

Warehouse Distribution / Cold Storage / Large Yard

3500 Enterprise Rd Fort Pierce, FL 34982

NAI Southcoast



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FOR SALE:

\$7,495,000



Highlights

- Over 56,000 square feet of warehouse, distribution, cold storage, and canopy space in a Federal Trade Zone.
- Seven dock-high doors, two cross docks, 3-phase heavy power, climate-controlled warehouse space, and a large, fenced yard.
- Strategically located within three hours from Miami, Orlando, Fort Lauderdale, Tampa, Jacksonville, and West Palm Beach.
- Enjoy convenient ingress and egress to Enterprise Rd and Oleander Ave and quick access to I-95, Florida's Turnpike, and several arterial roads.
- Serve Treasure Coast and beyond with multimodal transportation, including major thoroughfares, rail, an international airport, and a deep-water port.

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Property Details

Location:	3500 Enterprise Rd Fort Pierce, FL 34982
Parcel ID:	2428-502-0027-000-6
Land Size:	7.67 Acres
Main Building:	38,994 SF (includes 16,155 SF of Cold Storage)
Canopy Space:	14,120 SF
Additional Building:	3,720 SF (100% Climate Controlled)*
Ceiling Height:	14' - 20'
Zoning:	I-1 Industrial Light
Power:	4 separate 3-phase, 120/240v electric services providing 3,700 amps
Loading Docks:	7 positions plus two cross docks



Property Overview

A rare opportunity to own a Warehouse-Distribution/Cold Storage Facility in the heart of St Lucie County.

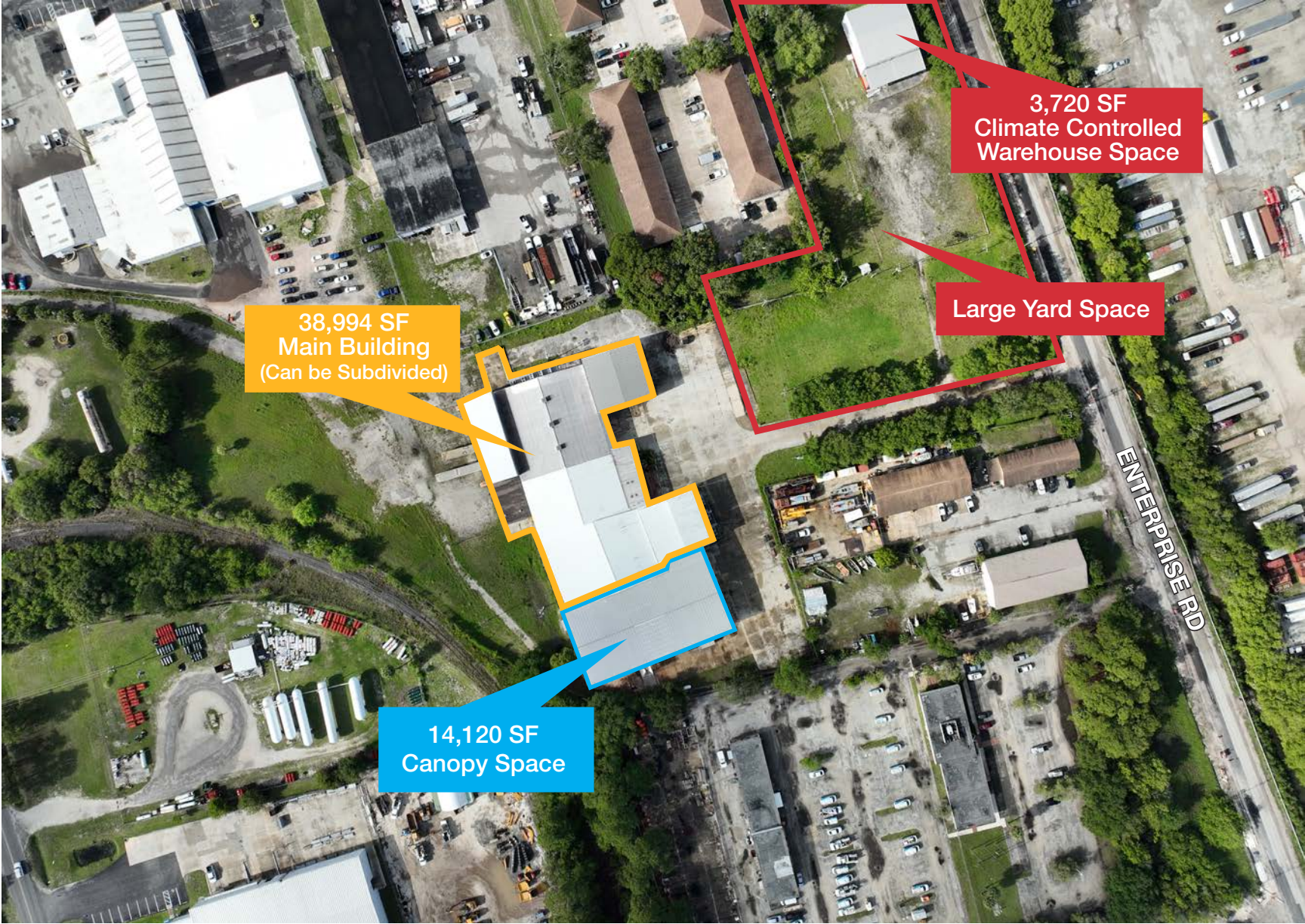
This property features 19,800 SF of cold storage, 7 dock high doors with an additional dual sided loading platform, an incredible amount of power with ample 3-phase power included, over a 14,100 SF canopy, and additional 3,720 SF of climate controlled warehouse space.

