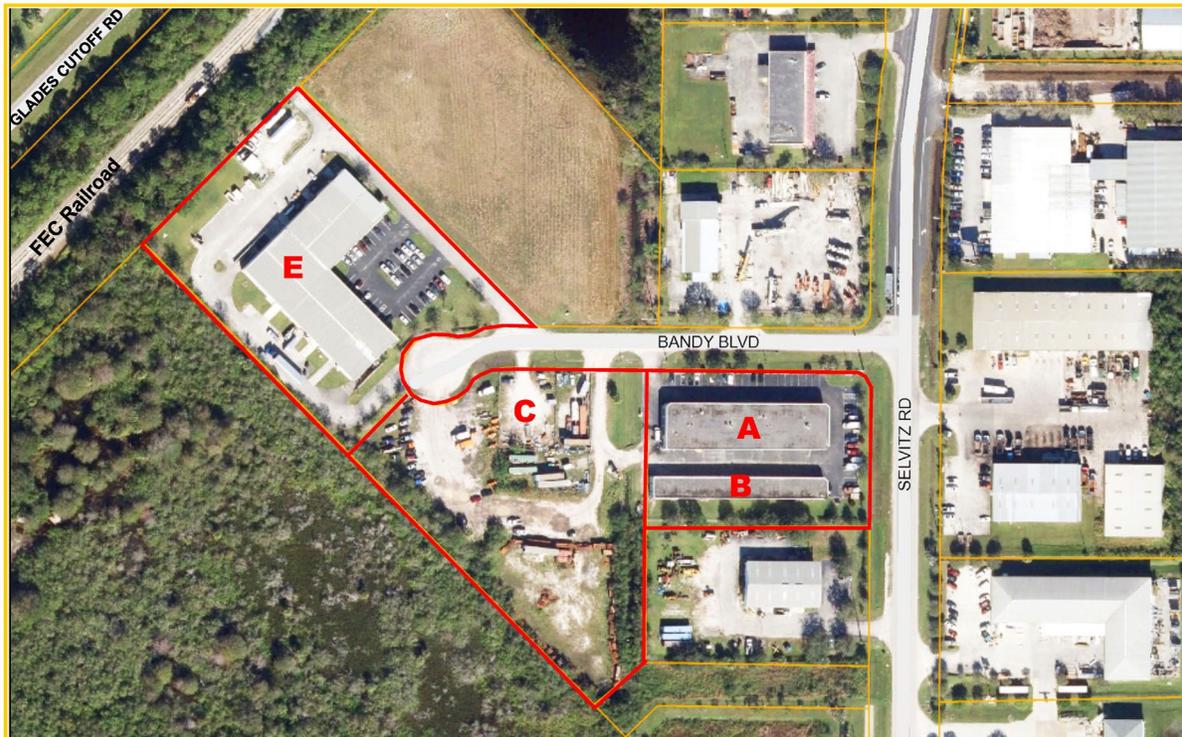


► **PROPERTY OVERVIEW** ◀

INDUSTRIAL INVESTMENT PORTFOLIO

**Selvitz Rd & Bandy Blvd, Fort Pierce
Saint Lucie County, FL**



**48,180sf Light Industrial Office / Warehouse / Storage
100% Leased**

7.47ac including Buildable 2.92ac Center Lot



**mark walters
& company**
real estate brokers & auctioneers

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

INVESTMENT SUMMARY

INCOME! DIVERSIFICATION! EXPANSION! This is a rare, Industrial, leased investment due to its size and diversity of lease space in the highly active real estate market of St. Lucie County. This Portfolio in the Fort Pierce Business Park is offered for sale by the original Developer. We offer 35 lease units in one location on adjacent properties within the Fort Pierce Business Park. The 2.92ac parcel produces income from storage, or can be expanded and built out.

This portfolio is attractive for a 1031 INVESTMENT.

PROPERTY OVERVIEW

Leased investment - Industrial portfolio
Fort Pierce Business Park - platted Industrial Park
Light Industrial (I-1) zoning - City of Fort Pierce
48,180sf in 3 buildings • Total 35 leasable units
2.92ac storage yard (buildable tract) - Drainage Engineered, higher net buildable sf
3 individual parcels totaling 7.47ac

Fort Pierce Business Park has a Property Owners Association with modest dues.

