

# FLEXIBLE INDUSTRIAL SPACE + FENCED YARD

2610 Orange Ave. Fort Pierce, FL 34947



FOR LEASE | \$10.00/SF NNN

**JEREMIAH BARON  
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# PROPERTY OVERVIEW

- This ±16,200 SF industrial warehouse offers a great functional layout with strong utility infrastructure and convenient access to major transportation corridors.
- The property features ample power, multiple drive-in bays, secured outdoor storage, and dedicated office/retail frontage, making it ideal for manufacturing, distribution, service operations, fleet-based users, and contractor businesses.
- Strategically located less than two miles from both I-95 and US-1, the site provides excellent regional connectivity.



|                           |                     |
|---------------------------|---------------------|
| <b>LEASE RATE</b>         | \$10.00/SF NNN      |
| <b>SPACE(S) AVAILABLE</b> | 4,000–16,200 SF     |
| <b>BUILDING SIZE</b>      | 16,200 SF           |
| <b>BUILDING TYPE</b>      | Warehouse           |
| <b>ACREAGE</b>            | 0.49                |
| <b>FRONTAGE</b>           | 168'                |
| <b>TRAFFIC COUNT</b>      | 22,000 ADT          |
| <b>YEAR BUILT</b>         | 0.80 AC             |
| <b>CONSTRUCTION TYPE</b>  | 1950                |
| <b>PARKING SPACE</b>      | 23                  |
| <b>ZONING</b>             | C-3 (Ft Pierce)     |
| <b>LAND USE</b>           | GC                  |
| <b>PARCEL ID</b>          | 2408-507-0018-000-3 |

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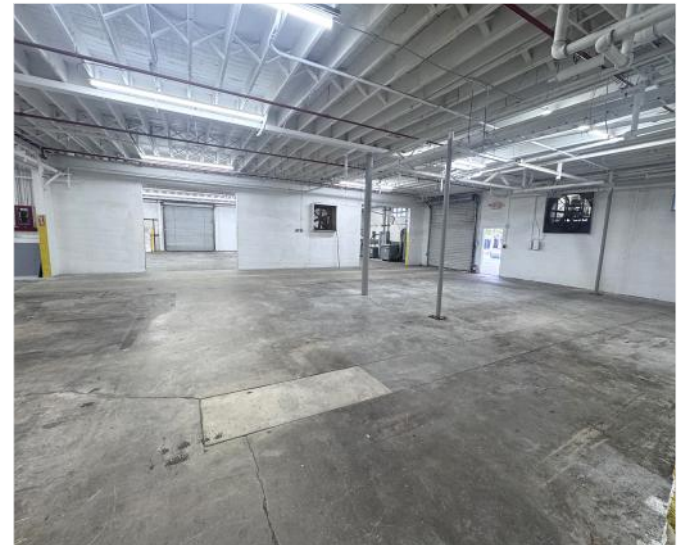
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# SITE PHOTOS



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# PROPERTY HIGHLIGHTS

- 16,200 SF total industrial warehouse space
- ±2,000 SF street-facing office/retail area
- Additional mezzanine office and breakroom area
- 3-phase 240V power service
- 17' clear ceiling height in main warehouse
- Six (6) drive-in bay doors
- Fire sprinkler system with monitoring
- ±10,000 SF secured, gated yard area
- Functional layout supporting warehouse + office operations
- Excellent for light manufacturing, distribution, trade services, and storage users
- Less than 2 miles to I-95 and US-1 access



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# DEMOGRAPHICS

## Daytime Employment

| Radius                              | 1 mile       |            |           | 5 miles       |              |           | 10 miles      |              |           |
|-------------------------------------|--------------|------------|-----------|---------------|--------------|-----------|---------------|--------------|-----------|
|                                     | Employees    | Businesses | Employees | Employees     | Businesses   | Employees | Employees     | Businesses   | Employees |
| <b>Service-Producing Industries</b> | <b>3,451</b> | <b>499</b> | <b>7</b>  | <b>29,765</b> | <b>4,015</b> | <b>7</b>  | <b>54,812</b> | <b>7,865</b> | <b>7</b>  |
| Trade Transportation & Utilities    | 555          | 113        | 5         | 6,568         | 734          | 9         | 11,949        | 1,373        | 9         |
| Information                         | 51           | 11         | 5         | 496           | 55           | 9         | 1,305         | 114          | 11        |
| Financial Activities                | 173          | 48         | 4         | 1,954         | 471          | 4         | 4,248         | 988          | 4         |
| Professional & Business             | 354          | 58         | 6         | 3,111         | 632          | 5         | 6,790         | 1,325        | 5         |
| Education & Health Services         | 1,500        | 133        | 11        | 8,087         | 1,055        | 8         | 13,715        | 2,066        | 7         |
| Leisure & Hospitality               | 425          | 41         | 10        | 3,669         | 326          | 11        | 7,519         | 655          | 11        |
| Other Services                      | 349          | 92         | 4         | 2,546         | 628          | 4         | 4,962         | 1,173        | 4         |
| Public Administration               | 44           | 3          | 15        | 3,334         | 114          | 29        | 4,324         | 171          | 25        |
| <b>Goods-Producing Industries</b>   | <b>193</b>   | <b>34</b>  | <b>6</b>  | <b>4,589</b>  | <b>453</b>   | <b>10</b> | <b>8,054</b>  | <b>1,054</b> | <b>8</b>  |
| Natural Resources & Mining          | 2            | 1          | 2         | 327           | 19           | 17        | 693           | 47           | 15        |
| Construction                        | 48           | 15         | 3         | 2,093         | 299          | 7         | 4,473         | 775          | 6         |
| Manufacturing                       | 143          | 18         | 8         | 2,169         | 135          | 16        | 2,888         | 232          | 12        |
| <b>Total</b>                        | <b>3,644</b> | <b>533</b> | <b>7</b>  | <b>34,354</b> | <b>4,468</b> | <b>8</b>  | <b>62,866</b> | <b>8,919</b> | <b>7</b>  |