The property has access from both Enterprise Rd & Oleander Ave. The property conveniently serves the Treasure Coast and beyond thanks to its easy access to I-95, the Florida Turnpike and close proximity to several primary arterial roads such as Oleander Ave, 25th St, & US-1.



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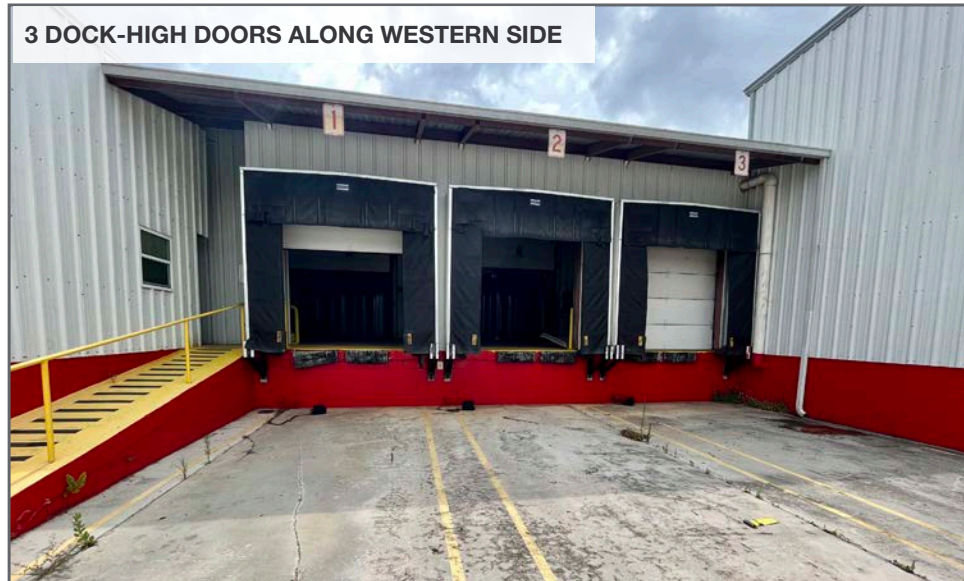
Aerial Photos



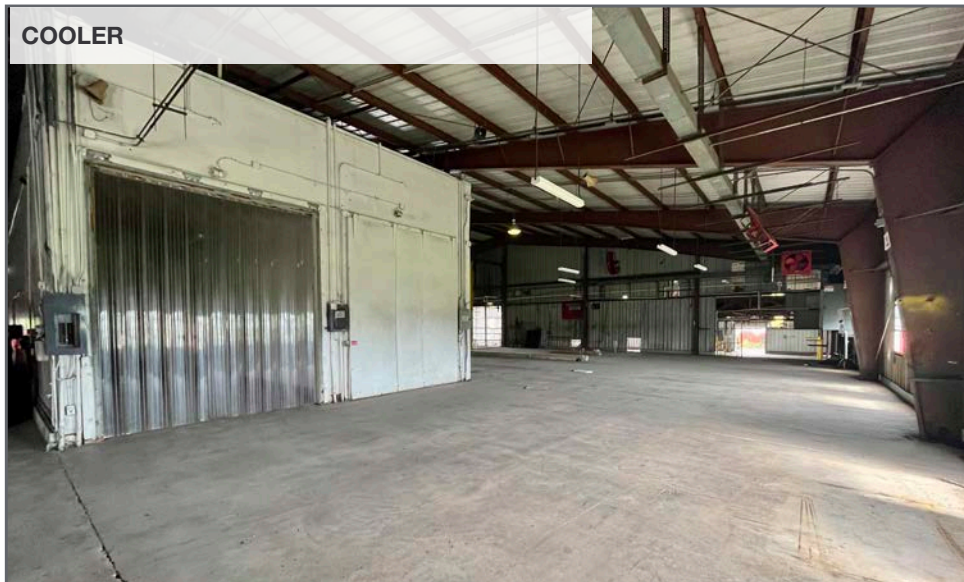
4 DOCK-HIGH DOORS ALONG EASTERN SIDE



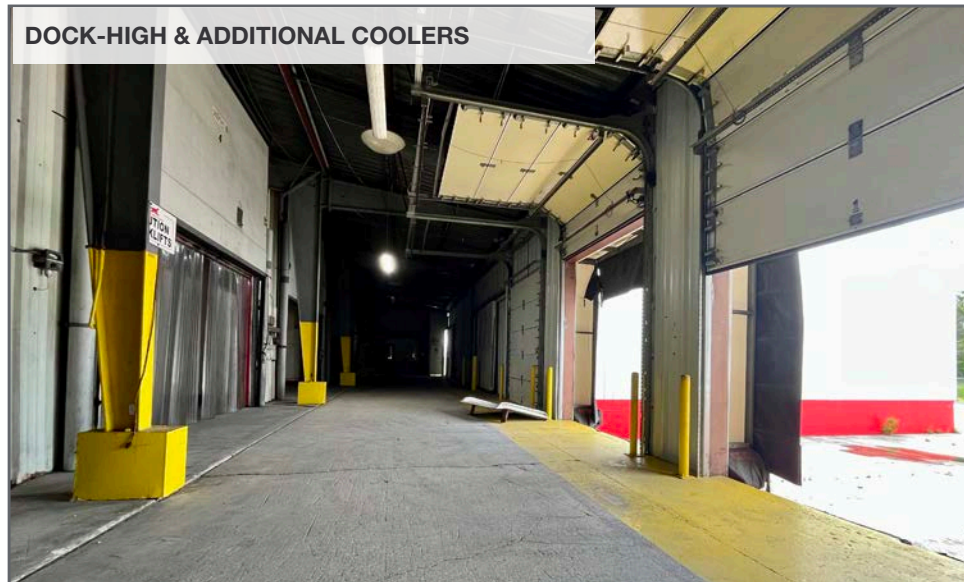
3 DOCK-HIGH DOORS ALONG WESTERN SIDE



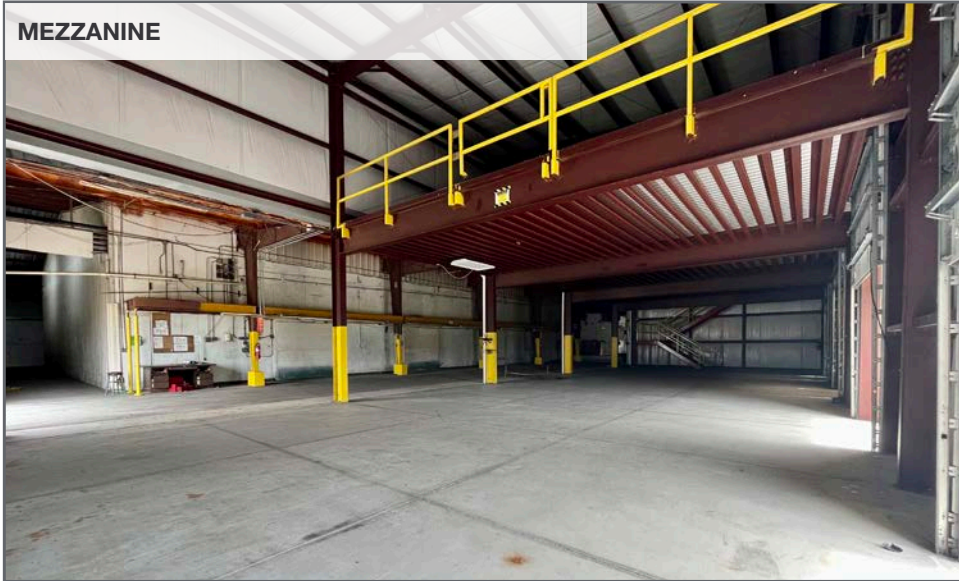
COOLER



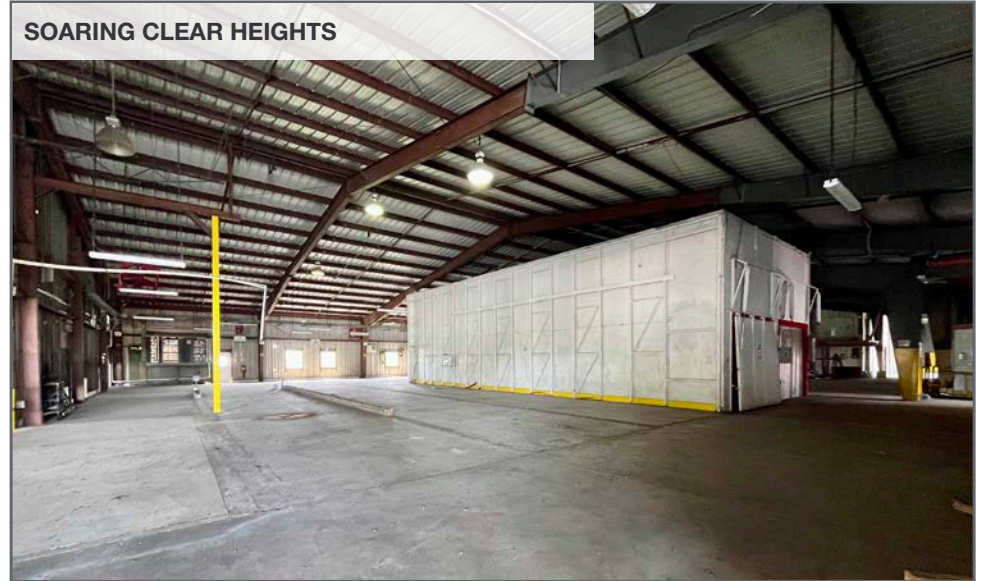
DOCK-HIGH & ADDITIONAL COOLERS



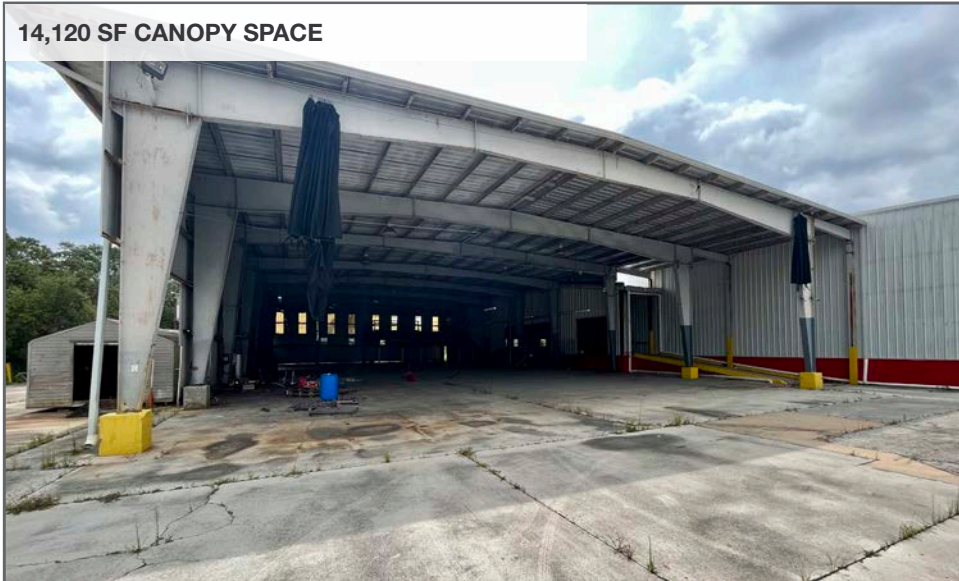
MEZZANINE



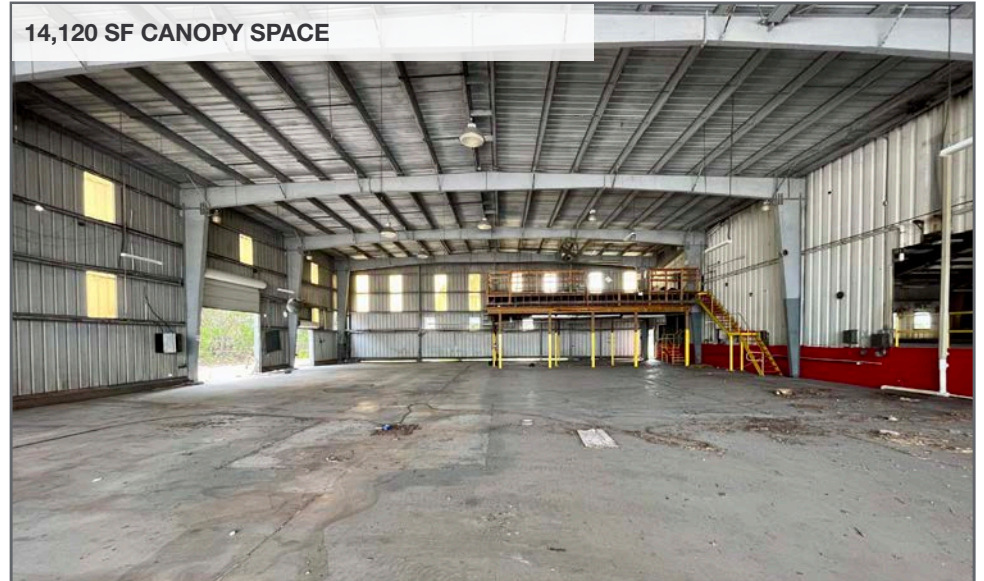
SOARING CLEAR HEIGHTS



14,120 SF CANOPY SPACE

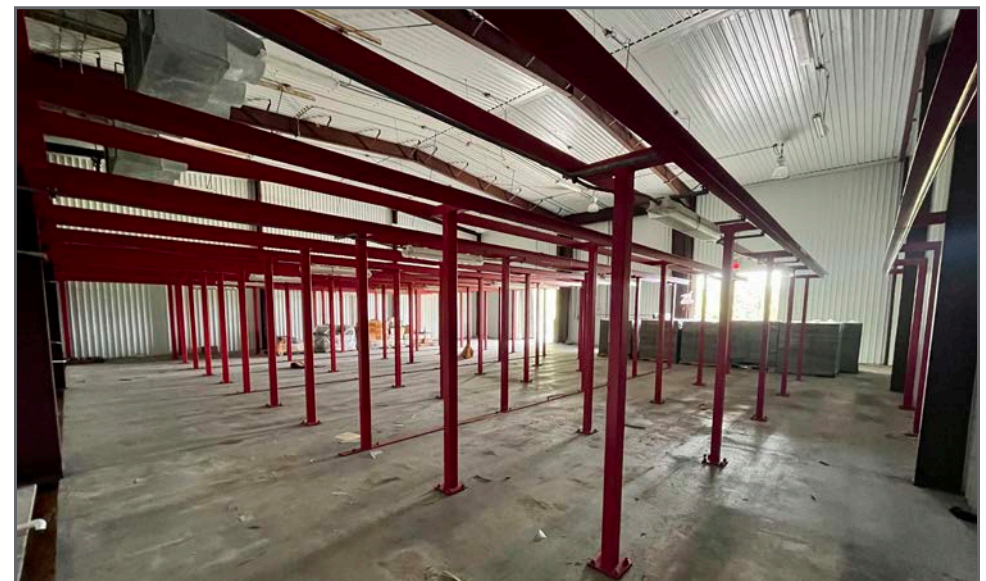
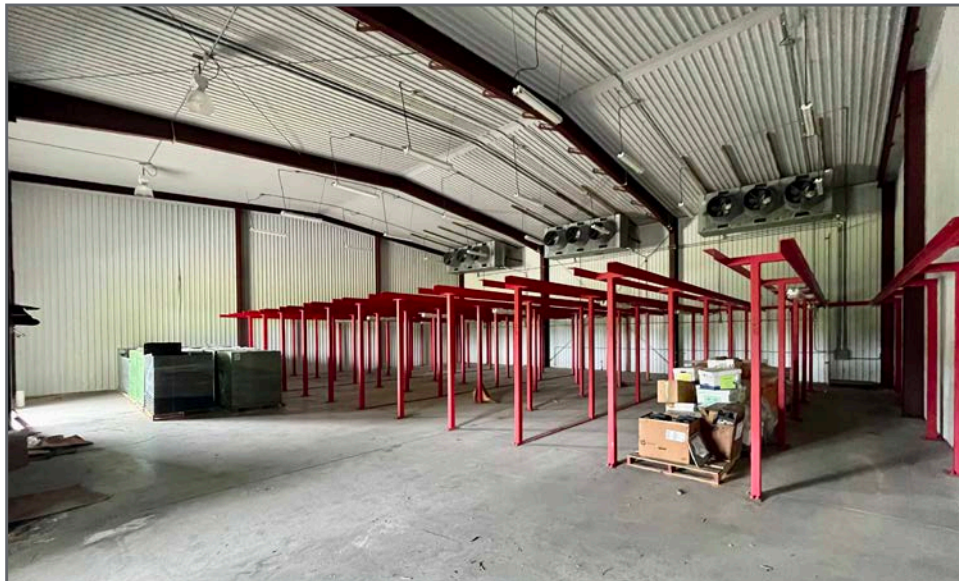


