

INDUSTRIAL WAREHOUSE

225 Boyd Rd., Fort Pierce, FL 34945



FOR LEASE | \$12.50/sf NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996. Suite 100
www.commercialrealestatellc.com

Matt Crady

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772.260.1655 Mobile

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PROPERTY OVERVIEW

- Excellent opportunity to lease a spacious warehouse covering 4,204 square feet, conveniently located near Orange Ave.
- Situated on a 0.75-acre lot, the building features 12'x15' roll-up doors, high ceilings, and a secure fenced perimeter.
- Key highlights include ample yard space and dual access points.
- The surrounding area hosts numerous industrial properties, adding to the appeal of this investment opportunity.
- The warehouse is just 6 miles from I-95.



LEASE PRICE	\$12.50/sf NNN
BUILDING SIZE	4,204 sf
BUILDING TYPE	INDM
ACREAGE	0.75
FRONTAGE	225' Boyd 102' Westpark
YEAR BUILT	1991
CONSTRUCTION TYPE	Corr Metal
ZONING	IL
LAND USE	MXD
PARCEL ID	2212-500-0008-000-8

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate

1 Mile	84	1 Mile	\$95,867	1 Mile	43.90
3 Mile	4,724	3 Mile	\$81,747	3 Mile	46.00
5 Mile	95,909	5 Mile	\$63,997	5 Mile	45.20

2023 Average Household Income

Average Age

2028 Population Projection

1 Mile	85	1 Mile	\$74,999	1 Mile	48
3 Mile	4,828	3 Mile	\$62,336	3 Mile	50
5 Mile	101,001	5 Mile	\$49,379	5 Mile	47

2023 Median Household Income

Median Age

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ZONING INFORMATION

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:
 - (1) Wire products. (3495)

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ZONING INFORMATION

- (3) Watch, clock and jewelry repair. (763)
- (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)

For Additional Usage Visit: https://library.municode.com/fl/st._lucie_county/codes/land_development_code?nodeId=CHIIIIZODI_3.01.00ZODIUSR

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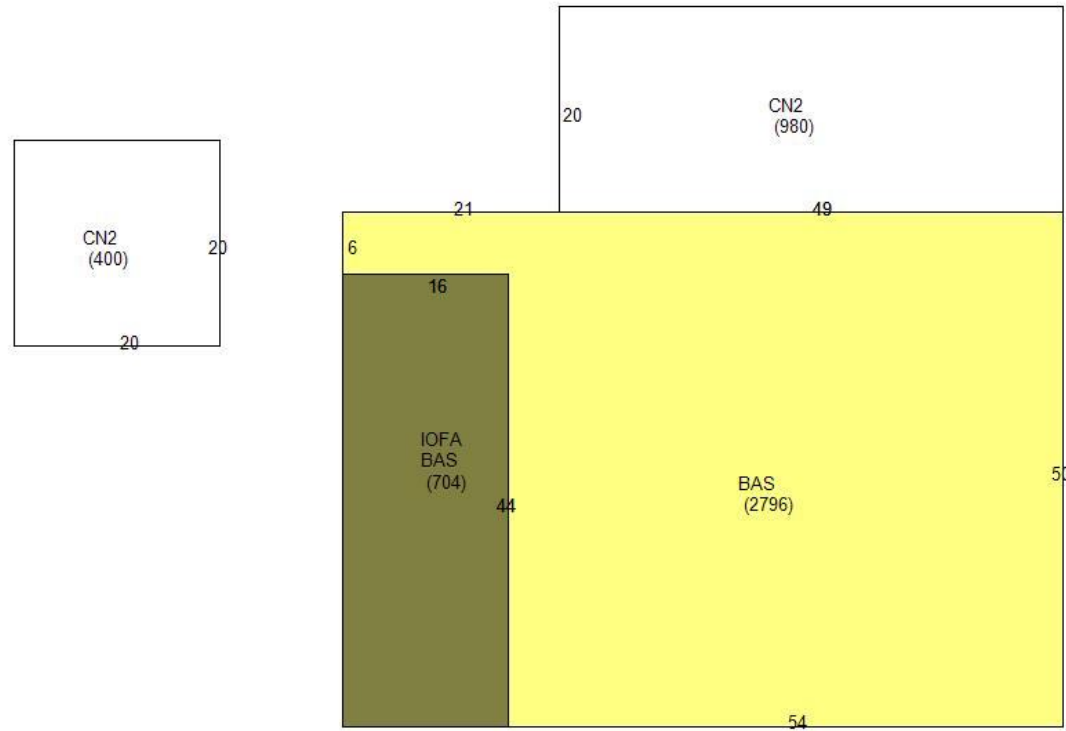
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SITE PLAN



