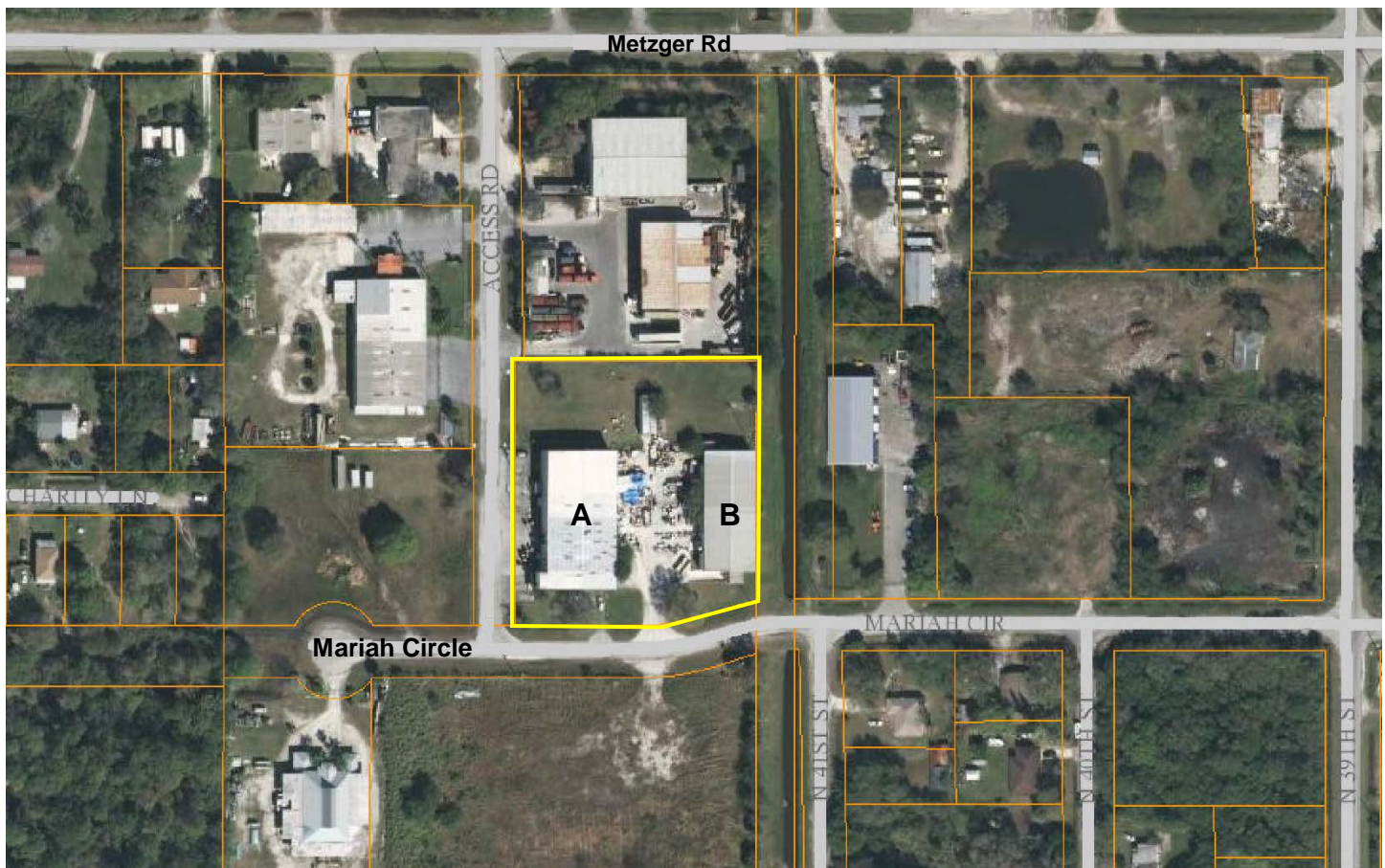


27,000sf Warehouse/Office ~ Two Buildings on 2 acres

4106 Mariah Circle, Saint Lucie County, FL

\$595,000.