14,120 SF CANOPY SPACE



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3,720 SF Climate Controlled
Additional Building with Yard



I-1 Industrial Light - Allowed Uses (P) Permitted (C) Conditional

Self-Service Storage	P
Vehicle Sales and Service	
Automobile Rentals	P
Automobile Sales P	
Boat Rentals	P
Boat Sales	P
Fueling Station	
Travel Plaza	
Truck Stop	
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
Crematorium	
Building Maintenance Facilities And Services	
Contractors/Others Performing Services Off-Site	P
Microbrewery	
Research Service	P

Marine-Related Industrial	P
Warehouse and Freight (except as noted below)	P
Parcel Service	P
Waste-Related Use (except as noted below)	C
Solid Waste Separation, Transfer Station	C
Recycling Center	C
Wrecking or Salvage Yard	C
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	
Dock/Moorage Facility (except as noted below)	
Docks for Single Family Homes	
Docks for Single Family Homes on canals within Surfside or	
Navigational Aids	
Telecommunication Facility	
Antenna Support Structure	C
Antenna (on existing structure)	P

Advantages of being in a Foreign Trade Zone



<https://www.stlucieco.gov/departments-and-services/management-and-budget/special-taxing-districts/central-florida-foreign-trade-zone-inc>

Duty Deferral

Duties are only paid when imported merchandise enters U.S. Customs territory. Goods may be held without payment of duty in an FTZ until sold, allowing for improved cash flow.

No Duty on Value Added

There are no duties on labor, overhead, or profit to operations performed within an FTZ.

Duty Avoidance

There are no duties on FTZ merchandise that is exported, transferred to another zone, or destroyed. This eliminates the need to manage costly and time consuming duty drawback programs.

Save with One Weekly Entry

Customs allows for weekly entry processing, which benefits importers because they pay a single entry fee and may realize significant MPF savings.

Duty Inversion

The user may elect to pay the duty rate applicable to the component materials or the finished goods produced from raw materials, depending on which is lower.

Inventory Tax Incentives

Companies that hold goods in an FTZ may be exempt from inventory taxes.

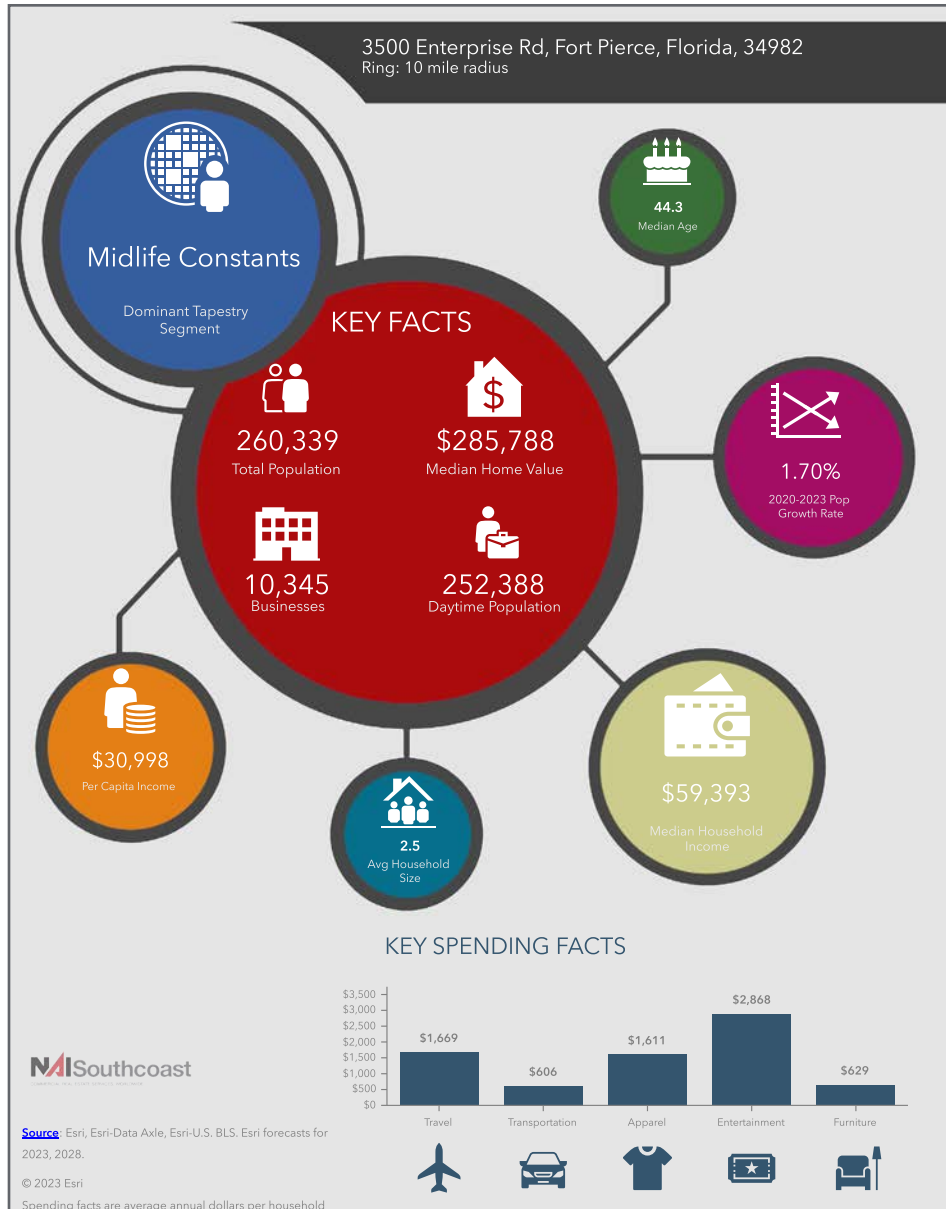
Enhanced Security

By using an FTZ, the internal controls requirements of the Sarbanes-Oxley Act (Section 404) are met. FTZ and Customs Trade Partnership Against Terrorism (CTPAT) are complementary programs. Participating in both results in increased internal and external security enhancements.

