FOR LEASE

$17.00/SF NNN · BUILDING + IOS YARD

±19,380 SF Industrial Facility with

±1.5 Acres of Secure Outdoor Storage Yard

1150 Bell Ave, Fort Pierce, FL 34982



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NAI Southcoast



Executive Summary

A **±19,380 SF** concrete-block industrial building on **±2.63 acres** with **±1.5 acres of fenced, secured outdoor storage**, zoned I-1 Light Industrial in Fort Pierce's established industrial district.

- **Loading** – six drive-in doors plus a raised loading dock with ramp
- **Yard access** – gated yard wraps the west and north sides of the building; drive-in doors open directly onto it
- **Functionality** – ±16,908 SF column-spaced warehouse and ±2,472 SF air-conditioned office
- **Owner improvements** – new roof planned by ownership; additional exterior and site improvements under consideration
- **Access** – two curb cuts on Bell Ave; minutes to US-1, I-95 and Florida's Turnpike

19,380	1.5	6
BUILDING SF	ACRE YARD	DRIVE-IN DOORS

Property Details

Site

Address	1150 Bell Avenue, Fort Pierce, FL 34982
Parcel ID	2428-502-0024-000-5
Jurisdiction	City of Fort Pierce, St. Lucie County
Zoning	I-1 Light Industrial
Future Land Use	Industrial
Total Land Area	±2.63 Acres (114,666 SF)
Secured Outdoor Storage	±1.5 Usable Acres (65,340 SF)
Parking	15 Marked Spaces + Additional Yard Area
Flood Zone	Zone X – minimal hazard, outside SFHA
Traffic (AADT)	Oleander Ave 9,300 • US-1 27,000 (FDOT 2025)
Utilities	Fort Pierce Utilities Authority (electric, water, sewer, gas, fiber)

Building

Total Building Area	±19,380 SF
Warehouse Area	±16,908 SF
Office Area	±2,472 SF
Year Built	1956 (Effective 1970)
Construction	Concrete Block / Precast Concrete Roof Deck
Roof	Built-Up Tar & Gravel; **Replacement Planned by Ownership**
Loading	6 Drive-In Doors + Raised Loading Dock with Ramp
Drive-In Door Sizes	Up to ±16′ W × ±14′ H; measured openings 16′×14′2″, 12′×14′2″ and 12′6″×10′2″
Raised Loading Dock	±920 SF
Clear Height	±12′10″–15′ under beams; ±14′7″–16′8″ to roof deck (varies by bay)
Electrical	**2,000-amp, 3-phase service**; 200–250 amps available per bay
HVAC	Office Areas Only
Fire Suppression	Not Sprinklered
Flooring	Concrete Slab on Grade

Leasing Configuration

Full-building lease preferred; potential multi-tenant configurations may be considered, subject to ownership approval, physical feasibility, and applicable requirements.

Zoning & Permitted Uses

I-1	By Right	Allowed	Fort Pierce
LIGHT INDUSTRIAL ZONE	TARGET USES – NO HEARING	OUTDOOR STORAGE, WITH SCREENING	GOVERNING JURISDICTION

Well-Suited Tenant Uses

Contractors
Contractors & others performing services off-site

✓ PERMITTED BY RIGHT

Equipment Rental
Heavy equipment sales & rentals; service of heavy equipment

✓ PERMITTED BY RIGHT

Fleet Storage
Vehicle storage

✓ PERMITTED BY RIGHT

Distribution
Warehouse & freight; wholesale trade

✓ PERMITTED BY RIGHT

Industrial Services
Light industrial service

✓ PERMITTED BY RIGHT

Outdoor Storage in I-1

- Outdoor storage of materials is allowed for industrial uses when screened by a sight-obscuring fence or wall at least 6′ tall, or as tall as the stored material if higher
- Stored materials may not exceed 15′ in height; cargo containers need an 8′ screen and may be stacked to 30′
- Security fencing is allowed on I-1 property lines, with up to three strands of barbed wire above a fence of 6′ or less; concertina wire is not permitted
- Fences parallel to a public street or a non-industrial lot need a 36″ hedge and trees about every 20′ on the outside
- Vehicle storage and heavy equipment sales & rental are listed as permitted uses, not conditional uses

Sources: Fort Pierce Code §125-204 (I-1) use table; §125-322(c)(3), (d), (e)(5) & (f)(2) fences and outdoor storage. Summarized; tenants should confirm their specific use and screening with the City of Fort Pierce Planning Department.

