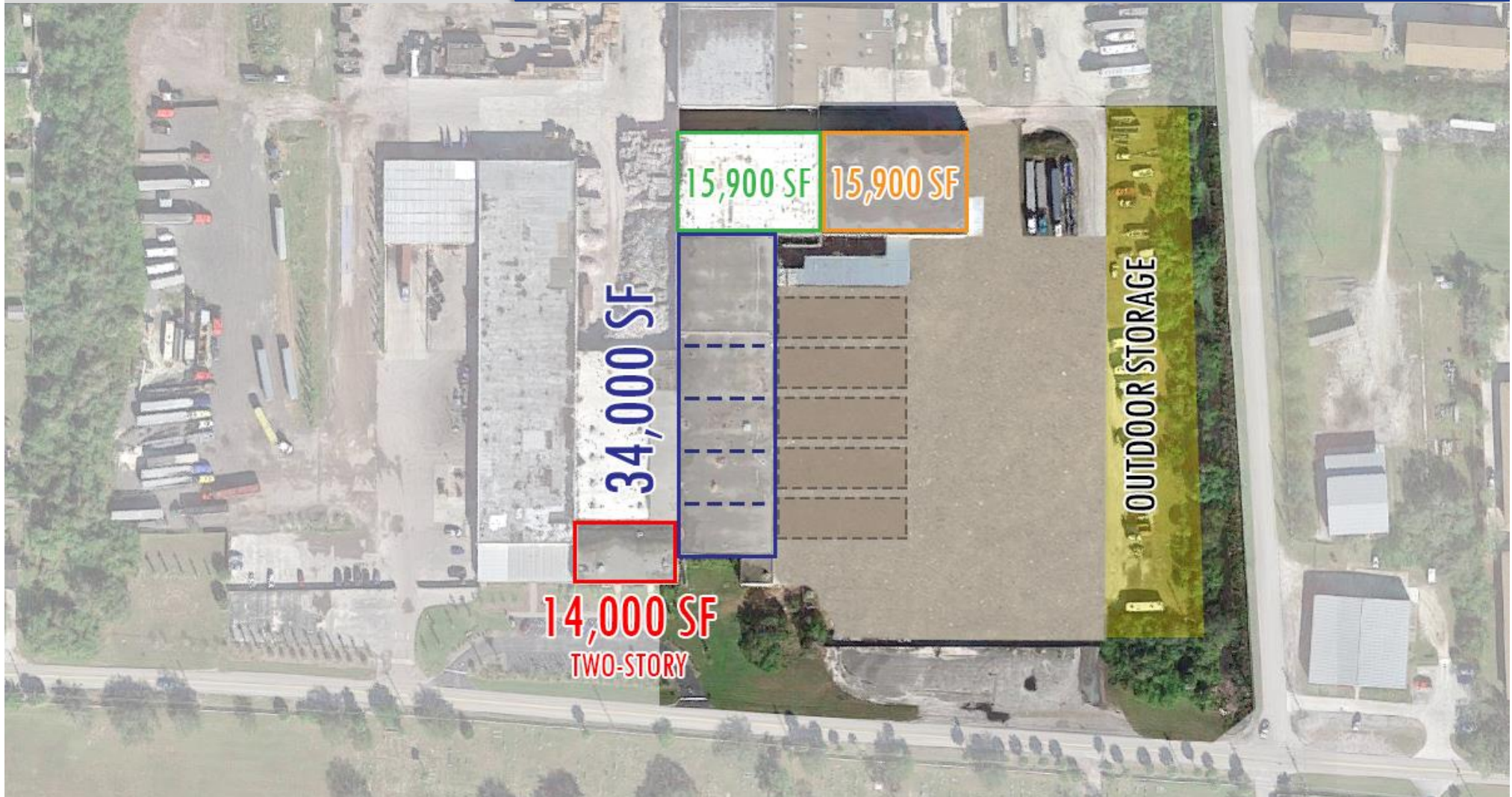


# FOR LEASE

\$5.50 - 7.50/sf\* gross

# Industrial Spaces at Business Park

1450 Bell Ave. Fort Pierce FL, 34982



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

# Industrial Spaces at Business Park

1450 Bell Ave. Fort Pierce FL, 34982

<b>LEASE RATE</b>	\$5.50 - 7.50/sf gross*
<b>BUILDING SIZE</b>	(Bldg. 1) +/- 34,000 SF
<b>BUILDING TYPE</b>	Industrial
<b>ACREAGE</b>	30 AC
<b>FRONTAGE</b>	11,180'
<b>TRAFFIC COUNT</b>	3,500 ADT
<b>YEAR BUILT</b>	1995
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	I1-Industrial
<b>LAND USE</b>	Industrial
<b>UTILITIES</b>	(Water) Fort Pierce Utilities Authority

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Great industrial space divided into separate units; there will be four units measuring 6,000 sf and one unit measuring 10,000 sf.
- Each unit will include a private bay door and yard space.
- Lease rate will be determined on buildout needs\*\*
- Site features a fenced lot, on-site property management, and yard access.
- There is also **outdoor storage** available for storing different types of equipment or vehicles.
- Located on the SW corner of Enterprise Road and Bell Avenue in Fort Pierce, FL; near port and major highways!



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# Property Details

# Industrial Spaces at Business Park

1450 Bell Ave. Fort Pierce FL, 34982

<b>LEASE RATE</b>	\$5.50 - 7.50/sf gross*
<b>BUILDING SIZE</b>	(Bldg. 2 + 3) +/- 15,900 SF
<b>BUILDING TYPE</b>	Industrial
<b>ACREAGE</b>	30 AC
<b>FRONTAGE</b>	11,180'
<b>TRAFFIC COUNT</b>	3,500 ADT
<b>YEAR BUILT</b>	1995
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	I1-Industrial
<b>LAND USE</b>	Industrial
<b>UTILITIES</b>	(Water) Fort Pierce Utilities Authority

- Two separate buildings at 15,900 sf each; ideal for a variety of uses under light industrial zoning.
- Lease rate will be determined on buildout needs\*\*
- Site features truck well and dock-high loading, fenced lot, on-site property management, and yard access.
- Located on the SW corner of Enterprise Road and Bell Avenue in Fort Pierce, FL; near port and major highways!



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# Property Details

# Industrial Spaces at Business Park

1450 Bell Ave. Fort Pierce FL, 34982

<b>LEASE RATE</b>	\$5.50 - 7.50/sf gross*
<b>BUILDING SIZE</b>	(Bldg. 4) +/- 14,000 SF
<b>BUILDING TYPE</b>	Industrial
<b>ACREAGE</b>	30 AC
<b>FRONTAGE</b>	11,180'
<b>TRAFFIC COUNT</b>	3,500 ADT
<b>YEAR BUILT</b>	1995
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	I1-Industrial
<b>LAND USE</b>	Industrial
<b>UTILITIES</b>	(Water) Fort Pierce Utilities Authority

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- Two-story building built out for 15 offices; excellent space for professional services, sales firm, and other office type uses.
- Lease rate will be determined on buildout needs\*\*
- Site features ample parking, fenced lot, on-site property management, and yard access.
- Located on the SW corner of Enterprise Road and Bell Avenue in Fort Pierce, FL; near port and major highways!



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Site Rendering

# Industrial Spaces at Business Park

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# Zoning Information

# Industrial Spaces at Business Park

1450 Bell Ave. Fort Pierce FL, 34982

<b>Self-Service Storage</b>	P
<b>Vehicle Sales and Service</b>	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	-
-Travel Plaza	-
-Truck Stop	-
-Vehicle Repair, General	-
-Vehicle Repair, Limited	-
-Vehicle Storage	P
<b>Artisan</b>	P
-Cabinet Shops, Woodworking	P
<b>Light Industrial Service</b> (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
<b>Marine-Related Industrial</b>	C
<b>Warehouse and Freight</b> (except as noted below)	P
-Parcel Service	P

<b>Waste-Related Use</b> (except as noted below)	C
-Solid Waste Separation, Transfer Station	C
-Recycling Center	C
-Wrecking or Salvage Yard	C
<b>Wholesale Trade</b>	P
<b>Heavy Industrial</b> (except as noted below)	-
-Heavy Equipment Sales & Rentals	P
-Processing of Food and Related Products	C
<b>OTHER</b>	
<b>Aquaculture Facilities</b>	-
<b>Community Gardens</b>	C
<b>Dock/Moorage Facility</b> (except as noted below)	-
-Docks for Single Family Homes	-
-Docks for Single Family Homes on canals within Surfside or Jennings Cove	-
<b>Navigational Aids</b>	-
<b>Telecommunication Facility</b>	
-Antenna Support Structure	C
-Antenna (on existing structure)	P

## Sec. 22-34. - 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 one hundred (100) feet.

b. The minimum lot depth shall be one hundred (100) feet.

