

Office-W/H PORTFOLIO - LEASED INVESTMENT

48,180sf Lt. Industrial Office / Warehouse / Storage Units
on 2 Lots, plus 2.92ac Vacant • 7.47ac Total

4101 - 4252 Bandy Blvd, Ft. Pierce Business Park, Selvitz Rd, Saint Lucie County, FL



PRICE: \$3,950,000. • NOI: \$240,827.

- A** 13,677sf: 8 Business / Warehouse Units, 11 Storage Units
- B** 7,303sf: 1 Business / Warehouse Unit, 10 Storage / Business Units
- C** 2.92ac Lot with 3 Fenced Areas & Leased Parking
- E** 27,200sf: 5 W/H-Office Units, 2 Truck Well Docks & LP Gas Plant

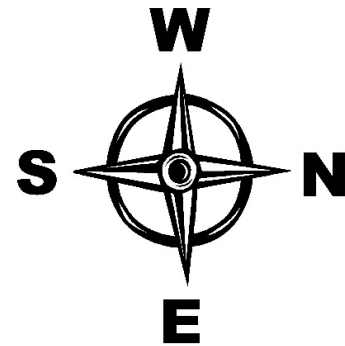
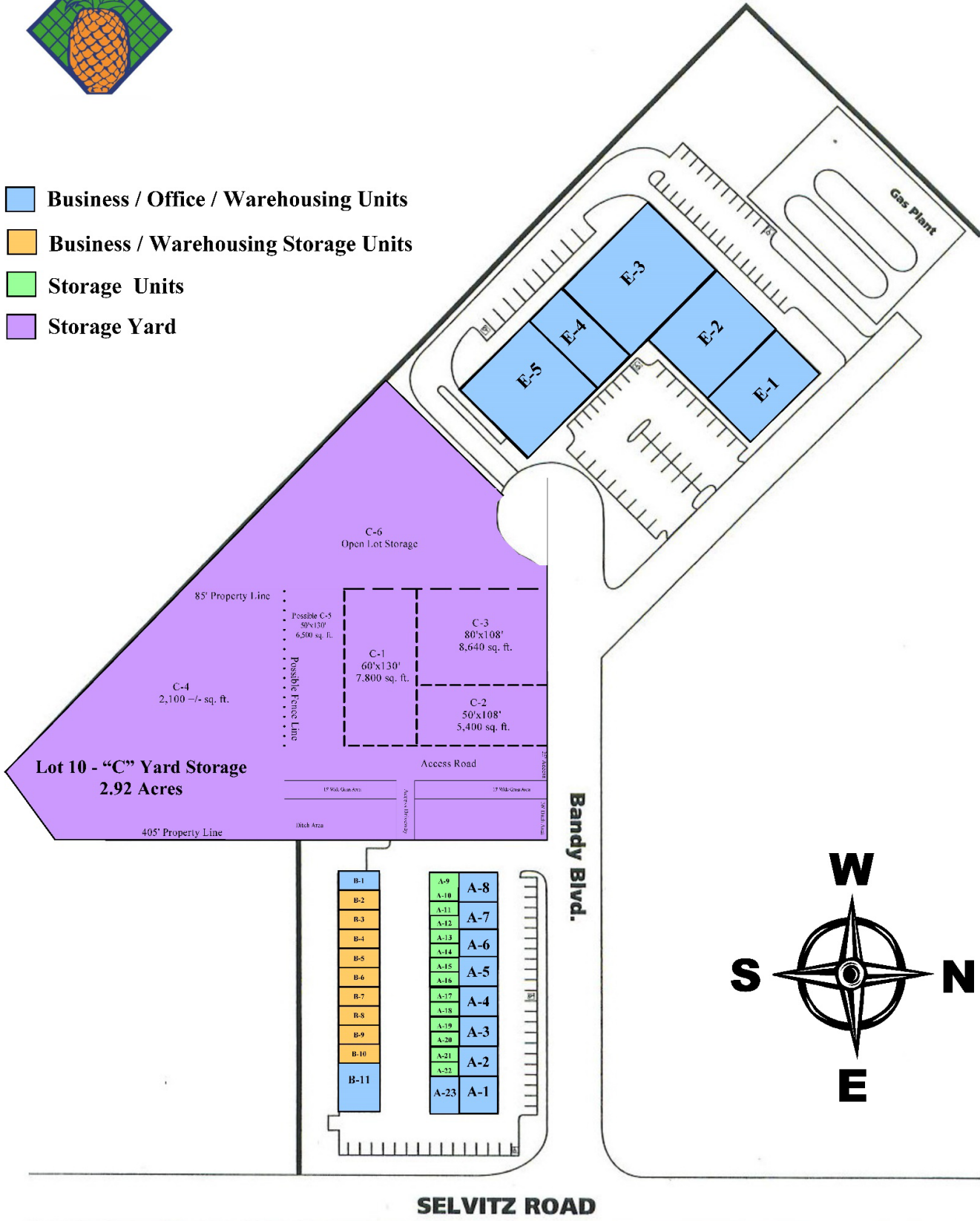
- Utilities: FPUA Water & Electric; Two Septic Systems
- Buildings A & B: Built 1986, CBS, with Split Face Block Fronts
- Building E: Built 1991, Metal frame, Metal & Split Face Block Walls
- Paved Parking and Security Lights
- SLC PIDs: 2432-505-0003-000-1, 2431-505-0009-000-3, 2431-505-0010-100-1





Ft. Pierce Business Park

- Business / Office / Warehousing Units
- Business / Warehousing Storage Units
- Storage Units
- Storage Yard



