

INDUSTRIAL WAREHOUSE

1200 Bell Ave. Fort Pierce, FL 34982



FOR LEASE | \$12.00/sf NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Fantastic chance to lease an industrial facility situated at the core of Fort Pierce.
- This building boasts 4,240 square feet, a spacious roll-up door, generous parking, spacious mezzanine and a storefront-style entrance with room for signage plus yard space.
- Conveniently positioned just 0.8 miles from 25th Street and 0.7 miles from US Hwy 1.
- Surrounding real estate features similar style properties.



PRICE	\$12.00/sf NNN
BUILDING SIZE	4,240
BUILDING TYPE	Industrial Warehouse
ACREAGE	0.54
FRONTAGE	108.42'
YEAR BUILT	1987
CONSTRUCTION TYPE	CB Stucco
ZONING	Light Industrial
LAND USE	L-1
PARCEL ID	2428-502-0026-030-8

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,509	1 Mile	\$48,727	1 Mile	34.90
3 Mile	90,313	3 Mile	\$60,208	3 Mile	38.90
5 Mile	258,717	5 Mile	\$71,460	5 Mile	40.00

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,673	1 Mile	\$32,645	1 Mile	34
3 Mile	94,990	3 Mile	\$45,745	3 Mile	39
5 Mile	274,280	5 Mile	\$57,169	5 Mile	40

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ZONING INFORMATION

Sec. 125-204. 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) *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 100 feet.
- b. The minimum lot depth shall be 100 feet.

(2) *Yards.* The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be 15 feet.

(c) *Other applicable use standards.*

- (1) Site plan review shall be required as outlined in section 125-313.
- (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 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 125-315 and 125-316.
- (6) Conditional uses will meet the requirements in sections 125-235 through 125-247.
- (7) Signs will comply with standards referred to in section 125-310.
- (8) All other applicable ordinance requirements will also be satisfied.

(Code 1983, § 22-34; Ord. No. H-186, § 30-36, 6-15-1981; Ord. No. H-245, § 1, 12-20-1982; Ord. No. I-26, § 4, 8-15-1983; Ord. No. K-24, § 14, 8-21-2000; Ord. No. L-04, § 1, 3-3-2008; Ord. No. L-97, § 4, 11-16-2009; Ord. No. L-267, § 2, 11-5-2012; Ord. No. L-295, § 17, 11-4-2013; Ord. No. 19-016, § 10, 5-20-2019)

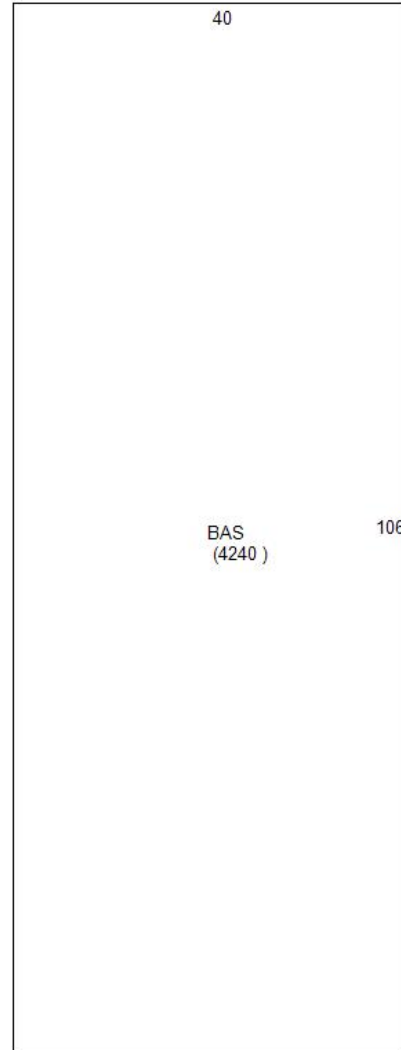
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SITE PLAN



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TRADE AREA MAP



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