The buildings are well-maintained and enjoy high occupancy rates. These properties appeal to local and regional businesses due to the location at the corner of Selvitz Rd and Bandy Blvd and the following diversified mix of leasable spaces including:

- Warehouse/office: 16' - 20' wall heights, 2 truck well loading docks
- Glass Storefront Offices w/Warehouse
- Business/Storage Units with postal addresses: tenant(s) can obtain a Business Tax License to operate. Walk thru & Rollup Door in each unit
- Storage Units w/ 2 public, ADA compliant restrooms
- LP Gas Plant with office unit in Bldg A
- 2.92ac tract: partially fenced & leased, (5) Outdoor Storage tenants

The Storage Units and fenced Yard also provide opportunities for the tenants to obtain expansion space permanently or temporarily.

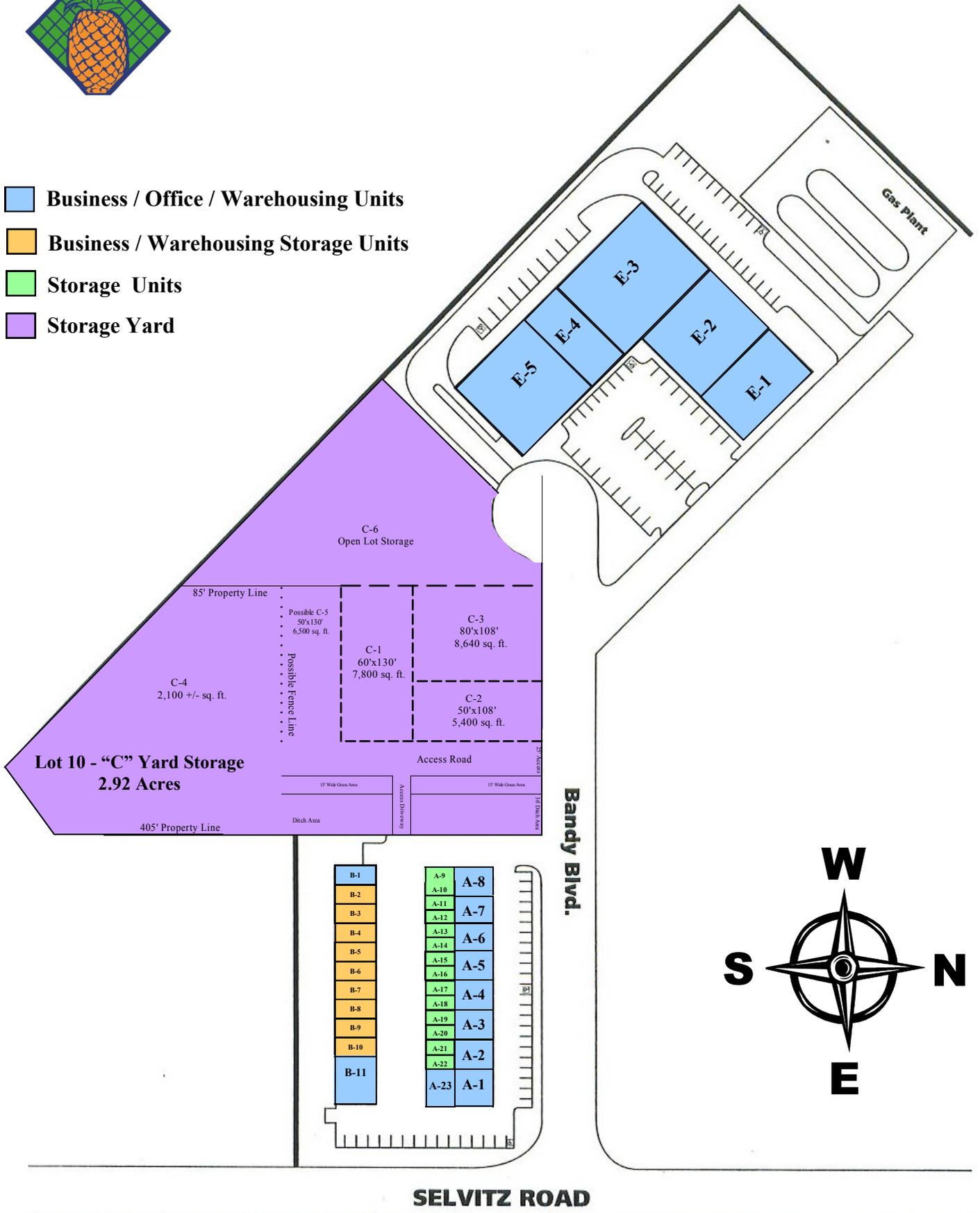
LOCATION OVERVIEW

Fort Pierce Business Park is strategically located on Selvitz Rd near the intersection of Glades Cutoff Rd. The subject property is 1.3miles north of Midway Rd (geographic N/S center of St. Lucie County) and 3.6 miles to I-95 by way of Glades Cutoff & Midway Rd. This Mixed Use Industrial Area is also home to Advanced Machine & Tool, Precast Specialties, Waste Pro, Diamond R Fertilizer, Ranger Construction Industries, Hi-Tide Boat Lifts, Maschmeyer & Tarmac Concrete and Helena Chemical Co.



Ft. Pierce Business Park

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



Midway Road / I-95
Port St. Lucie, St Lucie West & Tradition

Edwards Road / Turnpike
Fort Pierce

**FT. PIERCE BUSINESS PARK
4103 Bandy Blvd.
Fort Pierce, Florida 34981**

Property ID Numbers: Lot 3 - 2431-505-0003-000-1
Lot 9 - 2431-505-0009-000-3
Lot 10 - 2431-505-0010-000-3
Tract A Retention Pond- 2431-505-0000-100-1

2019 Real Estate Taxes \$62,957.06