← Midway Rd / I-95
Port St. Lucie, St. Lucie West, Tradition

Edwards Rd / Turnpike →
Fort Pierce

Front of Building A



- 13,677sf Net Leasable
- 8 Glass Storefront Units
- Business / W-H / Storage
- 10' x 12' Roll Doors
- Leasing Office

Back of Building A



- 11 Storage Units
- 286sf each (13' X 22')
- 10' x 12' Roll Doors
- Public Use Restroom

Building B



- 7,303sf Net Leasable
- 1,176sf Office / Warehouse Unit
- Ten 600sf (20' X 30') Storage Units
- Walk Doors & 10' x 10' Roll Doors

Building E



- 27,200sf Net Leasable
- 6 Tenants - Units vary in size
- 12' x 12' Roll Doors
- One 12' x 14' Roll door
- 16' – 20' Walls
- Two Recessed Truck Wells



Building E - Rear of Business Units



Building E



Building E - Truck Well at South End



Truck well at Corner



Building B - Business & Storage Units



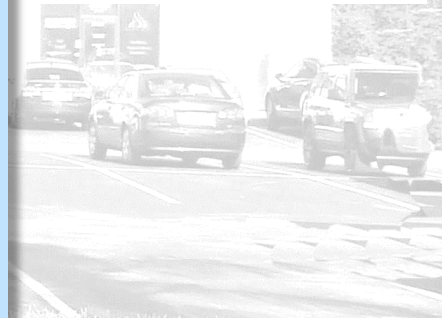
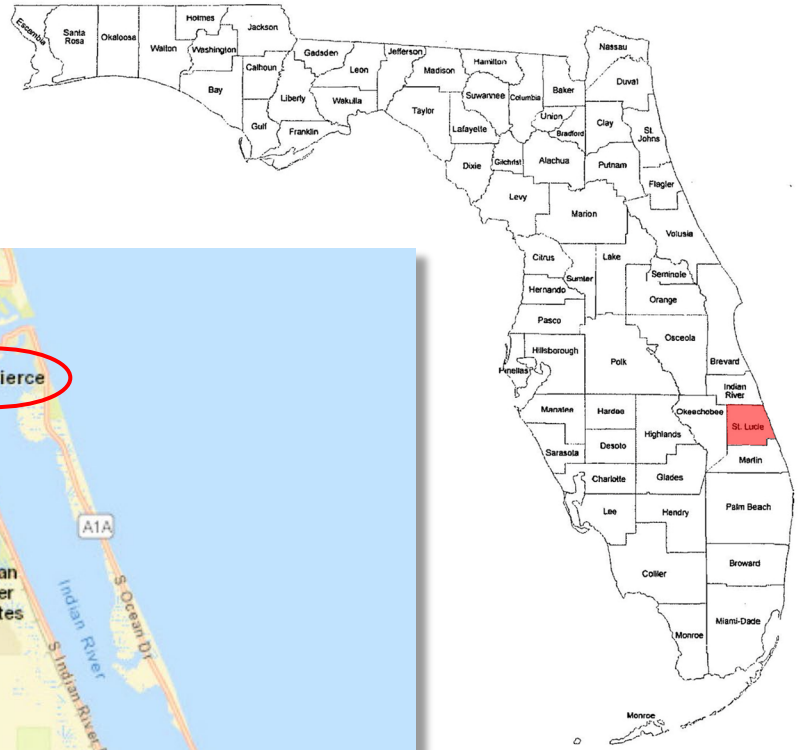
Fenced Yard on Vacant Lot



Fenced Yard Behind Building E



Location Maps



Office: (772) 468-8306
 Mark: (772) 201-5650
 mark@waltersco.com
 www.WaltersCo.com

Demographics:			
County Population (2017 estimated).....	313,506		
Radius of Site Data:	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population.....	26,923	85,511	219,064
Housing Units....	11,342	37,598	104,932
Median Age.....	35.9	39.5	42
Cost of Living Index.....	90 (US Average = 100)		
Median Household Income.....	\$50,062.		
Median Home Value (Port St Lucie).....	\$227,400.		
Site is in FEMA Flood Zone X - Minimal Flood Hazard			

The information in this brochure, while believed to be accurate, is subject to verification by prospective purchasers and no liability for errors or omissions is assumed by Mark Walters & Company, its Broker or any of its Agents.

City of Fort Pierce - Light Industrial Zoning Description:

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.*
- The minimum lot width shall be one hundred (100) feet.
 - 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.
- (c) *Other applicable use standards.*
- Site plan review shall be required as outlined in section 22-58.
 - Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - Every lot shall abut a street other than an alley for at least fifty (50) feet.
 - Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.
 - Conditional uses will meet the requirements in sections 22-74 through 22-86.
 - Signs will comply with standards referred to in section 22-55.
 - All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-36, 6-15-81; Ord. No. H-245, § 1, 12-20-82; Ord. No. I-26, § 4, 8-15-83; Ord. No. K-24, § 14, 8-21-00; Ord. No. L-04, § 1, 3-3-08; Ord. No. L-97, § 4, 11-16-09; Ord. No. L-267, § 2, 11-5-12; [Ord. No. L-295, § 17, 11-4-13](#); Ord. No. [19-016](#), § 10, 5-20-19)

Permitted & Conditional Use information in a matrix format is available by request from our office, or from Municode.com at this link:

https://library.municode.com/fl/fort_pierce/codes/code_of_ordinances?nodetd=COOR_CH22ZO_ARTIIIIBAZODI_S22-22ALUS



This Industrial Site is centrally located in a well-known, easy to find location southwest of Fort Pierce and just four miles from I-95. At the north-south midpoint of Saint Lucie County, this location is well positioned to serve the entire Treasure Coast.

PLEASE CALL FOR APPOINTMENT TO VIEW PROPERTY