

# INDUSTRIAL & STORAGE SPACES

4101-4240 Bandy Blvd. Fort Pierce, FL 34981



**FOR LEASE** | Starting at \$16.00/sf\*

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Multiple industrial lease options available at the Fort Pierce Business Park located on the corner of Bandy Blvd. and Selvitz Rd. in Fort Pierce.
- There are currently a few spaces available as follows: (1) 286 sf storage bay with a roll-up door, (5) 600 sf flexible business/storage units with a roll up door, (1) 1,064 sf flex warehouse space with an office and roll up door, and (1) 1,600 sf flex warehouse space with an office, 3 roll-up doors, and a bathroom.
- Site features include 12 x 12 roll up doors and a common loading dock.
- Excellent location as it is just a few minutes away from I-95, Florida's Turnpike, and US Highway 1.

SPACES AVAILABLE	
<b>B-2   600 SF   FLEX SPACE</b>	\$800/mo.
<b>B-3   600 SF   FLEX SPACE</b>	\$800/mo.
<b>B-6   600 SF   FLEX SPACE</b>	\$800/mo.
<b>E-5   6,480 SF   FLEX WAREHOUSE</b>	\$8,640/mo.
<b>1.25 AC YARD SPACE</b>	\$1.75/sf/yr.

<b>BUILDING SIZE</b>	7,303 sf   13,677 SF   27,200 SF
<b>BUILDING TYPE</b>	Industrial
<b>YARD SPACE</b>	2.92 AC
<b>FRONTAGE</b>	195' to Selvitz Road
<b>TRAFFIC COUNT</b>	8,800 ADT (Selvitz Road)
<b>YEAR BUILT</b>	1986   1991
<b>CONSTRUCTION TYPE</b>	CB Stucco
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	I-1 (Ft. Pierce)
<b>LAND USE</b>	HI
<b>PARCEL ID</b>	2431-505-0003-000-1 2431-505-0010-000-3 2431-505-0009-000-3

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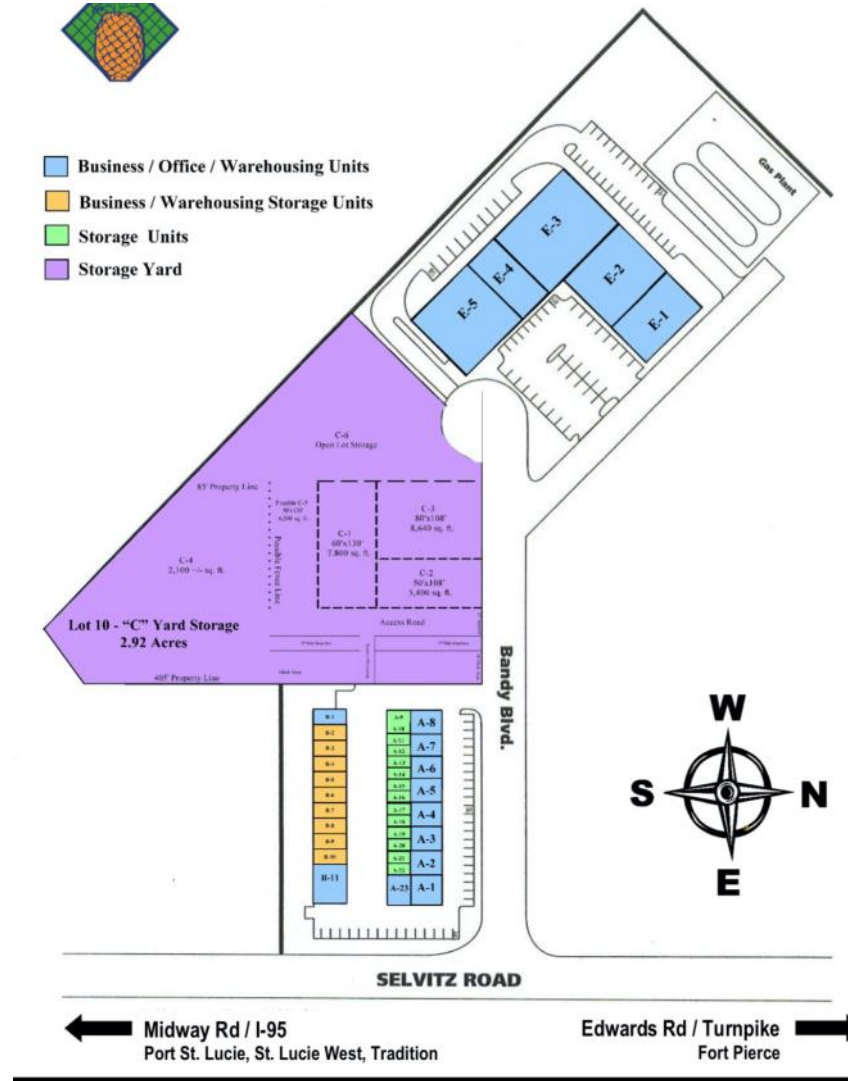
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# SITE PLAN



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# ADDITIONAL PHOTO (4240 BLDG.)



