



FOR SALE

INDUSTRIAL WAREHOUSE COMPLEX

WITH RAIL, POWER & YARD EXPANSION

3340 ENTERPRISE ROAD, FORT PIERCE, FL 34982

PRESENTED BY MATTHEW MONDO 772.236.7780

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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Industrial Warehouse Complex

Fort Pierce, FL

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EXECUTIVE SUMMARY

Exceptional industrial investment opportunity consisting of approximately 29,049 SF of warehouse with multiple warehouse bays (up to 20' height), loading docks, air-conditioned office areas, and multiple mezzanine levels that provide additional usable floor area.

Significant power capacity with approximately 1,600 amps available, supporting a wide range of industrial, manufacturing, distribution, or specialty-use operations.

Available municipal water and sewer, with natural gas available to the site.

Future road abandonment is expected to be annexed into the property, providing the potential to increase total site acreage and operational flexibility.

Property offers the option to "live load" from the Florida East Coast Railway spur, providing direct rail-service functionality (Plans are available to construct a direct rail spur into the property, further enhancing logistics and distribution capabilities.)

Expansion plans are also available for the addition of approximately 10,000 SF of warehouse space, creating a strong value-add opportunity for an owner-user or investor.

The property can be delivered either vacant or subject to a sale leaseback agreement.



PROPERTY OVERVIEW

PRICE	\$4,800,000
BUILDING SIZE	29,049 SF (Total)
BUILDING TYPE	Industrial
ACREAGE	3.88 AC
FRONTAGE	589'
YEAR BUILT	1967
CONSTRUCTION TYPE	Block/Metal
ZONING	IL - Industrial Warehouse
LAND USE	Light Industrial
PARCEL ID	2428-502-0033-000-1

PROPERTY HIGHLIGHTS

- ±29,049 SF industrial facility with warehouse, office, and mezzanine space
- Multiple warehouse bays with clear heights up to 20'
- Loading docks and air-conditioned office areas
- Approx. 1,600 amps of power available
- Municipal water and sewer service; natural gas available
- Potential site expansion through future road abandonment and annexation
- Florida East Coast Railway access with ability to "live load" from adjacent rail spur



PROPERTY **AERIAL**



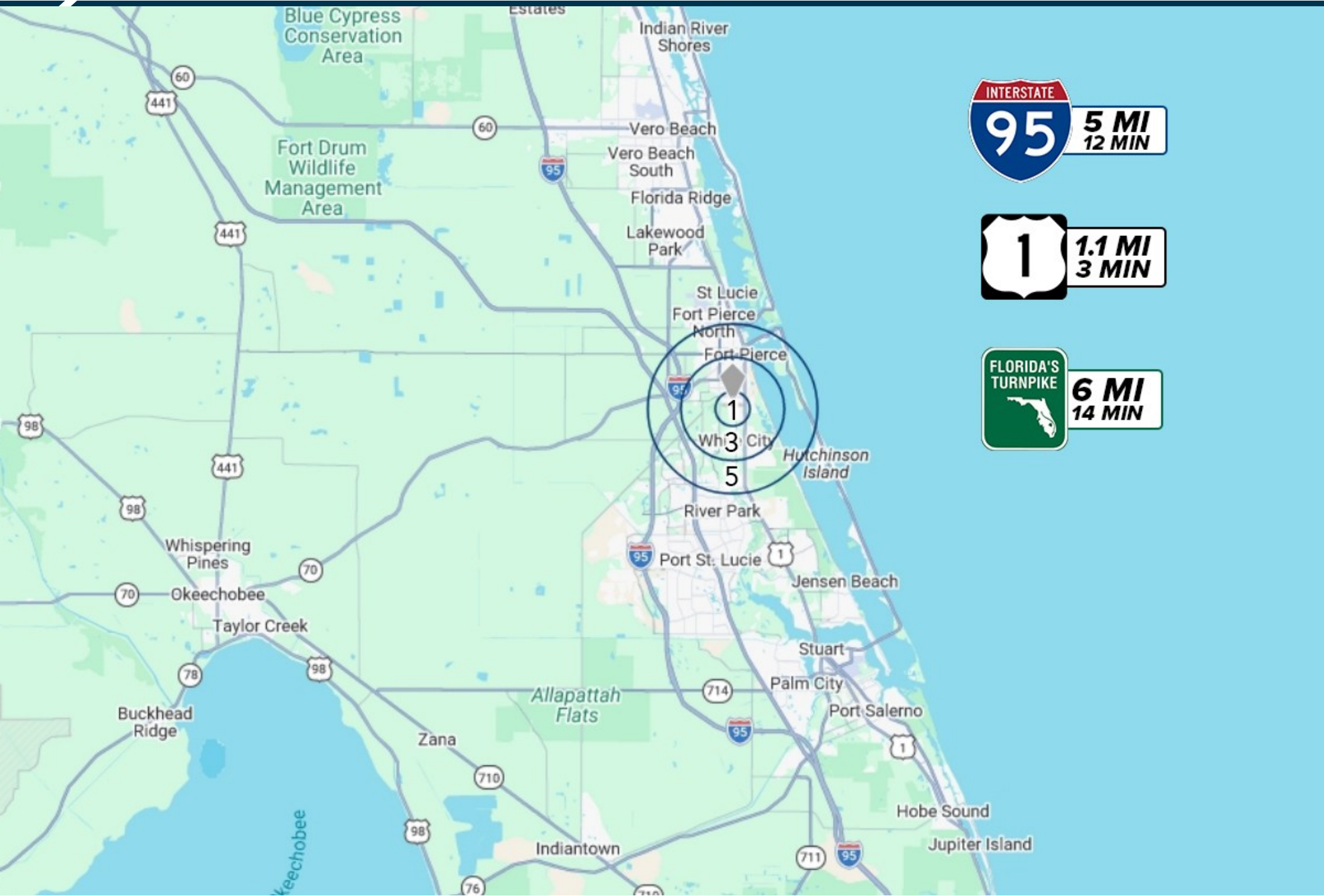
PROPERTY PHOTOS **EXTERIOR**



PROPERTY PHOTOS **INTERIOR**



PROXIMITY MAP



SURROUNDING AREA



Publix
WING STOP
Jersey Mike's SUBS
STAPLES
bealls
verizon
Wendy's

**SUBJECT
PROPERTY**

FEC RAIL ACCESS

Wawa

DOLLAR GENERAL

McDonald's

Pep Boys

SUBWAY

Save a Lot food stores

Budget

Quest Diagnostics

SUNOCO

SONNY'S BBQ

tropical CAFE

Days Inn

Red Roof

Ber Sim's

TOYOTA In Ft. Pierce

DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	5,498	39,363	89,239
2025 Population	6,046	44,102	104,195
2030 Population Projection	6,893	50,414	119,816
Annual Growth 2020-2025	2.0%	2.4%	3.4%
Households			
2020 Households	2,061	14,977	34,299
2025 Households	2,252	16,696	40,083
2030 Household Projection	2,567	19,093	46,149
Households By Income			
Avg Household Income	\$60,034	\$67,541	\$73,797
Median Household Income	\$41,973	\$52,995	\$55,350
Worker Travel Time To Job			
<30 Minutes	1,586	11,674	24,604
30-60 Minutes	858	4,990	13,463
60+ Minutes	210	994	3,234



CONTACT INFORMATION



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3340 ENTERPRISE ROAD

FORT PIERCE, FL 34982

\$4,800,000

PURCHASE PRICE

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