

FOR SALE

3500 Enterprise Road

Fort Pierce, FL 34982

Warehouse & Cold Storage Facility



PROPERTY OVERVIEW

Property is currently a 59,322+/- gross sq ft "Food Safety Accredited" agricultural packing plant comprised of 3 bldgs which include 20,000sf+/- of cold storage and a 1,250sf office. Situated on 7.67ac+/- zoned light industrial (I-L) in the City of Ft Pierce, FL, with access from 2 streets. Power includes (4) separate 3 Phase, 120/240v electric services providing a total of 3700 amps to the property. Main bldg features a generous truck court with 7 dock high doors plus an additional dual sided loading platform that can accommodate up to 6 additional trailers. Cold storage areas includes a 3,700sf free standing dock high bldg and 4 individual refrigeration boxes within the main warehouse bldg ranging from 3,000sf to 5,600sf. Cold storage boxes can individually accommodate multiple palletized trailer loads.

LOCATION OVERVIEW

Convenient access to I-95, FL Turnpike and US Hwy 1. Ft Pierce is located in St Lucie County, FL, which is quickly emerging as a distribution hub location for several companies being at the nexus of I-95 and Florida Turnpike enabling same day turnaround trucking to 12 million of the State's population. Property is situated on 7.67ac+/- with an adjacent rail spur providing the potential for a connection onto the property.

SALE PRICE

\$3,950,000

[View Property Video 1](#)

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Building Information

Building Size	59,322+/- SF
Number Of Grade Level Doors	2
Number Of Dock High Doors	8
Ceiling Height (Ft)	23.0
Minimum Ceiling Height (Ft)	18.0
Office Space (SF)	1,250
Year Built	1971 - 2003
Roof	Metal Screw Down
Construction Description	Sheet metal panels over engineered metal structure
Ceilings	Insulated in 75% of gross sq ft
Exterior Walls	Corrugated Metal Panels
Mezzanine	Structural Mezzanine - boxing area
Power	(4) Individual 3 Phase Services to property Coolers 400 A Elect Room 600 A Pump House 200 A South Elect Room 1200-1500 A Storage 400 A
Number Of Buildings	3

SALE PRICE

\$3,950,000

Property Details

Property Type	Industrial
Property Subtype	Refrigerated/Cold Storage
Lot Size	7.67 Acres
APN#	2428-502-0027-000-6
Utilities	Ft Pierce Utility Authority
Taxes	\$50,059.00

Zoning / Land Use Details

Zoning	Light Industrial (I-1) City of Ft Pierce
Land Use	(I) Industrial, City of Ft Pierce
Permitted Use	See Below

[Click Here For Permitted Uses](#)

