

FOR SALE

5701 Environment Drive

Ft Pierce, FL 34981

■ Manufacturing / Distribution Facility



PROPERTY OVERVIEW

Former citrus packing plant. Gross bldg improvements consisting of approximately 100,000sf comprised of 97,000sf+/- in main warehouse bldg (which includes 4,180sf office) plus an additional 2,500sf separate metal bldg. Main warehouse includes a 7,200sf structural mezzanine (not included in total bldg sf), load rated at 160psf. Approximately 65% of overall bldg slab is at dock high level with the balance at grade level. Warehouse features heavy 3 phase power service of 2000 amps, 480/277v. Main bldg is fully sprinklered and insulated roof was replaced in 2012 with a 10yr warranty. Potential for rail spur connection currently terminating near property line. Property features a large truck court with (11) dock high and (5) grade level loading doors. Bldg has (7) center columns with 40ft spacing with clear ceiling ht of 27ft at center. Low bldg coverage ratio offering potential for bldg expansion or outside storage with approx 3ac of property previously used for percolation ponds accommodating water runoff from citrus washing. Stormwater outfalls to separate 6.43ac parcel (POA). Zoned IH (Heavy Industrial) St Lucie County.

LOCATION OVERVIEW

19.47ac site conveniently located on Midway Rd in central St Lucie County bordering Florida's Turnpike and within 1 mi of Interstate 95 offering convenient access to major roadways. Significant businesses within the area include Walmart Distribution Center, Anheuser Busch Distributor, and Tropicana. Rail spur near property line with potential extension onto property.

SALE PRICE

\$6,750,000

[View Property Video](#)

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Building Information

Building Size	100,000 SF- /+
Tenancy	Single
Number Of Grade Level Doors	5
Number Of Dock High Doors	11
Dock Door Description	8'x10' - dock high
Ceiling Height (Ft)	27.0
Minimum Ceiling Height (Ft)	21.0
Office Space (SF)	4180
Year Built	1987
Column Space (Ft)	40.0
Warehouse %	95.0
Roof	Screw down & insulated metal roof. Main bldg replaced 2012.
Construction Description	Steel frame structure with corrugated metal panels above lower CB wall
Exterior Walls	Corrugated metal panels above lower CBS wall
Mezzanine	7200sf structural mezzanine load factor 160 psf
Number Of Buildings	2

Property Details

Property Type	Manufacturng/Distribution Facility
Lot Size	19.47 Acres
APN#	3301-500-0002-000-2
Submarket	Ft Pierce
Turnpike Frontage	1,170 FT
Taxes	\$78,665.38

Parking & Transportation

Parking Type	Surface
Number Of Spaces	84
Parking Description	Wide concrete apron and truck court for ease of loading/unloading
Trailer Parking	yes

Utilities & Amenities

HVAC	(4) units for office areas
Restrooms	8
Sprinklers	Warehouse Fully Sprinklered
Gas / Propane	FPUA
Power	3 phase, 2000 amps 480/277v
Sewer	FPUA
Electricity	FPL

Zoning / Land Use Details

Zoning	(IH) Industrial Heavy, St Lucie County
Permitted Use	See Below

[Click Here For Permitted Uses](#)