Property Size: 4.55 Acres (Lots 3 & 9), 2.92 Acres Vacant Lot 10

Property Zoning: Light Industrial / City of Ft Pierce

Utilities: City of Fort Pierce Water
2 on-site Septic Systems
Bldg. A - Drain Field System - Full Replace 8/07

No. of Buildings: 3

Total Units: 35

Total Building Sq. Footage: 49,625

Building A:
4103-4119 Bandy Blvd. 15,015 sq. ft. floor space
Concrete block construction
Constructed in 1986
8 Units Business / 11 Units Storage
Re-Roof- 2000, Roof flash and Maint. 8/09
Full Paint 1/02 & 1/13
Asphalt Seal 6/14
New Security Lights 6/16
Roof Flashing Maint. 6/19

Building B:
4121-4141 Bandy Blvd. 7,410 sq. ft. floor space
Concrete block construction
Constructed in 1986
1 Units Business / 10 Units Storage
Re-Roof - 1993, Maint. 8/09
Full Paint 1/02 & 1/13
Asphalt Seal 6/14
New Security Lights 6/16
Roof Flashing Maint, 6/19

**Building E:
4240-4252 Bandy Blvd.**

**27,200 sq. ft. floor space
Metal construction w/ Split Face block
Constructed in 1991
5 Units Business / Warehouse
Misc. roof seal center seam 2009 / E-2, 3, 4 - 2010
Re-seamed Entire Roof 12/11
Full Paint 9/07
North end of Roof replaced due to
Hurricane Francis 10/04
Asphalt Seal - Front only 12/15
Full Paint- 6/19**

Fenced Yard C:

Approx. 43,100 sq. ft.

1962

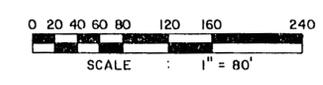
Book 27
Page 6B

A PLAT OF FORT PIERCE BUSINESS PARK

LYING IN
SECTION 31, TOWNSHIP 35 S., RANGE 40 E.,
ST. LUCIE COUNTY, FLORIDA.

MARCH 1988

SHEET 3 OF 3



LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	227.47	12° 37' 11"	50.10
C2	1959.86	03° 44' 01"	127.71
C3	25.00	90° 00' 00"	39.27
C4	257.47	02° 09' 55"	9.79
C5	25.00	90° 00' 00"	39.27
C6	25.00	37° 22' 24"	16.31
C7	257.47	21° 10' 12"	35.13
C8	257.47	19° 00' 17"	25.40
C9	50.00	119° 38' 23"	104.41
C10	25.00	50° 44' 26"	22.14
C11	197.47	17° 55' 26"	61.77
C12	5629.85	00° 05' 55"	9.68