| Population                 | 1 mile | 5 miles | 10 miles |
|----------------------------|--------|---------|----------|
| 2020 Population            | 12,718 | 68,224  | 176,604  |
| 2024 Population            | 12,690 | 77,391  | 196,379  |
| 2029 Population Projection | 15,149 | 93,978  | 236,222  |

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# ZONING INFORMATION

| ZONING DISTRICT  | C3 |
|--|----|
| Commercial   |    |
| -Brew Pub  | P  |
| -Coffee Shop   | P  |
| -Neighborhood Bistro                                   | P  |
| -Neighborhood Cafe                                     | P  |
| -Restaurants, Fast Food                                | P  |
| -Restaurant and Bar                                    | P  |
| -Wine/Cigar Bar  | P  |
| Entertainment, Indoor (except as noted below)          | P  |
| -Adult Establishment                                   | P  |
| -Arcade Amusement Center/Amusement Arcade              | C  |
| -Bar or Nightclub                                      | P  |
| -Theater   | P  |
| Entertainment, Outdoor (except as noted below)         | C  |
| -Batting Cages, Driving Ranges                         | P  |
| -Stables or Equestrian Facilities                      | P  |
| Office   |    |
| -Administrative, Professional, General, Medical Office | P  |
| -Day Labor Employment Agency                           | P  |
| -Medical and Dental Clinic                             | P  |
| -Television and Radio Studios                          | P  |

|   |   |
|---|---|
| Retail Sales and Service, Sales-Oriented (except as noted below)            | P |
| -Art Gallery  | P |
| -Farmers Market or Farm Stand   | P |
| - Flea Market (no accessory uses permitted)                                 | C |
| -Grocery or Liquor Store  | P |
| -Neighborhood Commercial Sale   | P |
| -Office Supplies and Electronics  | P |
| -Pet Stores   | P |
| Retail Sales and Service, Personal-Service Oriented (except as noted below) | P |
| -Art Studio   | P |
| -Animal Care Facilities & Service   | P |
| -Animal Grooming Services   | P |
| -Check Cashing/Loan Service   | P |
| -Educational Service Establishments   | P |
| -Laundry and Dry Cleaners Pick-Up   | P |
| -Laundromat   | P |
| -Mortuaries or Funeral Homes  | P |
| -Neighborhood Commercial Services   | P |
| -Pawn Shop  | P |
| -Personal Improvement Service   | P |
| -Veterinary (Without Outdoor Runs)  | P |

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# ZONING INFORMATION

|   |   |
|---|---|
| Retail Sales and Service, Repair-Oriented | P |
| Self-Service Storage                      | C |
| Vehicle Sales and Service                 |   |
| -Automobile Rentals                       | P |
| -Automobile Sales                         | P |
| -Boat Rentals                             | P |
| -Boat Sales                               | P |
| -Fueling Station                          | P |
| -Travel Plaza                             | P |
| -Truck Stop                               | P |
| -Vehicle Repair, General                  | P |
| -Vehicle Repair, Limited                  | P |
| -Marine-Related Repair                    | P |
| -Vehicle Storage                          | C |

|  |   |
|--|---|
| Artisan  | P |
| -Cabinet Shops, Woodworking                      | P |
| Light Industrial Service (except as noted below) | C |
| -Catering Facility, Large-Scale                  | P |
| -Crematorium                                     | C |
| -Building Maintenance Facilities And Services    | C |
| -Contractors/Others Performing Services Off-Site | P |
| -Microbrewery                                    | C |
| -Research Service                                | P |
| Marine-Related Industrial                        | C |
| Warehouse and Freight (except as noted below)    | C |
| -Parcel Service                                  | P |
| Wholesale Trade                                  | P |

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# TRADE AREA MAP



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