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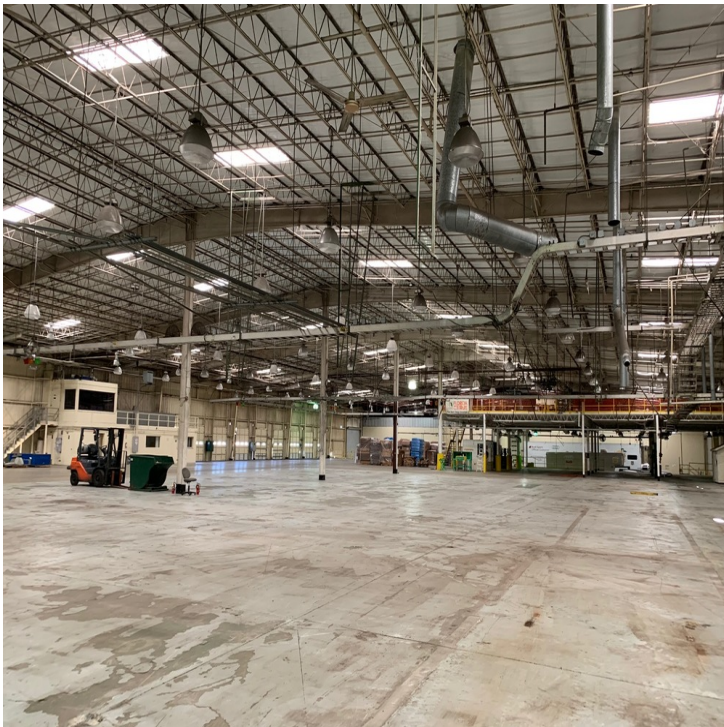
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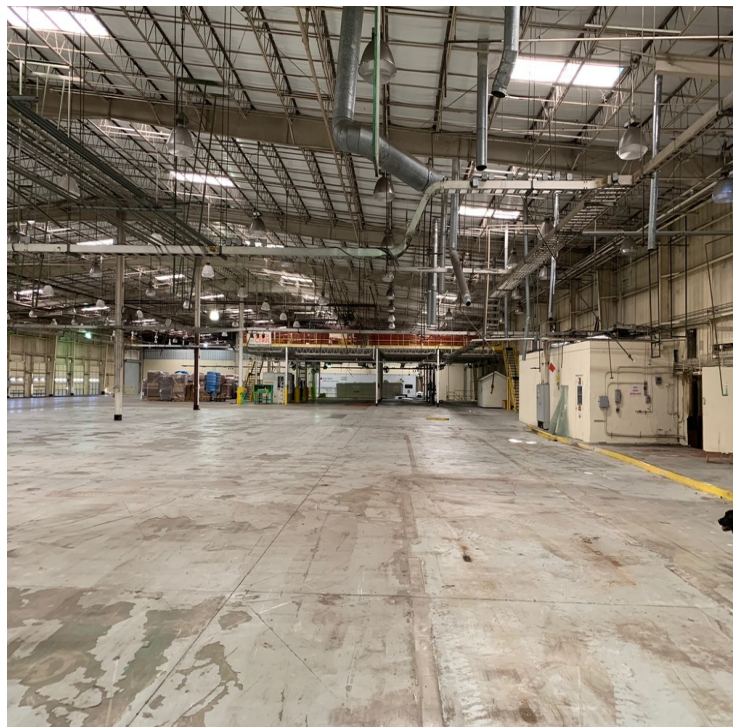
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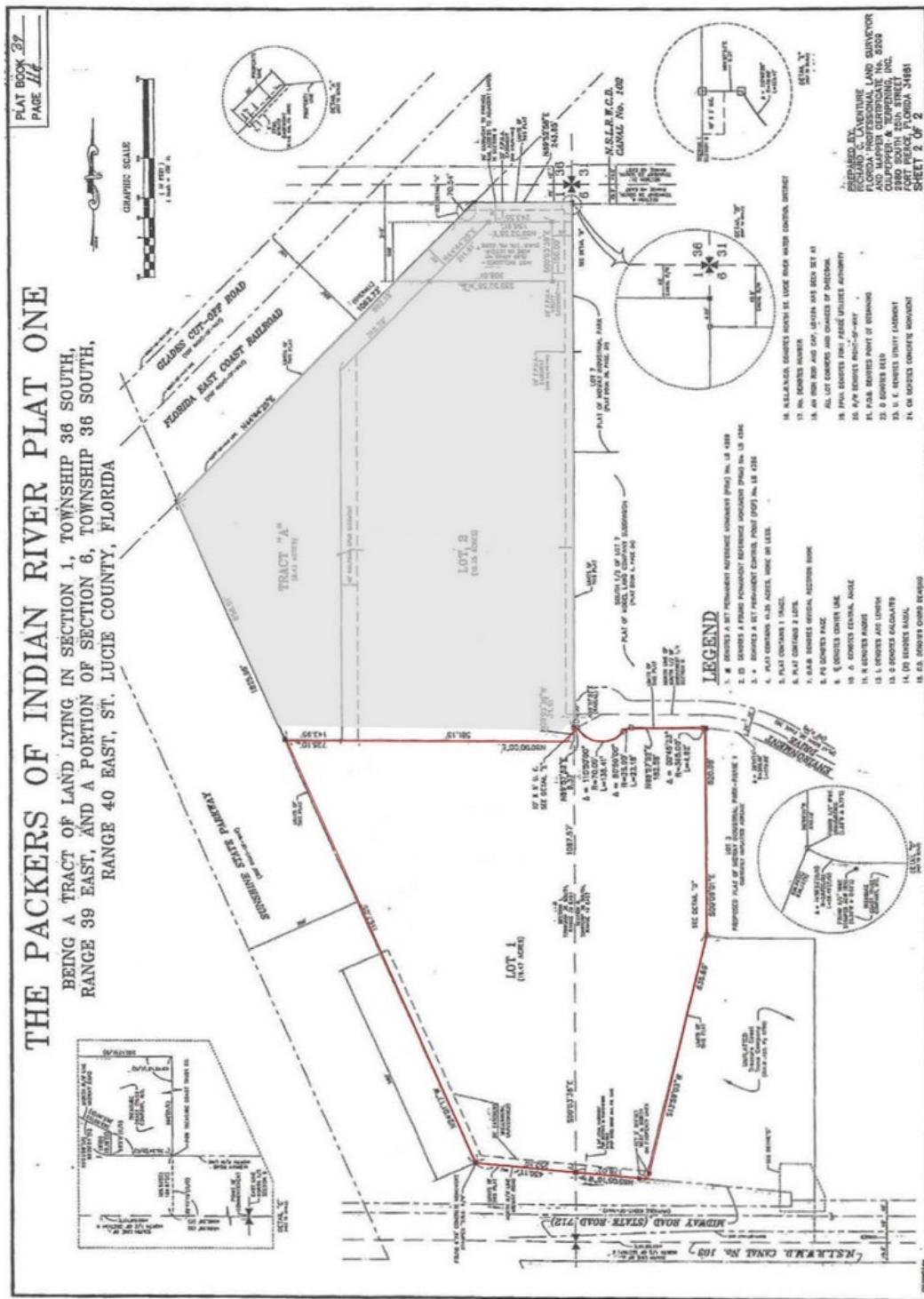