Site Plan & Secured Yard



Site Plan Key

Secured IOS yard – ±1.5 usable AC
Fenced, gated yard on the west and north sides of the building

Building – ±19,380 SF
±16,908 SF warehouse + ±2,472 SF office

Parcel – ±2.63 AC
Approximate boundary, not a survey

Screened gated entry
Separates the yard from the front drive

Yard & Access

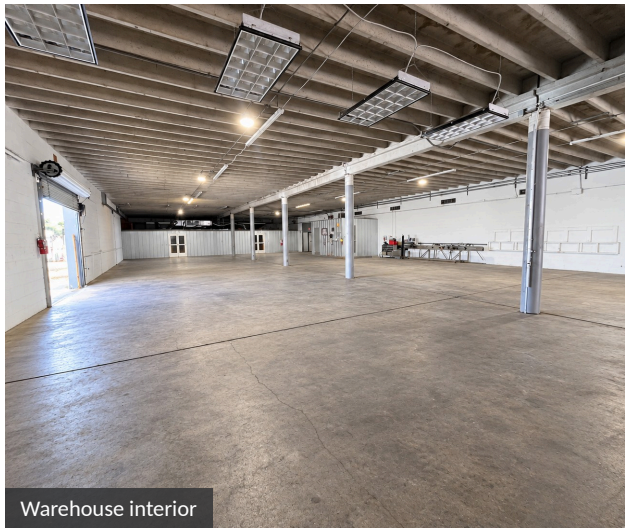
Usable yard	±1.5 AC (±65,340 SF)
Yard footprint	±215′ wide (north) × ±410′ deep; ±145′ wide beside the building
Loading	6 drive-in doors open directly onto the yard; raised dock with ramp
Access	Two curb cuts on Bell Ave; gated entry into the yard
Fencing	Perimeter chain-link; screened gate line at the front

Property Photos


Secured yard in use – trailers, containers & fleet


Yard & drive-in bays

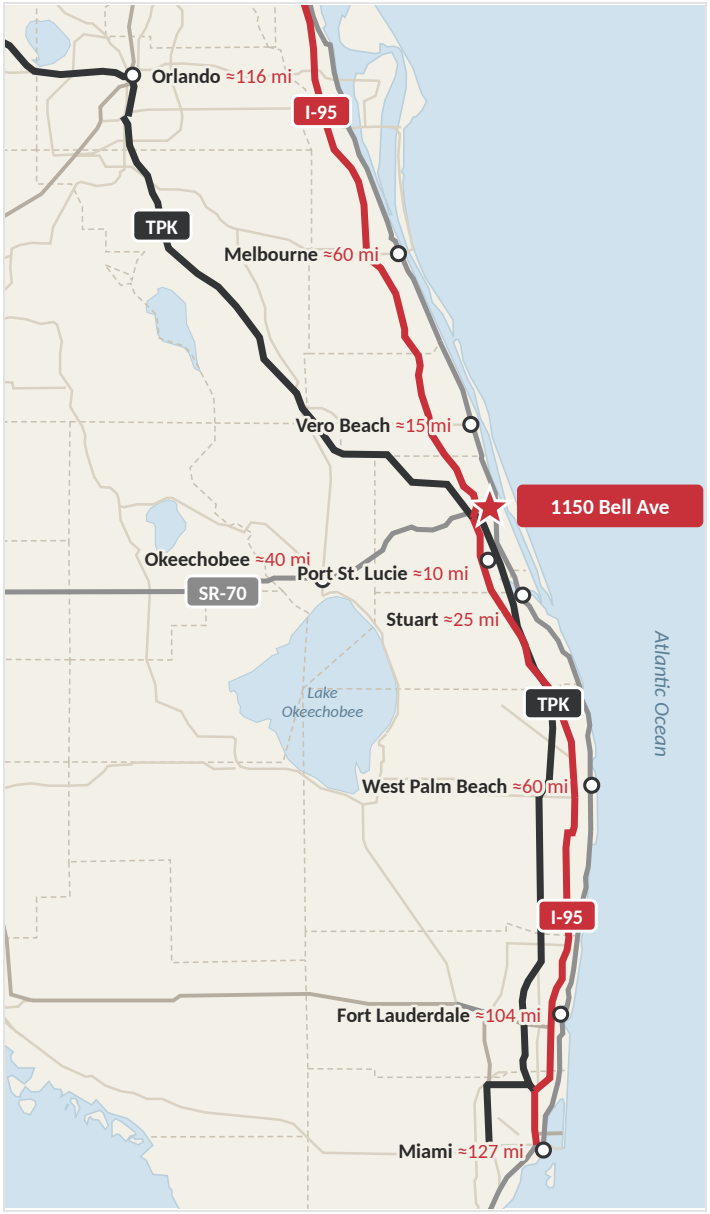

Fort Pierce industrial district, looking east


Warehouse interior


Drive-in bay – truck & forklift access


Finished office w/ kitchenette

Location & Regional Access



Positioned in Fort Pierce's established industrial district, 1150 Bell Avenue sits minutes from US-1, Interstate 95 and Florida's Turnpike, giving operators direct reach across the Treasure Coast and up and down Florida's East Coast. The surrounding corridor is home to contractors, distributors, fleet operators and equipment service providers.

