

# FOR SALE / LEASE

3310 Enterprise Rd, Ft. Pierce, FL

## 8,880sf Industrial Building with Storage Yard



- 6,720sf Warehouse Area / 1,680sf Office / 480sf Storage
- 3 Phase Power
- Clear Span—Ceiling Ht. Min 13.5ft to Max 21ft
- Fenced Storage Yard (1.6 acres+/-)
- (4) Grade level bays with oversized overhead doors
- New Roof and HVAC (2013-2014)

**LEASE RATE: \$7,500/month (negotiable)**

**SALE PRICE: \$750,000.00**



**For More Information:**

**Michael A. Yurocko, CCIM, Vice President, Broker**

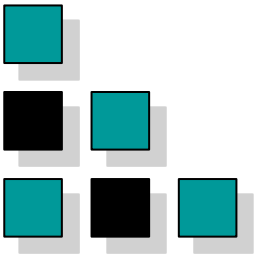
Office 772.220.4096  
Mobile 772.538.2841

my@slccommercial.com  
www.slccommercial.com

**SLC Commercial**  
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.





## PROPERTY SUMMARY

772-220-4096 SLC COMMERCIAL

---

### 3310 Enterprise Road, Ft. Pierce, FL

PARCEL ID: 2428-502-0036-000-2

DESCRIPTION: 8,880sf warehouse industrial property with hard to find additional fenced storage yard of 1.6ac+/-.  
Warehouse roof replaced 2013, office area and entire building exterior repainted, new HVAC in office area, (4) grade level bays with oversize overhead doors.  
Easy access to I-95 & FL Turnpike (Midway Rd & Okeechobee Rd).

YEAR BUILT: 1973

ZONING: I-1 (Light Industrial) City of Ft Pierce, FL

EXTERIOR WALLS: Concrete Block Lower / Corrugated Metal Upper Wall

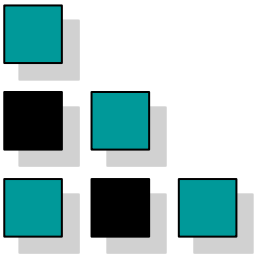
POWER: 3 Phase Electric

ROOF: New Metal Roof

PARKING: 2+ac fenced gravel storage yard

UTILITIES: Ft. Pierce Utility Authority (FPUA) - Water & Garbage  
FPL—Electric

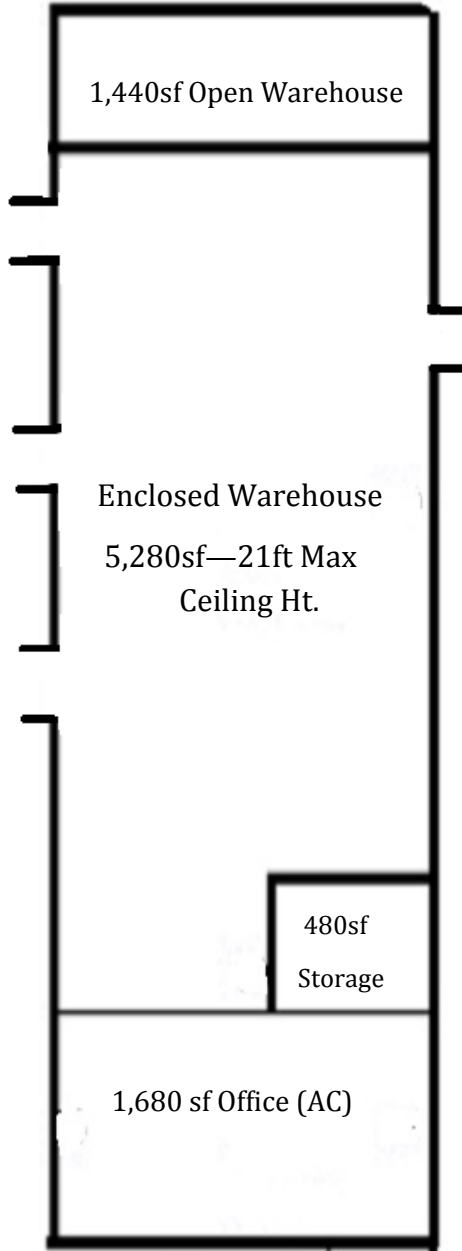
LEASE RATE: \$7,500 month Gross

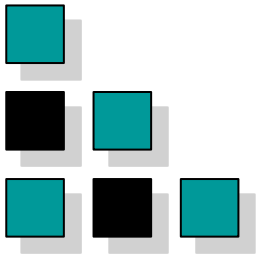


# FLOORPLAN

772-220-4096 SLC COMMERCIAL

Fenced Yard

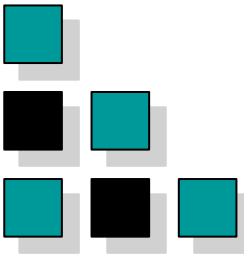




# INTERIOR PHOTOS

772-220-4096 SLC COMMERCIAL

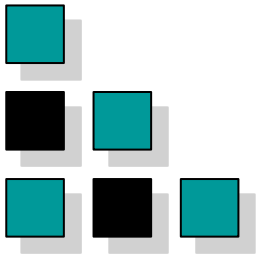




# AERIAL

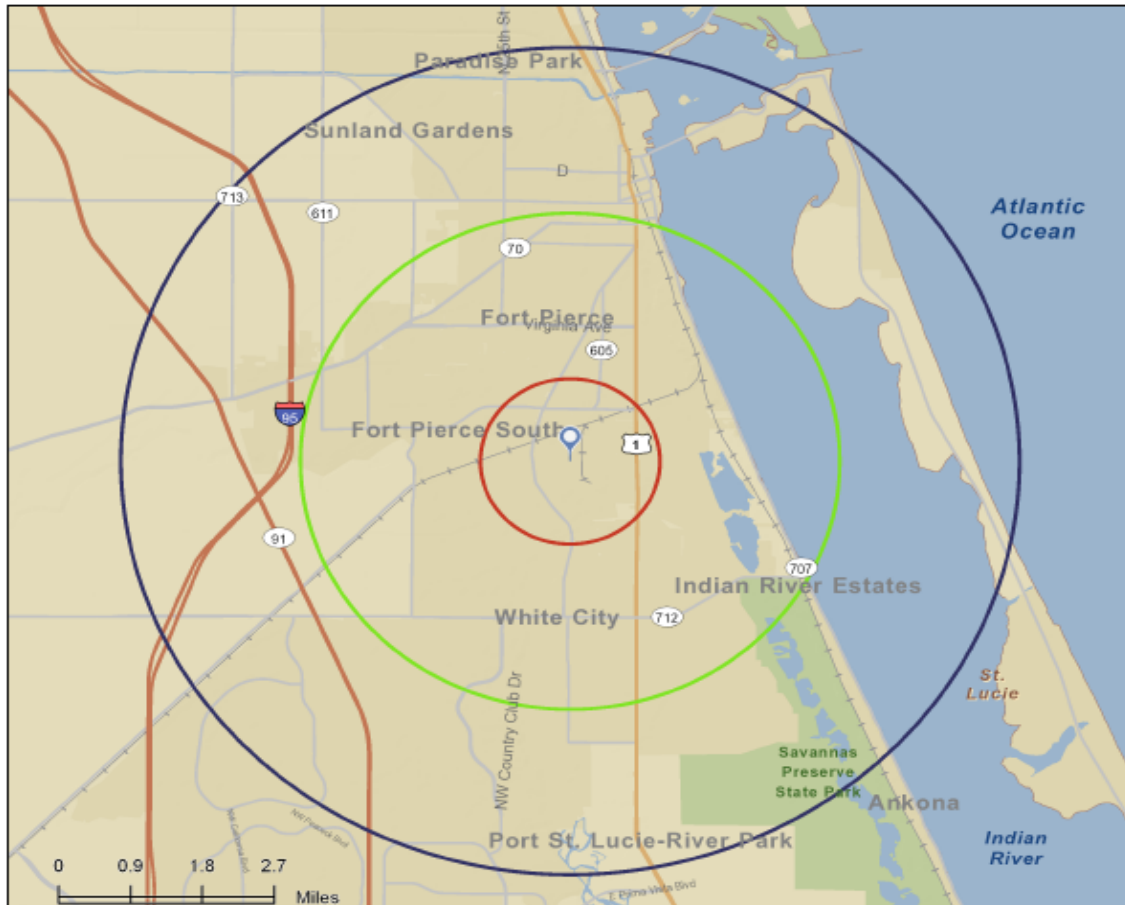