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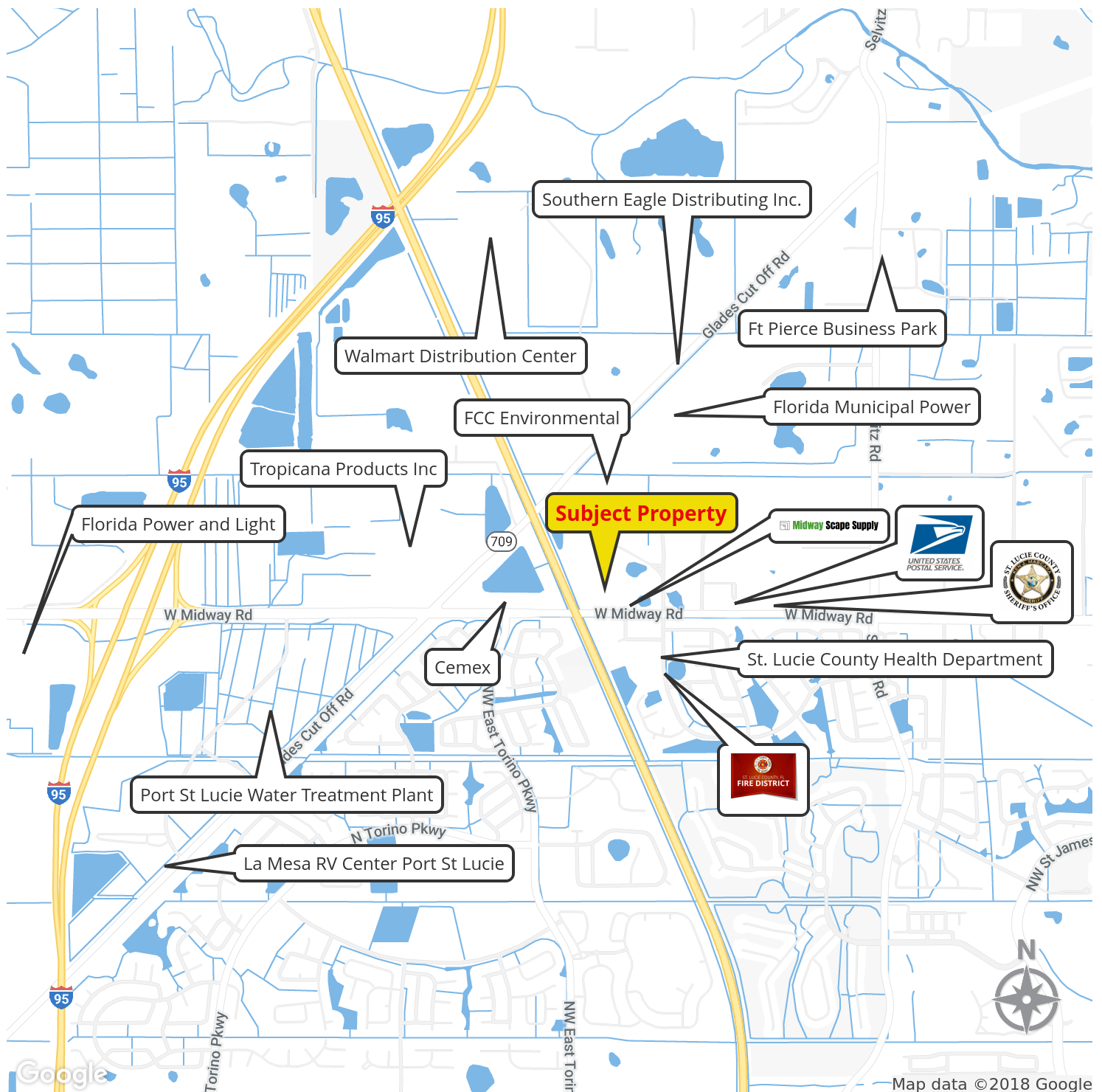
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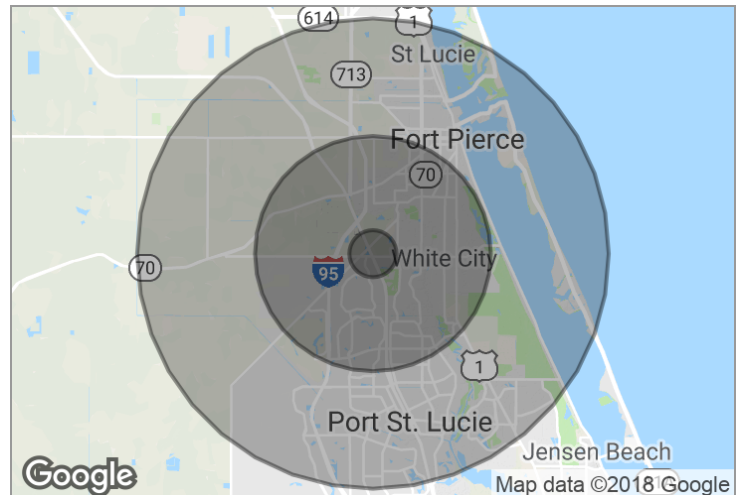
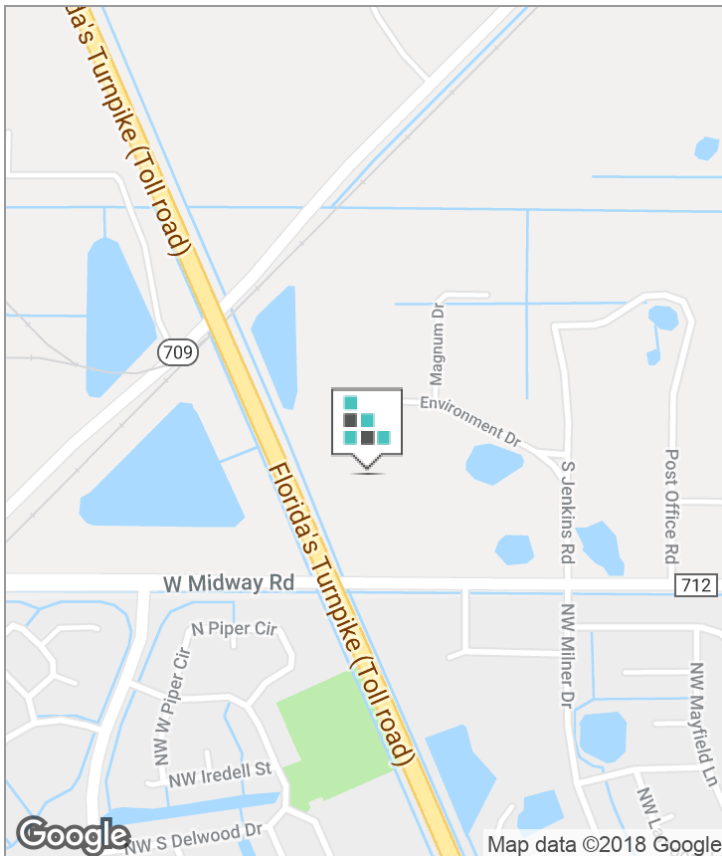
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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	2,598	75,423	238,305
Total Households	1,021	28,217	89,415
Average HH Income	\$60,461	\$57,829	\$56,760
Average Age	44.6	40.6	41.3