Local Drive Times

US-1	1.7 mi · 4 min
Downtown Fort Pierce	4.2 mi · 11 min
Port of Fort Pierce	4.9 mi · 13 min
I-95 (SR-70 interchange)	5.5 mi · 12 min
Florida's Turnpike (SR-70)	6.0 mi · 12 min
Treasure Coast Int'l Airport	9.2 mi · 21 min

Regional Reach

Port St. Lucie / Vero Beach	≈10–15 mi
West Palm Beach	≈60 mi · 1 hr
Orlando	≈116 mi · 2 hr
Fort Lauderdale / Miami	≈104–127 mi · 2 hr+

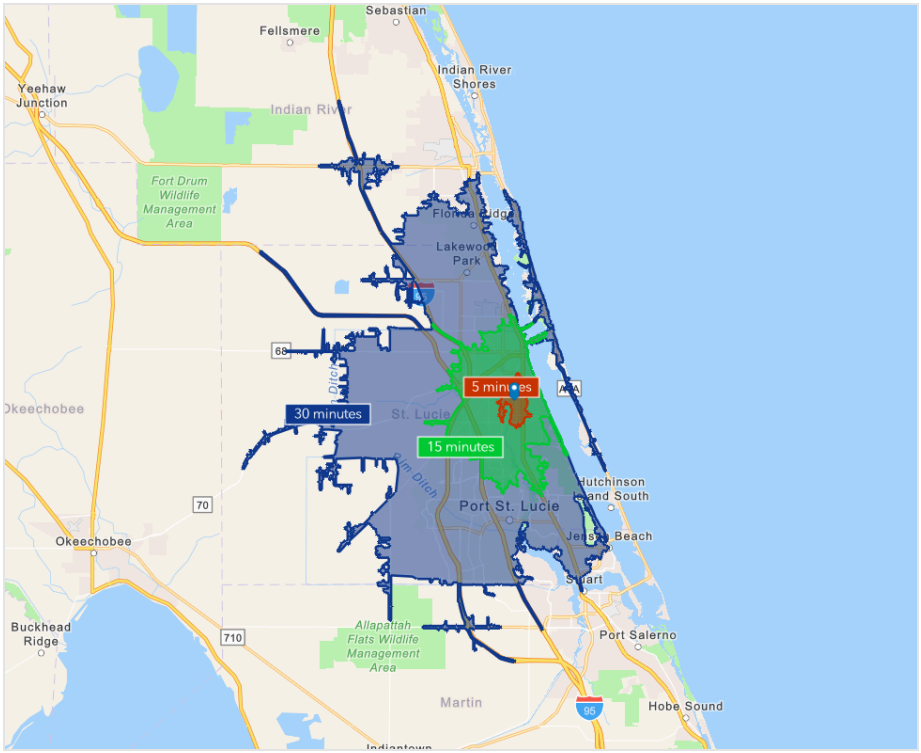
I-95 Florida's Turnpike US-1 / SR-70

Map data: Natural Earth (roads, coastline) & U.S. Census (county lines). Regional distances are approximate driving miles from Fort Pierce; local drive times are free-flow routing estimates.

Workforce & Industrial Demand

Labor Within a Short Drive

2026 (Esri)	5 Min	15 Min	30 Min
Daytime workers	5,665	49,228	141,138
Residents	11,381	117,943	446,897



Esri drive-time analysis from the Property.

Demand Drivers

- Trades-heavy workforce: construction and manufacturing employ 26.5% of working residents within a 5-minute drive (Esri)
- Deep labor pool: about 141,000 daytime workers within a 30-minute drive (Esri)
- Highway and port access: US-1 in 4 minutes, I-95 and Florida's Turnpike in 12, Port of Fort Pierce in 13
- Marine manufacturing, distribution and the contractor trades all need secured outdoor storage
- About 60% of the county workforce commutes out, so local industrial jobs draw from a ready labor supply

Why 1150 Bell Ave

Few Treasure Coast buildings this size come with a secured, fenced acre-plus yard – users who need both usually have to lease them separately.

141.1K
DAYTIME WORKERS, 30 MIN

26.5%
CONSTRUCTION & MFG., 5 MIN

±1.5 AC
SECURED IOS YARD

Lease Terms & Process

Terms Offered

Available Space	±19,380 SF Industrial Facility + ±1.5 Acres of Secured Outdoor Storage
Base Rent	**$17.00/SF Annually, NNN** (±$27,455/Month), applied to the ±19,380 SF building
Yard	**Entire ±1.5-acre secured yard included**
NNN Expenses	To Be Determined
Lease Term	Negotiable; Long-Term Lease Preferred
Subdivision	Potential Multi-Tenant Configurations Considered
Security Deposit	Subject to Tenant Creditworthiness
Co-Brokerage Commission	3% of Total Base Rent to Procuring Tenant-Representation Broker

Tours

Tours are by appointment only through NAI Southcoast. Please do not visit the Property or contact occupants directly.

Points of Contact

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