Saint Lucie County Zoning: IL - Light Industrial
290' Frontage on Mariah Circle by 293' average Depth
Public Water and Septic System

Shown by
APPOINTMENT ONLY

Building A:

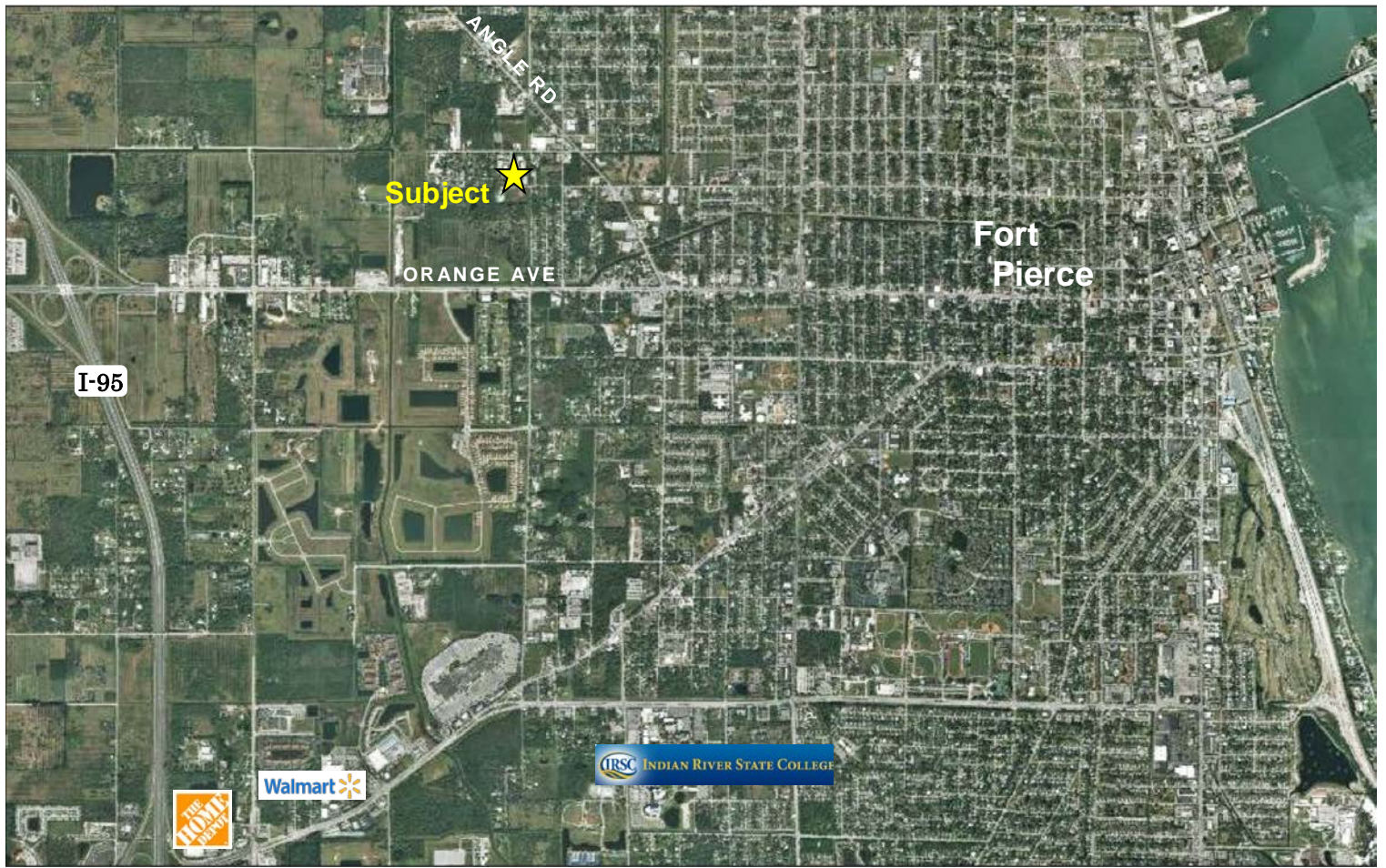
- 80' x 160' w/ 2 drive-thru roll doors
- Metal Frame - Free-Span Structure
- 24ft Wall Height
- 5ft CBS Block, Metal Siding above
- Metal Roof - Insulated
- Stucco Front Exterior
- 12,880sf Ground Floor
- 6,000sf 2nd Floor a/c Offices
- Three Phase Electric, FP&L