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TREASURE COAST

- Treasure Coast population of approximately 650,000
- Multi trade skills Treasure Coast workforce of approximately 270,000
- Site has convenient access to airports in Ft Pierce (12mi North), Palm Beach (60mi South) and Orlando (120mi North)
- St Lucie County offering more affordable workforce housing to population further South in FL
- Ideal transportation linkages – Nexus of exits to Florida Turnpike & I-95 at SR 70 (just north of site)
- Within one day turnaround by truck to over 12M of Florida population
- Recently acquired Port of Ft Pierce by St Lucie County adding to potential job growth & strength of the area economy
- Nationally recognized Indian River State College offering multiple Job Training & Education Curriculums
- Home to several marine manufacturers & regional distribution centers (including Walmart & CVS)
- NO STATE INCOME TAX

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PROFESSIONAL BACKGROUND

Mike Yurocko, a native Floridian and University of Florida alumnus, is a Vice President and Broker for SLC. He has maintained a Florida Real Estate license since the 1970's.

A resident of the Treasure Coast since 2004 after relocating from the Tampa Bay area, he entered commercial real estate full time in 2005 and joined SLC Commercial in 2007.

His early business experience began in banking followed by a successful career in the medical device industry as a top producer for over 20 years at a market leading medical device manufacturer. Subsequently, he started a successful medical distribution and service company. He retired from the medical industry in 2005.

Mike is actively involved in a wide range of commercial real estate services that include site selection for new and infill retail development, investment asset sales for property types including retail, industrial, office, multi-family, and leasing of retail, office & industrial property.

A member of the CCIM Institute, he served as 2012 Vice President and 2013 President of the CCIM East Coast District of Florida and several years on the District Board of Directors.

EDUCATION

University of Florida

MEMBERSHIPS & AFFILIATIONS

CCIM

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