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	659	1 Mile	\$78,631	1 Mile	36.70
3 Mile	30,596	3 Mile	\$64,285	3 Mile	39.80
5 Mile	94,435	5 Mile	\$60,389	5 Mile	40.40

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	691	1 Mile	\$61,731	1 Mile	37
3 Mile	32,245	3 Mile	\$50,490	3 Mile	40
5 Mile	99,190	5 Mile	\$46,506	5 Mile	40

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# ZONING INFORMATION (PERMITTED USES)

Self-Service Storage	P
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	P
Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	P
-Catering Facility, Large-Scale	P
-Contractors/Others Performing Services Off-Site	P
-Research Service	P
Marine-Related Industrial	P

Wholesale Trade	P
Heavy Industrial (except as noted below)	-
-Heavy Equipment Sales and Rentals	P
-Service of Heavy Equipment	P
-Processing of Food and Related Products	P
Aquaculture Facilities	P
Community Gardens	C

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# TRADE AREA MAP



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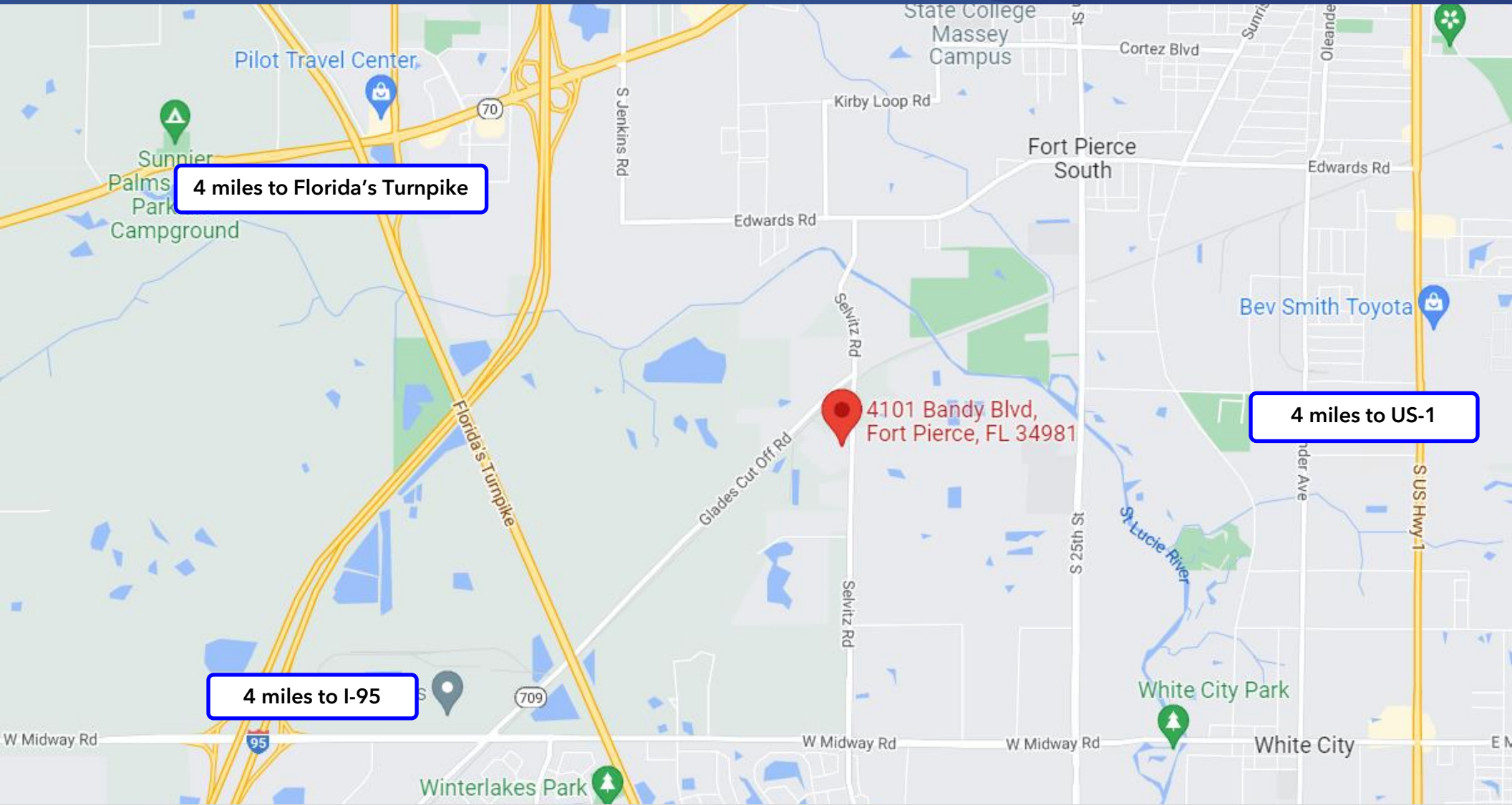
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# PROXIMITY MAP



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