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

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## Demographics

2018 Population Estimate		2018 Average Household Income		Average Age	
1 Mile	4,554	1 Mile	\$42,583	1 Mile	36.90
3 Mile	34,634	3 Mile	\$46,222	3 Mile	38.90
5 Mile	84,807	5 Mile	\$49,730	5 Mile	39.70

2023 Population Projection		2018 Median Household Income		Median Age	
1 Mile	4,951	1 Mile	\$27,409	1 Mile	36.10
3 Mile	37,514	3 Mile	\$33,277	3 Mile	38.00
5 Mile	92,629	5 Mile	\$34,323	5 Mile	39.20

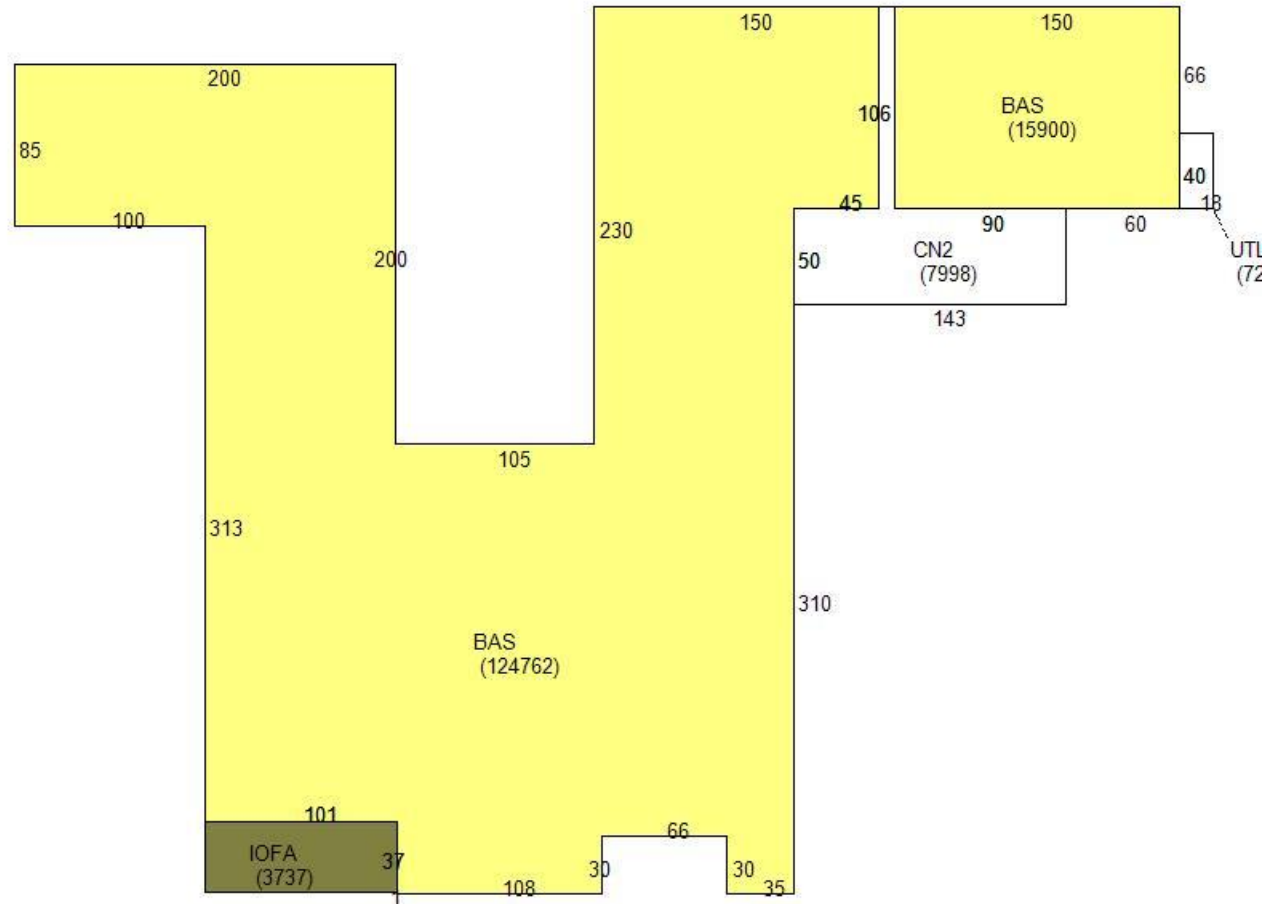
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