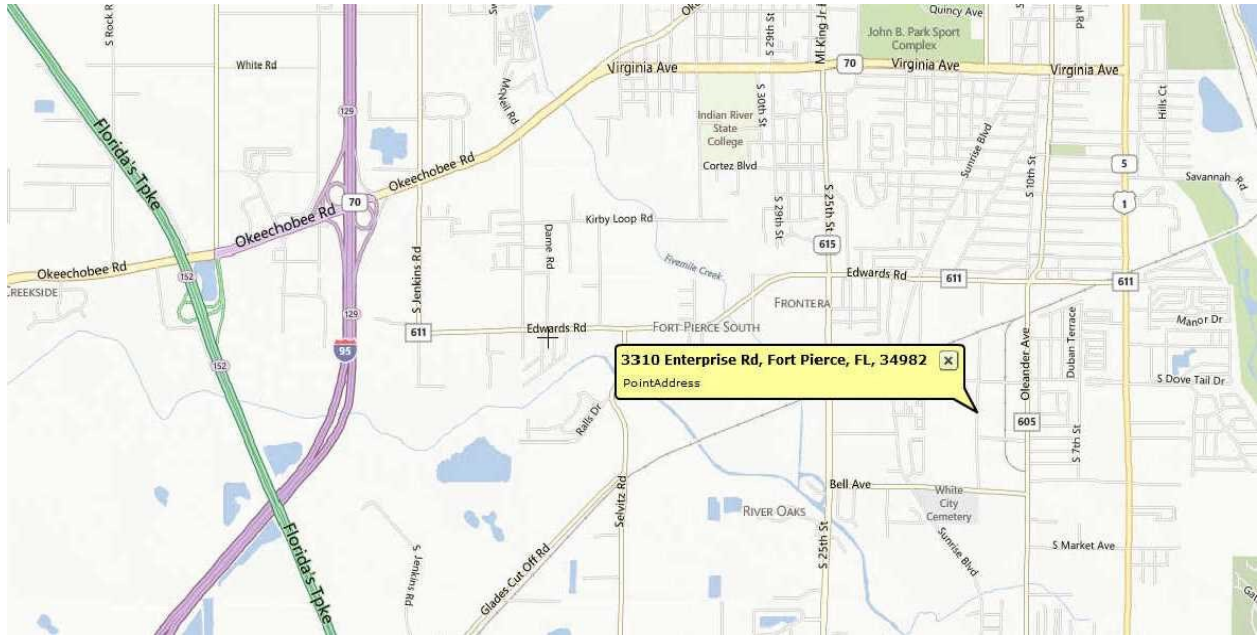
772-220-4096 SLC COMMERCIAL

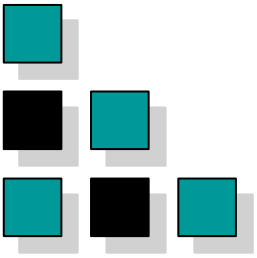




# LOCATION

772-220-4096 SLC COMMERCIAL





## PERMITTED USES

772-220-4096 SLC COMMERCIAL

---

### Sec. 22-34. - Light industrial zone (I-1).

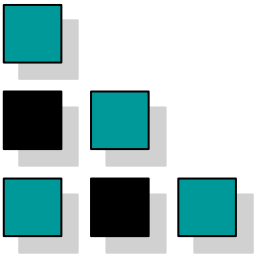
(a)

*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.



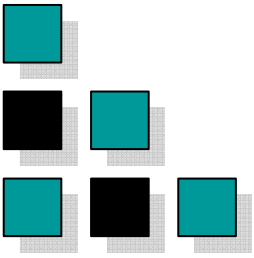
## PERMITTED USES

772-220-4096 SLC COMMERCIAL

---

- (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](#)
  - (15) Farmers market complexes, on publicly-owned land.
- (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) Ship and boat building and repair facilities.





## 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.