

INDUSTRIAL WAREHOUSE CONDO

3791 Oleander Ave. Bldg. 2, Unit 5. Fort Pierce, FL 34982



FOR SALE | \$240,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

This industrial warehouse condo offers 1,125 square feet of versatile space, ideal for small businesses seeking a prime location. Situated in a busy industrial area with independently owned & operated businesses, the property provides easy access to key transportation routes and surrounding amenities. It is just 5 minutes from US Hwy 1 and a variety of national retailers, making it highly convenient for operations and customer reach. With its practical layout and strategic location, this space presents an excellent opportunity for a small business looking to establish itself in a growing commercial hub.



PRICE	\$240,000
BUILDING SIZE	1,125 SF
BUILDING TYPE	Industrial
ACREAGE	1.24 AC
TRAFFIC COUNT	7,400 AADT on Oleander Ave
YEAR BUILT	2006
CONSTRUCTION TYPE	Commercial
PARKING SPACE	50
ZONING	IL
LAND USE	Industrial Condo
PARCEL ID	2433-503-0015-000-8

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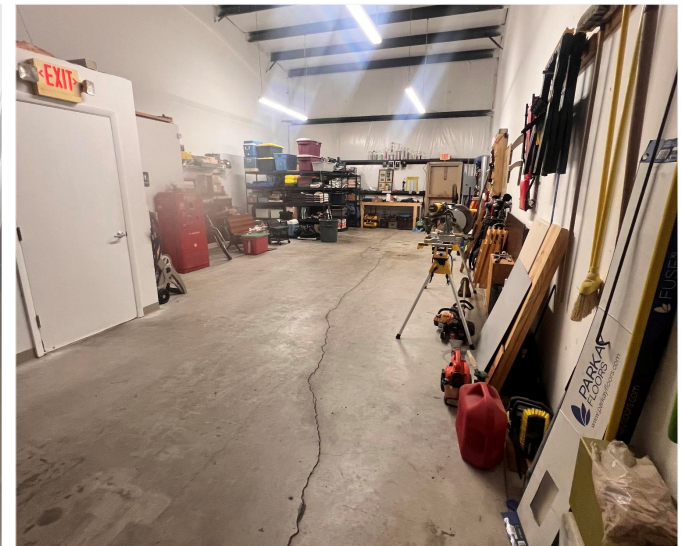
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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	4,298	1 Mile	\$57,164	1 Mile	38
3 Mile	37,388	3 Mile	\$61,215	3 Mile	41
5 Mile	99,365	5 Mile	\$65,105	5 Mile	40.3

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	5,131	1 Mile	\$45,055	1 Mile	36.8
3 Mile	44,879	3 Mile	\$50,104	3 Mile	40.7
5 Mile	119,896	5 Mile	\$52,075	5 Mile	39.9

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ZONING INFORMATION

T. 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:

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ZONING INFORMATION

- (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)

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ZONING INFORMATION

(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:

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- (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 Table 7-10 in Section 7.04.00.
4. Dimensional Regulations. Dimensional requirements shall be in accordance with Table 7-10 in 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.

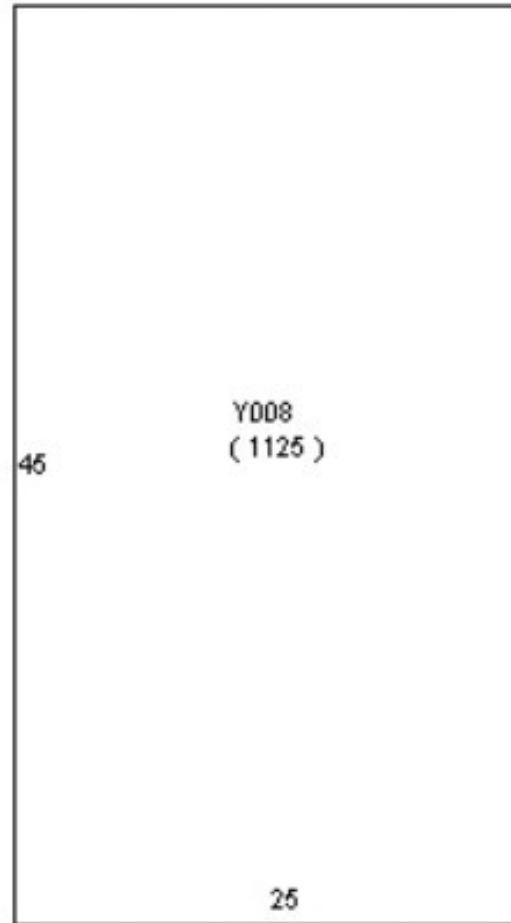
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SITE PLAN



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TRADE AREA MAP



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