16,000sf Concrete Pad between Buildings

6ft high Chain-link Fenced Yard

Building B:

- 60' x 140' + truck well loading dock
- Metal Frame - Free-Span Structure
- 15ft Wall Height
- 10ft CBS Block, Metal Siding above
- Metal Roof
- Three Phase Electric, FP&L



Price per Building Sq Ft..... \$22.03
Years Built.....Building A: 1980, Building B: 1984
St Lucie County PID #..... 2407-111-0001-000-3
2015 Real Estate Taxes..... \$11,900.

Saint Lucie County Statistics:

County Population (2014 estimated)..... 291,028
Radius of Site Population...1mi: 5,756 / 3mi: 39,290 / 5mi: 59,160 / 10mi: 152,958
Area..... 572 sq. miles
Cost of Living Index..... 90 (US Average = 100)
Median Household Income..... \$48,323.
Median Resident Age..... 42 years

Saint Lucie County Zoning Description:

IL - INDUSTRIAL, LIGHT

1. Purpose. The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses:

- a. Business services. (73)
- b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)
- c. Construction services:
 - (1) Building construction - general contractors. (15)
 - (2) Other construction - general contractors. (16)
 - (3) Construction - special trade contractors. (17)
- d. Engineering, architectural and surveying services. (871)
- e. Commercial fishing. (091)
- f. Laundry, cleaning and garment services. (721)
- g. Local and suburban transit. (41)
- h. Manufacturing:
 - (1) Food and kindred products. (20)
 - (2) Tobacco products. (21)
 - (3) Textile mill products. (22)
 - (4) Apparel and other finished products. (23)
 - (5) Furniture and fixtures. (25)
 - (6) Printing, publishing and allied industries. (27)
 - (7) Drugs. (283)
 - (8) Leather and leather products. (31)
 - (9) Glass:
 - (a) Flat glass. (321)
 - (b) Glass and glassware - pressed or blown. (322)
 - (c) Glass products - made of purchased glass. (323)
 - (10) Fabricated metal prod. - except machinery and transport. equip.:
 - (a) Metal cans and shipping containers. (341)
 - (b) Cutlery, hand tools and general hardware. (342)
 - (c) Heating equipment, except electric and warm air, and plumbing fixtures. (343)
 - (d) Fabricated structural metal products. (344)
 - (e) Coating, engraving and allied services. (347)
 - (f) Miscellaneous fabricated metal products:
 - (1) Wire products. (3495)
 - (2) Misc. fabricated wire products. (3496)
 - (3) Metal foil and leaf. (3497)
 - (4) Fabricated metal products - NEC. (3499)
 - (11) Industrial/commercial machinery and computer equipment:
 - (a) Metalworking machinery and equipment. (354)
 - (b) Special industry machinery, except metalworking machinery. (355)

Zoning Description (continued):

- (c) General industrial machinery and equipment. (356)
- (d) Computers and office equipment. (357)
- (12) Electronic and other electrical equipment and components, except computer equipment:
 - (a) Household appliances. (363)
 - (b) Electric lighting and wiring equipment. (364)
 - (c) Household audio and video equipment. (365)
 - (d) Communications equipment. (366)
 - (e) Electronic components and accessories. (367)
 - (f) Misc. electrical machinery equipment and supplies. (369)
- (13) Measuring, analyzing and controlling instruments. (38)
- (14) Photographic, medical and optical goods. (38)
- (15) Watches and clocks. (38)

