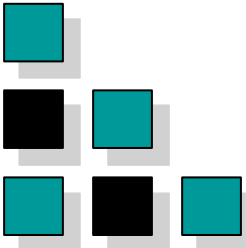


# AERIAL PARCEL MAPS

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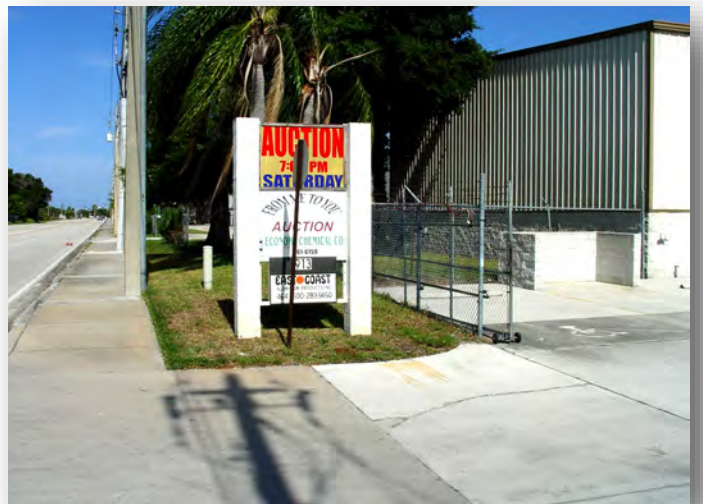


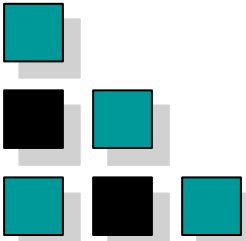




# EXTERIOR PHOTOS

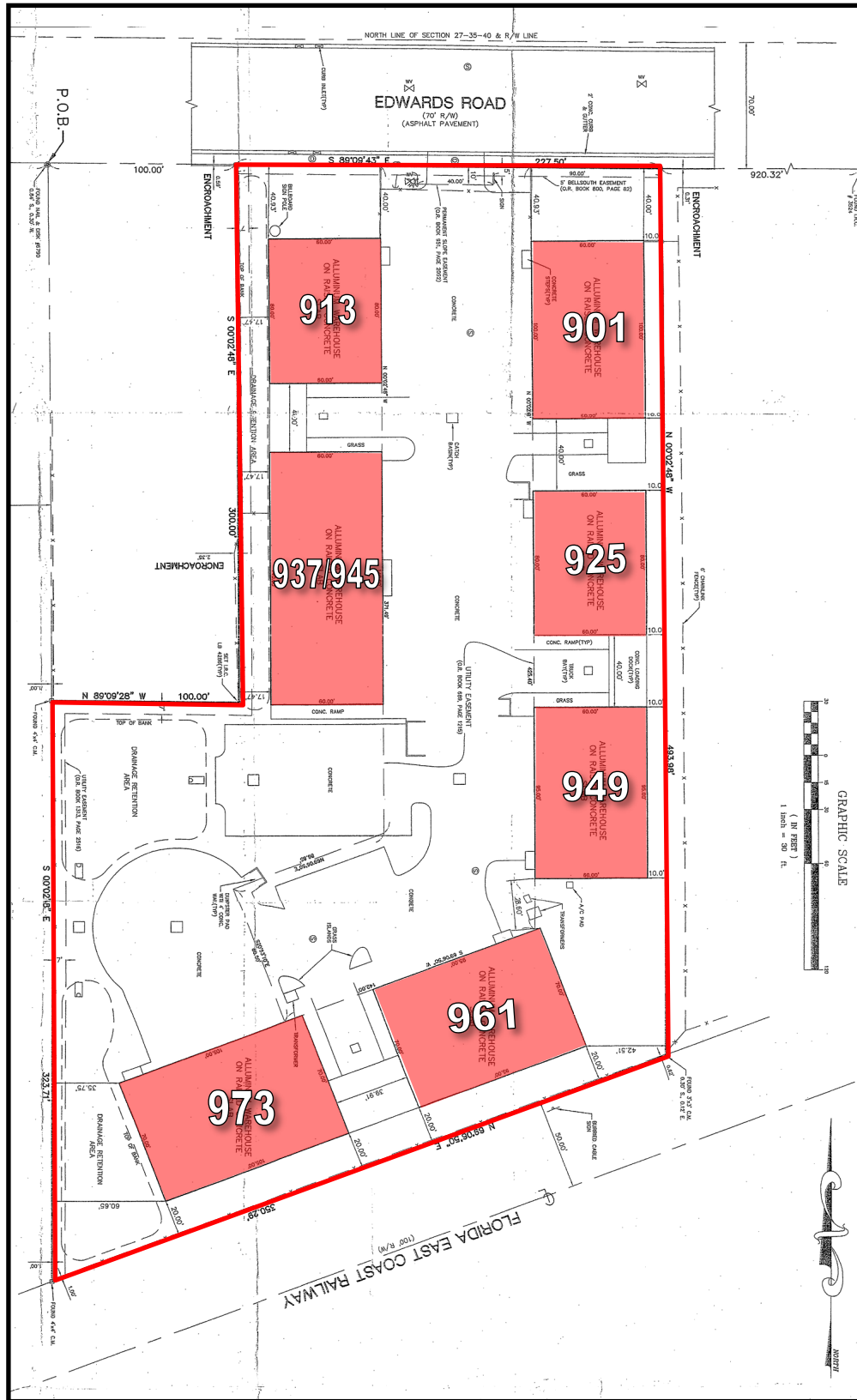
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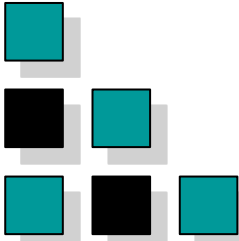