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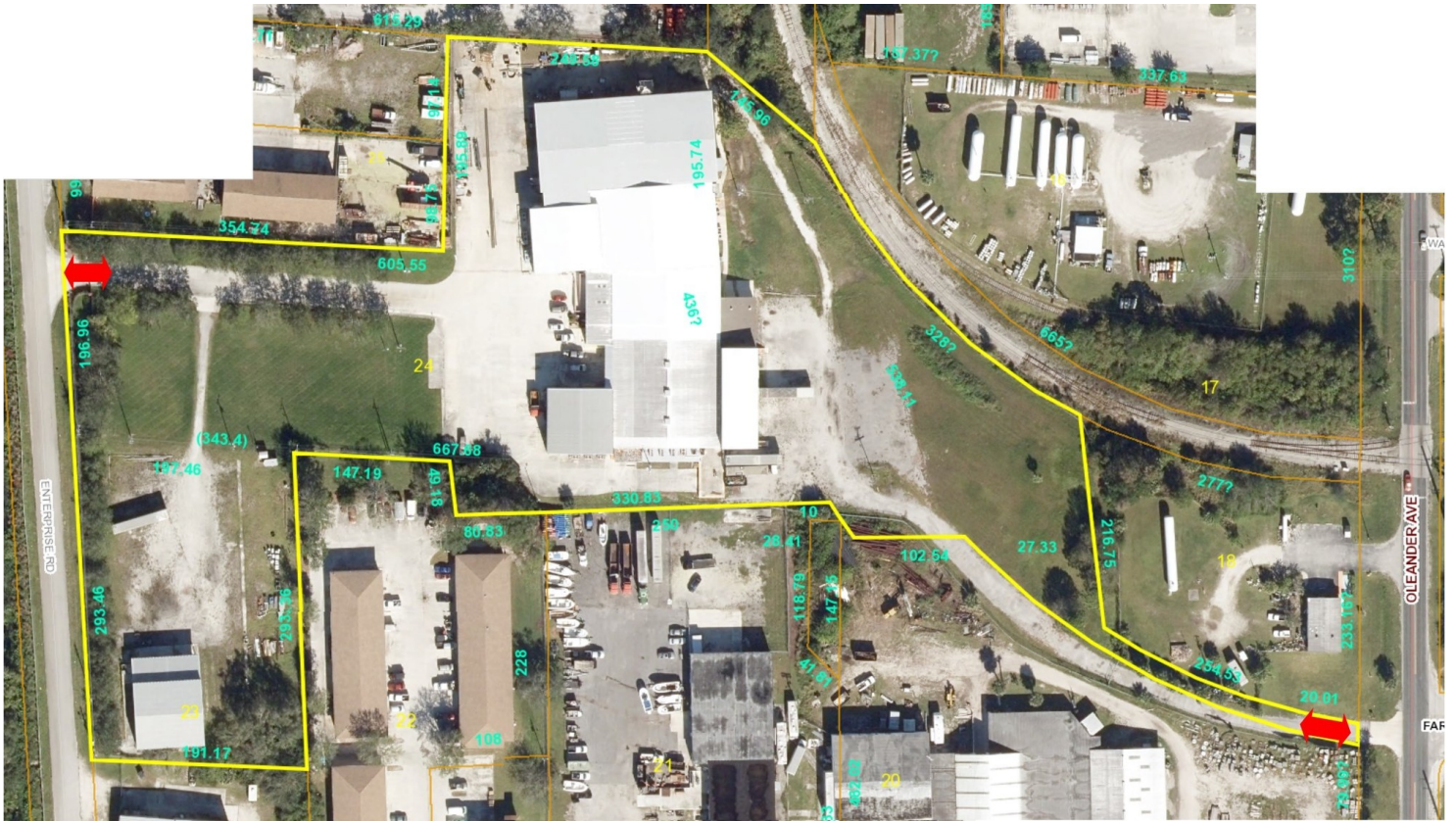
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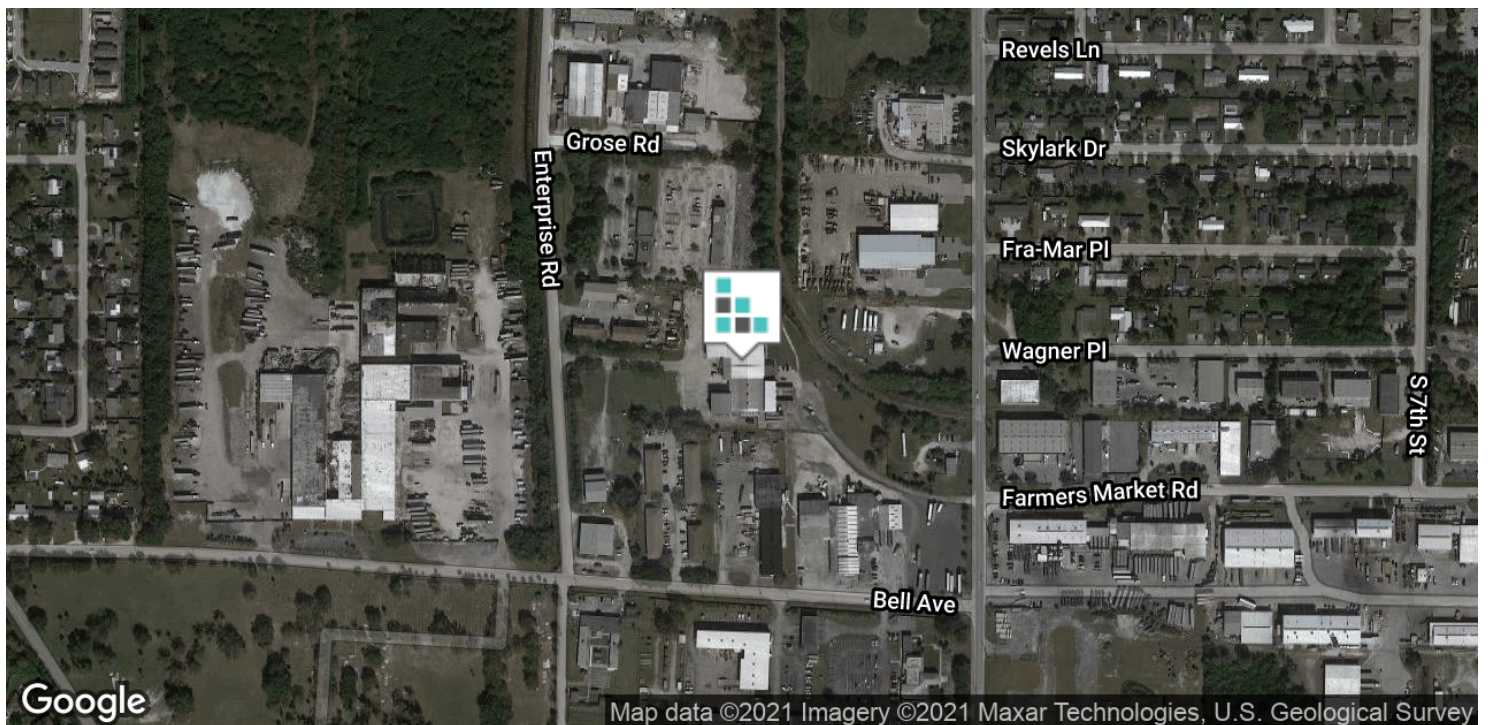
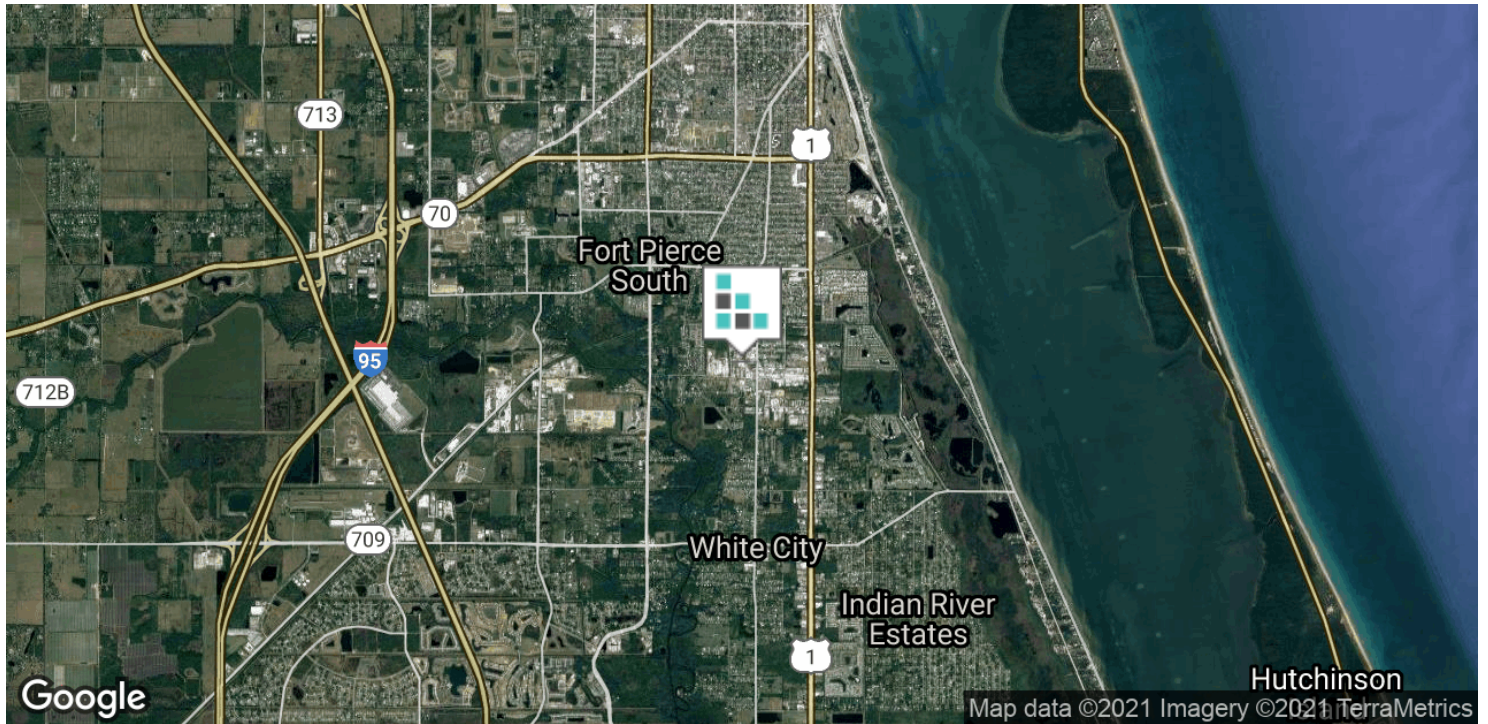
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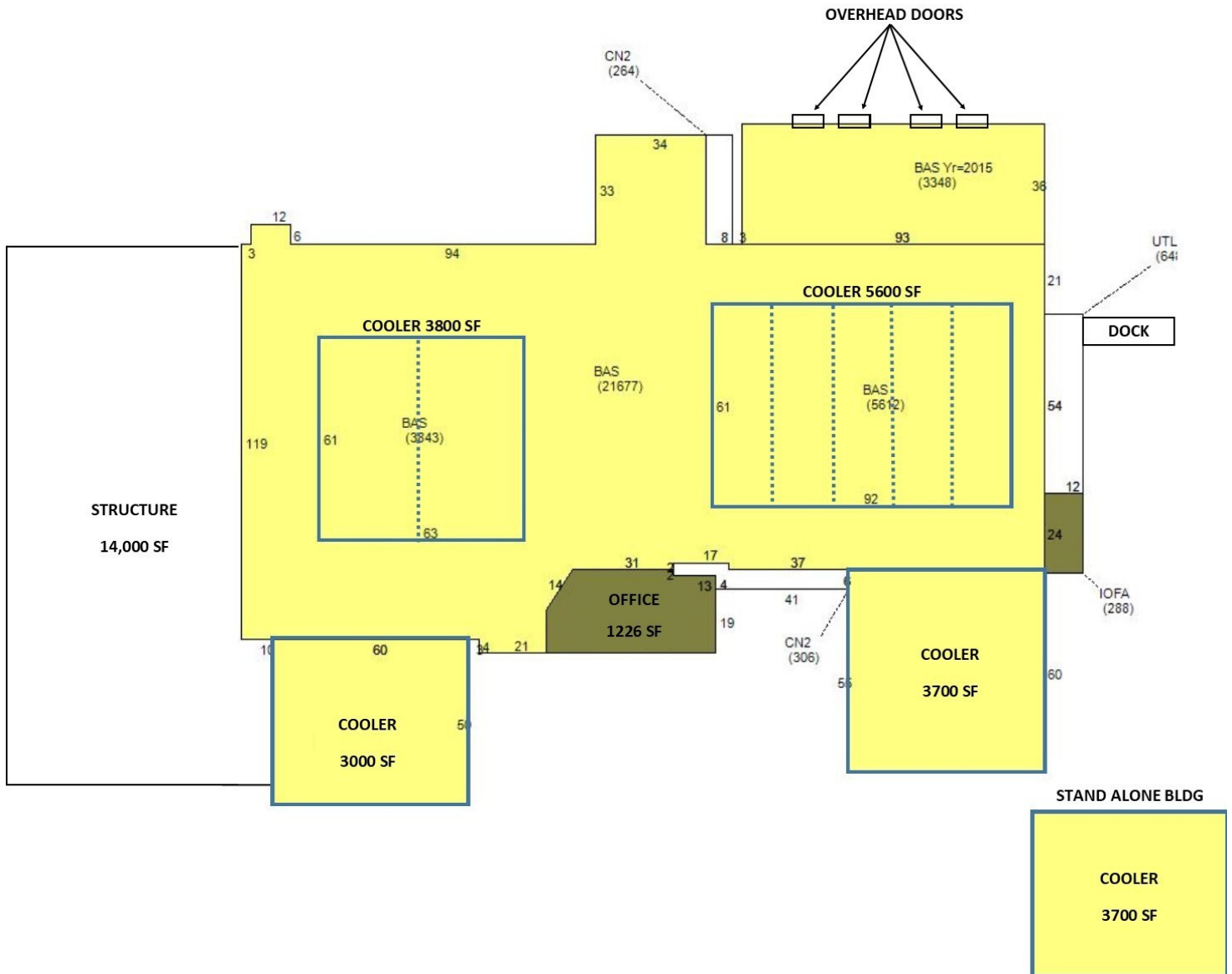
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Boxing Area



Structural Mezzanine



Packing Area



Packing Area

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Coolers



Cooler Racking System



Break and Restroom Area



Transition Ramp (dock high to grade level)

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14,000 SF Structure (north end of complex)



14,000 SF Structure (north end of complex)



Loading Dock Platform (south side)



Stand Alone Cooler Building

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Complex Front - Vacant Land



Front Elevation



Loading Area Main Complex



Outside Storage Area

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TREASURE COAST

- Treasure Coast population of approximately 650,000
- Multi trade skills Treasure Coast workforce of approximately 270,000
- Site has convenient access to airports in Ft Pierce, Palm Beach (60mi South) and Orlando (120mi North)
- St Lucie County offering more affordable workforce housing to population further South in FL
- Ideal transportation linkages – Nexus of exits to Florida Turnpike & I-95 at SR 70
- Within one day turnaround by truck to over 12M of Florida population
- Port of Ft Pierce adding to potential job growth & strength of the area economy
- Nationally recognized Indian River State College offering multiple Job Training & Education Curriculums
- Home to regional distribution hubs including Walmart CVS and FEDEX (coming) Amazon
- NO STATE INCOME TAX

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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