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2023 Demographics



Population

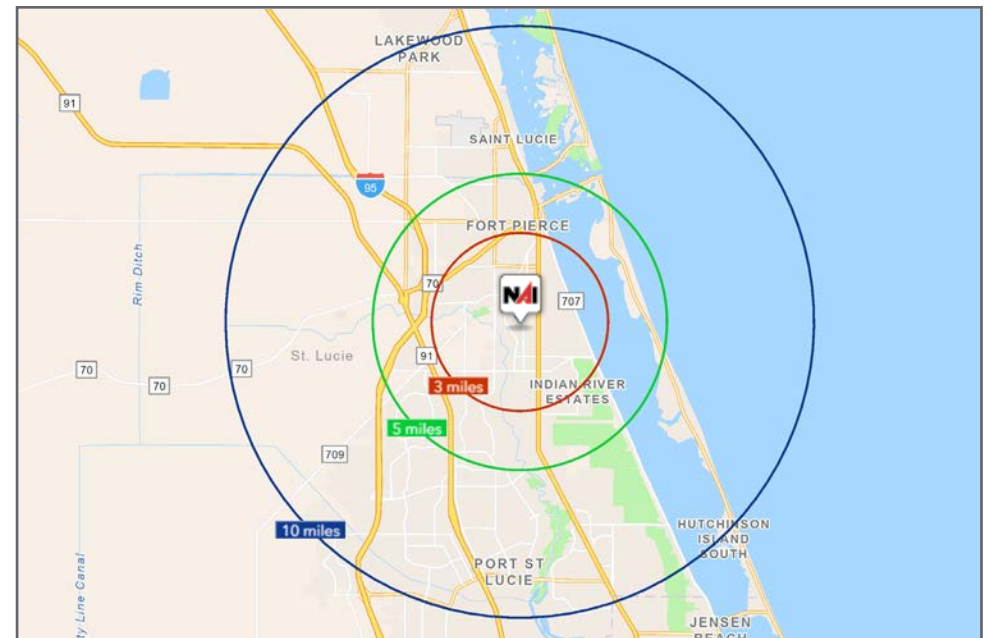
- 3 Mile: 39,124
- 5 Mile: 94,272
- 10 Mile: 260,339

Average Household Income

- 3 Mile: \$65,092
- 5 Mile: \$69,459
- 10 Mile: \$79,534

Median Age

- 3 Mile: 39.9
- 5 Mile: 39.8
- 10 Mile: 44.3



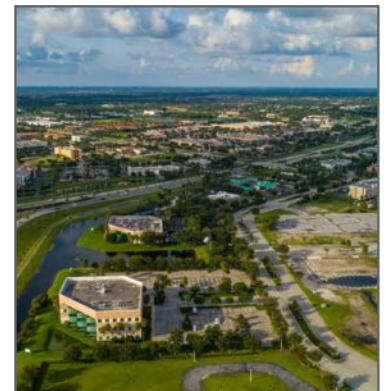
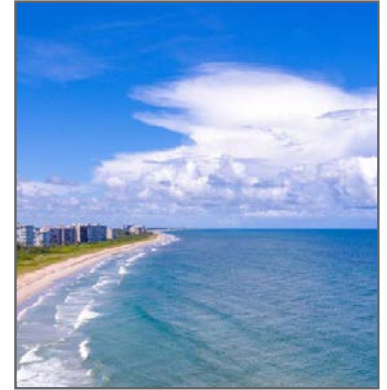
County Overview

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 345,000 and has experienced growth of over 20% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Fort Pierce, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



Presented By



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