# SITE PLAN

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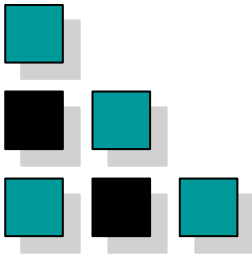




# LOCATION MAP

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## ***IL INDUSTRIAL, LIGHT.***

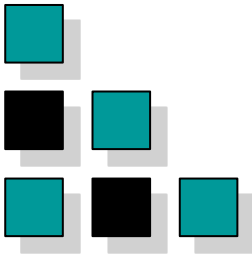
1.

*Purpose.* The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in [Section 3.01.02\(B\)](#). The number 999 applies to a use not defined under the SIC Code but may be further defined in [Section 2.00.00](#) of this Code.

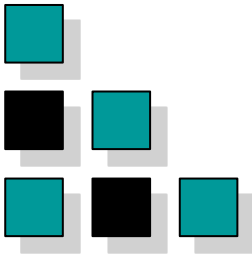
2.

### *Permitted Uses:*

- a. Business services. (73)
- b. Communications - including telecommunication towers - subject to the standards of [Section 7.10.23](#). (48)
- c. Construction services:
  - (1) Building construction - general contractors. (15)
  - (2) Other construction - general contractors. (16)
  - (3) Construction - special trade contractors. (17)
- d. Engineering, architectural and surveying services. (871)
- e. Commercial fishing. (091)
- f. Laundry, cleaning and garment services. (721)
- g. Local and suburban transit. (41)
- h. Manufacturing:
  - (1) Food and kindred products. (20)
  - (2) Tobacco products. (21)
  - (3) Textile mill products. (22)
  - (4) Apparel and other finished products. (23)
  - (5) Furniture and fixtures. (25)
  - (6) Printing, publishing and allied industries. (27)
  - (7) Drugs. (283)
  - (8) Leather and leather products. (31)
  - (9) Glass:
    - (a) Flat glass. (321)
    - (b) Glass and glassware - pressed or blown. (322)
    - (c) Glass products - made of purchased glass. (323)
  - (10) Fabricated metal prod. - except machinery and transport. equip.:
    - (a) Metal cans and shipping containers. (341)
    - (b) Cutlery, handtools and general hardware. (342)
    - (c) Heating equipment, except electric and warm air, and plumbing fixtures. (343)
    - (d) Fabricated structural metal products. (344)
    - (e) Coating, engraving and allied services. (347)
    - (f) Miscellaneous fabricated metal products:
      - (1) Wire products. (3495)
      - (2) Misc. fabricated wire products. (3496)
      - (3) Metal foil and leaf. (3497)
      - (4) Fabricated metal products - NEC. (3499)
  - (11) Industrial/commercial machinery and computer equipment:
    - (a) Metalworking machinery and equipment. (354)
    - (b) Special industry machinery, except metalworking machinery. (355)
    - (c) General industrial machinery and equipment. (356)
    - (d) Computers and office equipment. (357)
  - (12) Electronic and other electrical equipment and components, except computer equipment:
    - (a) Household appliances. (363)
    - (b) Electric lighting and wiring equipment. (364)
    - (c) Household audio and video equipment. (365)
    - (d) Communications equipment. (366)
    - (e) Electronic components and accessories. (367)
    - (f) Misc. electrical machinery equipment and supplies. (369)

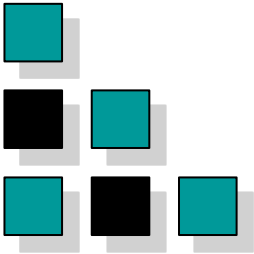


- (13) Measuring, analyzing and controlling instruments. (38)
- (14) Photographic, medical and optical goods. (38)
- (15) Watches and clocks. (38)
- (16) Misc. manufacturing industries:
  - (a) Jewelry, silverware, and platedware. (391)
  - (b) Musical instruments and parts. (393)
  - (c) Dolls, toys, games and sporting goods. (394)
  - (d) Pens, pencils, and other office and artists' materials. (395)
  - (e) Costume jewelry, costume novelties, and notions. (396)
  - (f) Brooms and brushes. (3991)
  - (g) Signs and advertising displays. (3993)
  - (h) Morticians goods. (3995)
  - (i) Manufacturing industries, NEC. (3999)
- (17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing. (308)
- i. Marinas. (4493)
- j. Millwork and structural wood members. (243)
- k. Motion pictures. (78)
- l. Motor freight transportation and warehousing. (42)
- m. Repair services:
  - (1) Automotive and automotive parking. (75)
  - (2) Electrical. (762)
  - (3) Watch, clock and jewelry repair. (763)
  - (4) Reupholstery and furniture repair. (764)
  - (5) Misc. repairs and services. (769)
- n. Retail trade:
  - (1) Lumber and other building materials. (521)
  - (2) Paint, glass and wallpaper. (523)
  - (3) Hardware. (525)
  - (4) Nurseries, lawn and garden supplies. (526)
  - (5) Mobile home dealers. (527)
  - (6) Automotive/boat/RV/motorcycle dealers. (55)
  - (7) Gasoline service. (55)
  - (8) Furniture and furnishings. (57)
- o. Research, development, and testing services. (873)
- p. Ship, boat building and repairing - less than forty-five (45) feet. (373)
- q. Sorting, grading and packaging services - citrus/vegetables. (0723)
- r. Vocational schools. (824)
- s. Wholesale trade - durable goods:
  - (1) Motor vehicle and automotive equipment. (501)
  - (2) Furniture and home furnishings. (502)
  - (3) Lumber and other building materials. (503)
  - (4) Professional and commercial equipment/supplies. (504)
  - (5) Metals and minerals except petroleum. (505)
  - (6) Electrical goods. (506)
  - (7) Hardware, plumbing and heating equipment, and supplies. (507)
  - (8) Machinery, equipment, and supplies. (508)
  - (9) Misc. durable goods:
    - (a) Sporting and recreational goods. (5091)
    - (b) Toys and hobby goods. (5092)
    - (c) Jewelry, watches, precious stones and metals. (5094)
    - (d) Durable goods NEC. (5099)



- t. Wholesale trade - nondurable goods:
    - (1) Paper and paper products. (511)
    - (2) Drugs. (512)
    - (3) Dry goods and apparel. (513)
    - (4) Groceries and related products. (514)
    - (5) Farm products - raw materials. (515)
    - (6) Chemicals, and allied products. (516)
    - (7) Beer, wine, and distilled alcoholic beverages. (518)
    - (8) Misc. nondurable goods:
      - (a) Farm supplies. (5191)
      - (b) Books, periodicals and newspapers. (5192)
      - (c) Flowers, nursery stock and florists' supplies. (5193)
      - (d) Tobacco/tobacco products. (5194)
      - (e) Paints, varnishes and supplies. (5198)
      - (f) Nondurable goods, NEC. (5199)
  - u. Mobile food vendors. (999)
  - v. Single-family detached dwelling units provided that the single-family dwelling unit is located on an existing lot or parcel or record, as further defined in this Code, that was existing on or before August 1, 1990. (999)
  - w. Kennels. Allowed as a permitted use only when the property is surrounded by industrial uses or zoning and is five hundred (500) feet or more from residential uses or zoning. All distance requirements shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed kennel.
  - x. Landscape and horticultural services. (078)
  - y. Personal services. (72)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with [Section 7.04.00](#).
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with [Section 7.04.00](#).
5. *Offstreet Parking and Loading Requirements.* Offstreet parking and loading requirements are subject to [Section 7.06.00](#).
6. *Landscaping Requirements.* Landscaping requirements are subject to [Section 7.09.00](#).
7. *Conditional Uses:*
- a. Airports, landing and takeoff fields - general aviation. (4581)
  - b. Manufacturing:
    - (1) Cut stone and stone products. (328)
    - (2) Motorcycles, bicycles, and parts. (375)
    - (3) Wood containers, wood buildings and mobile homes. (244/245)
  - c. Ship, boat building and repairing (excluding ship or boat salvaging) - forty-five (45) to one hundred fifty (150) feet. (373)
  - d. Wholesale:
    - (1) Petroleum bulk stations and terminals.
  - e. Scrap and waste materials - subject to the provisions of Section 7.10.12.A.
  - f. Kennels. (0752) Other than those permitted under [Section 3.01.03](#) T.2.w. of the Land Development Code.
8. *Accessory Uses.* Accessory uses are subject to the requirements of [Section 8.00.00](#) and include the following:
- a. Co-generation facilities. (999)
  - b. Fueling facilities. (999)
  - c. Industrial wastewater disposal. (999)
  - d. One detached single-family dwelling or mobile home for on-site security purposes per property. (999)
  - e. Retail trade accessory to the primary manufacturing or wholesaling use. (999)
  - f. Solar energy systems, subject to the requirements of [Section 7.10.28](#).





## **DISCLAIMERS**

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