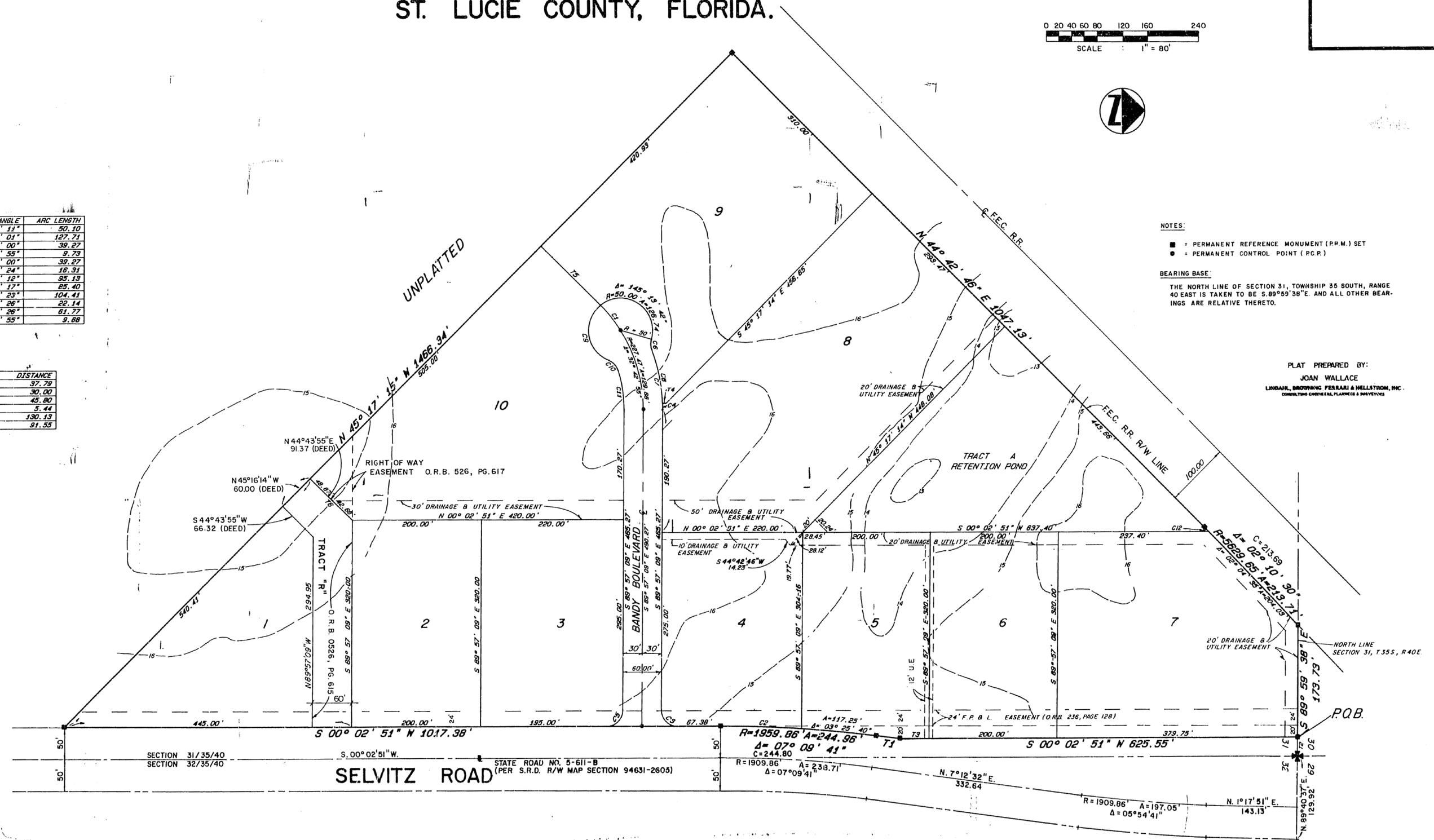
LABEL	BEARING	DISTANCE
T1	S 07° 12' 32" N	37.79
T2	N 89° 59' 38" W	30.00
T3	S 00° 02' 51" N	45.80
T4	S 02° 07' 04" E	5.44
T5	N 44° 42' 45" E	130.13
T6	N 44° 42' 45" E	31.55

NOTES:

- = PERMANENT REFERENCE MONUMENT (P.R.M.) SET
- = PERMANENT CONTROL POINT (P.C.P.)

BEARING BASE:
THE NORTH LINE OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST IS TAKEN TO BE S.89°59'38"E. AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

PLAT PREPARED BY:
JOAN WALLACE
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS



THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors		3	3
JUPITER, FLORIDA STUART, FLORIDA			
FORT PIERCE, FLORIDA			