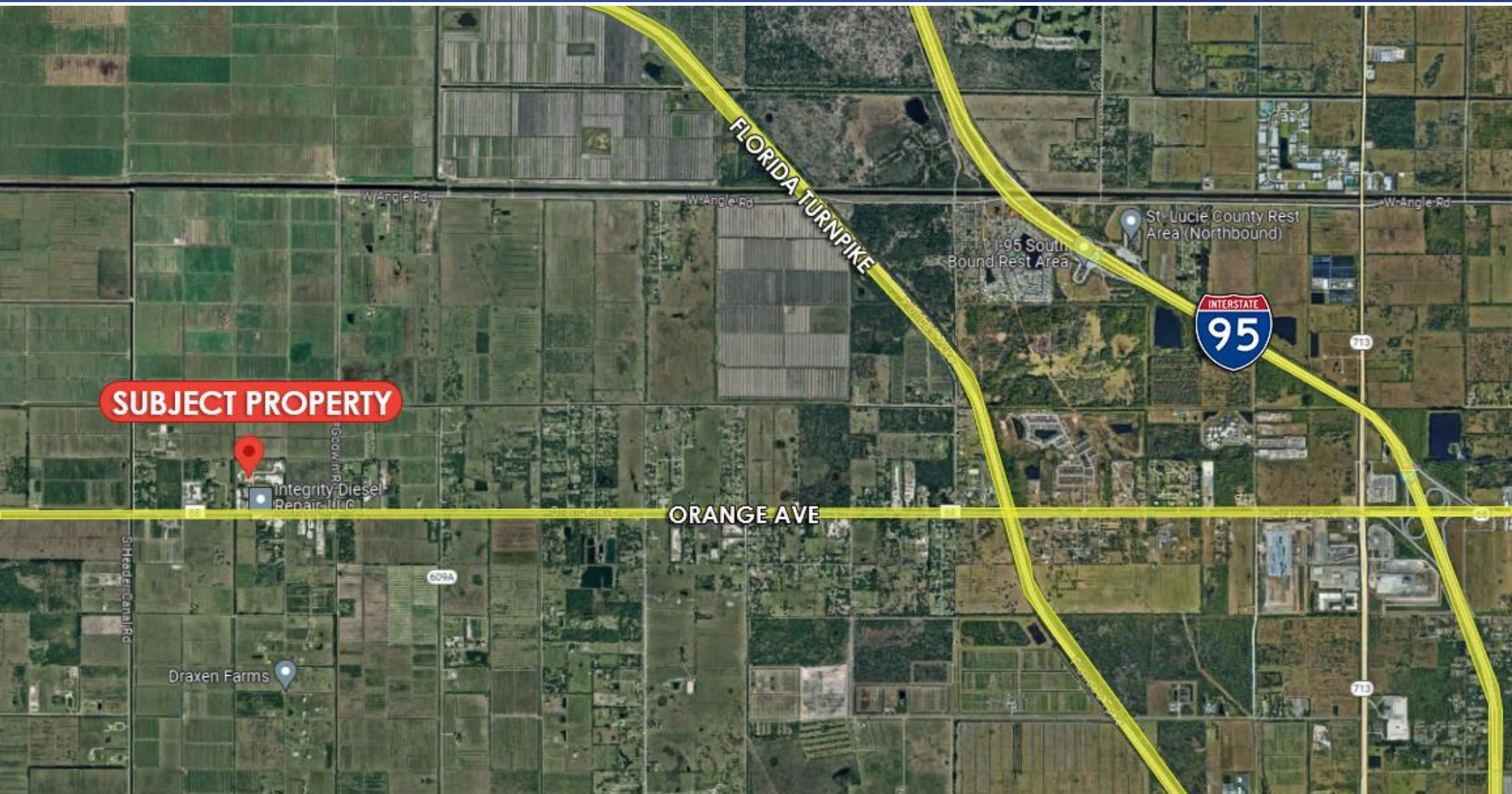
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TRADE AREA MAP



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