- (16) Misc. manufacturing industries:
 - (a) Jewelry, silverware, and platedware. (391)
 - (b) Musical instruments and parts. (393)
 - (c) Dolls, toys, games and sporting goods. (394)
 - (d) Pens, pencils, and other office and artists' materials. (395)
 - (e) Costume jewelry, costume novelties, and notions. (396)
 - (f) Brooms and brushes. (3991)
 - (g) Signs and advertising displays. (3993)
 - (h) Morticians goods. (3995)
 - (i) Manufacturing industries, NEC. (3999)
- (17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing. (308)
- i. Marinas. (4493)
- j. Millwork and structural wood members. (243)
- k. Motion pictures. (78)
- l. Motor freight transportation and warehousing. (42)
- m. Repair services:
 - (1) Automotive and automotive parking. (75)
 - (2) Electrical. (762)
 - (3) Watch, clock and jewelry repair. (763)
 - (4) Re-upholstery and furniture repair. (764)
 - (5) Misc. repairs and services. (769)
- n. Retail trade:
 - (1) Lumber and other building materials. (521)
 - (2) Paint, glass and wallpaper. (523)
 - (3) Hardware. (525)
 - (4) Nurseries, lawn and garden supplies. (526)
 - (5) Mobile home dealers. (527)
 - (6) Automotive/boat/RV/motorcycle dealers. (55)
 - (7) Gasoline service. (55)
 - (8) Furniture and furnishings. (57)
- o. Research, development, and testing services. (873)
- p. Ship, boat building and repairing - less than forty-five (45) ft. (373)
- q. Sorting, grading and packaging services - citrus/vegetables. (0723)
- r. Vocational Schools. (824)

Zoning Description (continued):

- s. Wholesale trade - durable goods:
 - (1) Motor vehicle and automotive equipment. (501)
 - (2) Furniture and home furnishings.(502)
 - (3) Lumber and other building materials. (503)
 - (4) Professional and commercial equipment/supplies. (504)
 - (5) Metals and minerals except petroleum. (505)
 - (6) Electrical goods. (506)
 - (7) Hardware, plumbing and heating equipment, and supplies. (507)
 - (8) Machinery, equipment, and supplies. (508)
 - (9) Misc. durable goods:
 - (a) Sporting and recreational goods. (5091)
 - (b) Toys and hobby goods. (5092)
 - (c) Jewelry, watches, precious stones and metals. (5094)
 - (d) Durable goods NEC. (5099)
- t. Wholesale trade - nondurable goods:
 - (1) Paper and paper products. (511)
 - (2) Drugs. (512)
 - (3) Dry goods and apparel. (513)
 - (4) Groceries and related products. (514)
 - (5) Farm products - raw materials. (515)
 - (6) Chemicals, and allied products. (516)
 - (7) Beer, wine, and distilled alcoholic beverages. (518)
 - (8) Misc. nondurable goods:
 - (a) Farm supplies. (5191)
 - (b) Books, periodicals and newspapers. (5192)
 - (c) Flowers, nursery stock and florists' supplies. (5193)
 - (d) Tobacco/tobacco products. (5194)
 - (e) Paints, varnishes and supplies. (5198)
 - (f) Nondurable goods, NEC. (5199)
- u. Mobile food vendors. (999)

7. Conditional Uses:

- a. Airports, landing and takeoff fields - general aviation. (4581)
- b. Manufacturing:
 - (1) Cut stone and stone products. (328)
 - (2) Motorcycles, bicycles, and parts. (375)
 - (3) Wood containers, wood buildings and mobile homes. (244/245)
- c. Ship, boat building & repairing (excluding ship or boat salvaging), forty-five(45) to one hundred fifty(150)ft. (373)
- d. Wholesale:
 - (1) Petroleum bulk stations and terminals.
- e. Scrap and waste materials - subject to the provisions of Section 7.10.12.A.

8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00 and include the following:

- a. Co-generation facilities. (999)
- b. Fueling facilities. (999)
- c. Industrial wastewater disposal. (999)
- d. One detached single-family dwelling or mobile home for on-site security purposes per property. (999)
- e. Retail trade accessory to the primary manufacturing or wholesaling use. (999)

Ground Views of Property:

