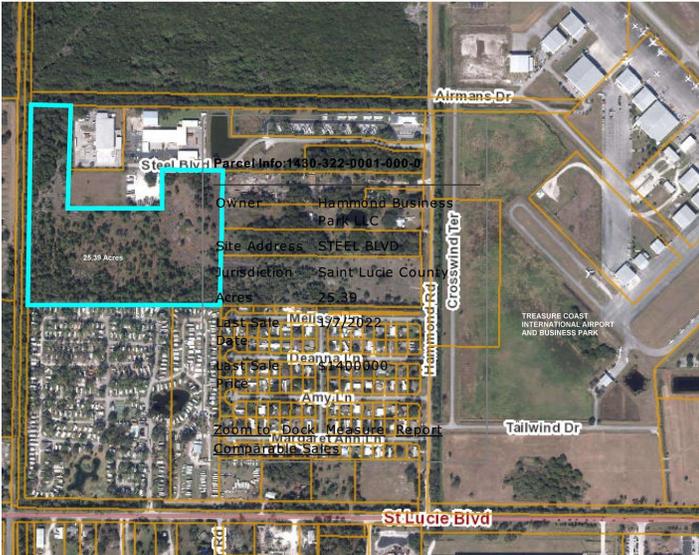


# SALE

## HAMMOND BUSINESS PARK LLC, STEEL BLVD, FORT PIERCE, FL 34046

0 Steel Blvd Fort Pierce, FL 34946

Hammond Business Park LLC  
Site Address STEEL BLVD  
25.39 ACRES  
PID: 1430-322-0001-000-0



### OFFERING SUMMARY

|                      |                   |
|----------------------|-------------------|
| Sale Price:          | Subject To Offer  |
| Available SF:        | 1,105,988         |
| Lot Size:            | 25.39 Acres       |
| Airport MXD Use Area | -                 |
| Zoning:              | Industrial Light  |
| Market:              | Port St Lucie MSA |
| Submarket:           | Fort Pierce       |

### PROPERTY OVERVIEW

25.39 Acres Zoned Light Industrial. Property sits directly west of the St. Lucie County International Airport and south of Steel Blvd

### PROPERTY HIGHLIGHTS

- This Property is just west of the Treasure Coast International Airport
- 25.39 acres along with an Access Easement from Hammond Road
- Airport MXD Use Activity Area

### LIGHT INDUSTRIAL ACREAGE

AIRPORT MXD USE ACTIVITY AREA

FPUA MUNICIPAL WATER AVAILABLE

USDA FOREIGN TRADE ZONE QUALIFIED

Philip Strazzulla, LLC  
772 216 4975

Frank Strazzulla  
772 473 0826



COLDWELL BANKER  
**COMMERCIAL**  
PARADISE

# SALE

## HAMMOND BUSINESS PARK LLC, STEEL BLVD, FORT PIERCE, FL 34046

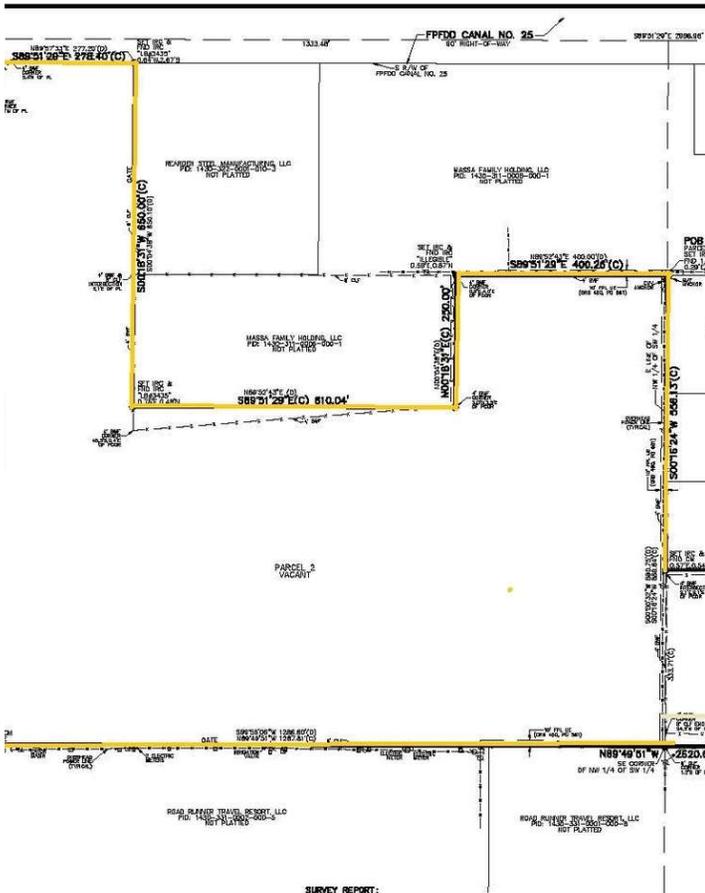
0 Steel Blvd Fort Pierce, FL 34946

### PROPERTY DESCRIPTION

25.39 Acres Zoned Light Industrial. Property sits directly west of the St. Lucie County International Airport and south of Steel Blvd

### LOCATION DESCRIPTION

Zoned Light Industrial. Property sits directly west of the St. Lucie County International Airport and South of Steel Blvd



#### SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 94-17.030(1), FLORIDA ADMINISTRATIVE CODE.
  - SURVEY BASED ON THE PLAT OF GREEN ACRES UNIT J AND EXISTING MONUMENTATION AND HISTORY COUNTY SECTIONAL DATA.
  - LEGAL DESCRIPTION WAS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE # 5475195, REVISION NUMBER: 34946-1114, DATED: JULY 8, 2021 @ 9:00 AM.
- SUBJECT TO THE FOLLOWING:
- MATTERS SHOWN ON THE PLAT OF FORT PIERCE FARMS DRAINAGE DISTRICT, RECORDED IN MINUTE BOOK 46, PAGE 561. (B1)(1)(C) (SHOWN)
  - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN MINUTE BOOK 46, PAGE 561. (B1)(1)(C) (SHOWN)
  - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF FILING COMMISSIONER'S REPORT FOR FORT PIERCE FARMS DRAINAGE DISTRICT, RECORDED IN CIVIL MINUTE BOOK 46, PAGE 27, AS AFFECTED BY ORDER APPROVING REPORT RECORDED IN CIVIL MINUTE BOOK 46, PAGE 446. (B1)(1)(1)(C) (ENTIRE PARCEL WITHIN LIMITS) (NO EASEMENTS DOCUMENTS AFFECT THE PARCELS).
- BEARING BASIS: A "GRID NORTH" BEARING OF 80°19'08" W ALONG THE EAST LINE OF THE 1/4 OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 40 EAST.
  - NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
  - THIS SITE LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO. 12111C0180 J, EFFECTIVE DATE 2-18-12 AND 12111C0178 K, EFFECTIVE DATE: 1-1-12.

ON:

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, T. 34 S., R. 40 E.

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, T. 34 S., R. 40 E., LESS RIGHT-OF-WAY FOR CANALS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; TO THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1333.52 FEET TO BEING; FROM THE POINT OF BEGINNING, RUN SOUTH 02°00'33" EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4; OF 1; THENCE SOUTH 88°58'28" WEST, A DISTANCE OF 1299.80 FEET TO THE RIGHT-OF-WAY LINE OF FORT PIERCE FARMS DRAINAGE DISTRICT; THENCE NORTH 00°53'25" WEST ALONG SAID RIGHT-OF-WAY TO THE 1/4 OF THE FORT PIERCE FARMS DRAINAGE DISTRICT (DRAIN NO. 1) 1288.87 FEET; THENCE NORTH 89°57'33" EAST, ALONG SAID DISTANCE OF 577.20 FEET; THENCE SOUTH 00°54'38" WEST, A DISTANCE OF 15 FEET; THENCE NORTH 89°52'43" EAST, A DISTANCE OF 1243.43 FEET; THENCE SOUTH 89°52'43" EAST, A DISTANCE OF 1243.43 FEET; THENCE SOUTH 00°54'38" WEST, A DISTANCE OF 15 FEET; THENCE NORTH 89°52'43" EAST, A DISTANCE OF 1243.43 FEET; THENCE SOUTH 00°54'38" WEST, A DISTANCE OF 15 FEET; TO THE POINT OF BEGINNING, BEING SITUATE IN ST. LUCIE COUNTY, FLORIDA.

430 SQUARE FEET, OR 36.570 ACRES, MORE OR LESS.

| DATE: | REVISIONS: |
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**Philip Strazzulla, LLC**  
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