

408-412 Farmers Market Road, Fort Pierce, Florida 34982

FOR SALE
\$1,995,000

Multi-Tenant Small Bay Industrial

Investor/Owner-User Opportunity



Presented By:

NAI Southcoast

Reid Armor

Senior Associate

Mobile: 772 631 4248

reid@naisouthcoast.com



Property Details

Property Address: 408-412 Farmers Market Rd, Fort Pierce, FL 34982

Parcel ID: 2427-601-0029-000-1

Listing Price: \$1,995,000 (\$133/SF)

Building Information

Net Rentable Area: 15,050 SF | Number of Buildings: 2

Number of Units: 7

Occupied: 5,500 SF (4 Units)

Available for Owner/User: up to 9,550 SF (3 Units)

Lease Structure: NNN

Year Built: 1966 | Year Renovated: 2022-2024

Building Specifications

Ceiling Clear Height: 20' | Grade Level Doors: 14

Electrical: 3-Phase Power

HVAC: Partial | Lighting: Yes

Construction Details

Foundation: Concrete | Framing: Metal | Exterior: Metal

Roof: Metal (Steel Truss Structure) 2024

Site Information

Site Area: +/- .78 Acres | Parcels: 1

Zoning: Light Industrial | Future Land Use: Industrial

Yard: Fenced & Gated | Parking: 20 Spaces | Parking Surface: Asphalt

***For full income & expense info including rent roll,
please contact listing agent***



Property Overview

408–412 Farmers Market Road | Fort Pierce, Florida

Two combined $\pm 15,050$ square foot small bay industrial warehouses situated on a gated and secured ± 0.78 -acre site within one of the area's most established light industrial corridors just off US Highway 1.

Zoned Light Industrial, the property offers functional warehouse space with a flexible layout suitable for a variety of uses including distribution, storage, light manufacturing, contractor operations, and trade-related services. The secure site configuration provides controlled access and efficient yard functionality, enhancing operational versatility for both owner-users and tenants.

Its strategic location within the Fort Pierce industrial sub market positions the asset to benefit from continued regional growth, proximity to major transportation routes, and strong demand for small-to-mid-bay industrial product. Whether utilized for owner occupancy or repositioned as an income-producing investment, the property represents a compelling opportunity to acquire a well-located industrial asset in an expanding Treasure Coast market.



Location Overview

Ideally positioned within the heart of Fort Pierce's primary industrial district, just west of US Highway 1, offering direct north-south connectivity throughout the Treasure Coast and seamless access to Interstate 95 and Florida's Turnpike. Within a three-hour drive of major metropolitan hubs—including Miami, Orlando, Fort Lauderdale, Tampa, Jacksonville, and West Palm Beach.

Fort Pierce continues to experience sustained industrial growth driven by population expansion, infrastructure investment, and increasing demand for logistics, construction trades, marine-related services, and small-business warehousing. The subject property benefits from proximity to:

- Port of Fort Pierce
- Downtown Fort Pierce
- St. Lucie County International Airport
- Major regional distribution corridors

The surrounding area is home to a diverse mix of contractors, service providers, distributors, and light manufacturers, creating a synergistic industrial ecosystem that supports long-term demand and tenant stability.

As industrial vacancy remains constrained across the Treasure Coast, well-located functional warehouse assets such as 408-412 Farmers Market Road are increasingly sought after by both owner-users and investors seeking durable, income-producing real estate.



LOOKING NORTH

Atlantic Ocean

Indian River

Publix



EDWARDS RD



S 7TH ST



S US HIGHWAY 1



AADT 31,500



FARMERS MARKET RD





AADT: 31,500

S MARKET AVE

1
SUS HIGHWAY 1

FARMERS MARKET RD





FARMERS MARKET RD

Building 412
6,800 SF



Available for Owner-User

FARMERS MARKET RD



Building 412
6,800 SF



Building 412
6,800 SF



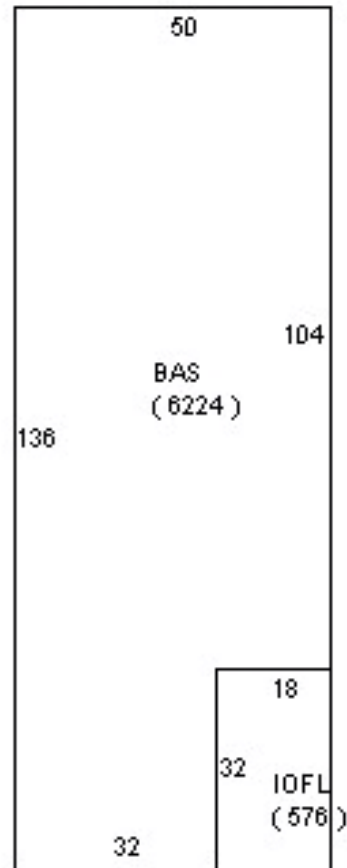
Building 412
6,800 SF



Building 412
6,800 SF



412 Farmers Market Road
Finished Area: 6,800 SF



Building 408
8,250 SF

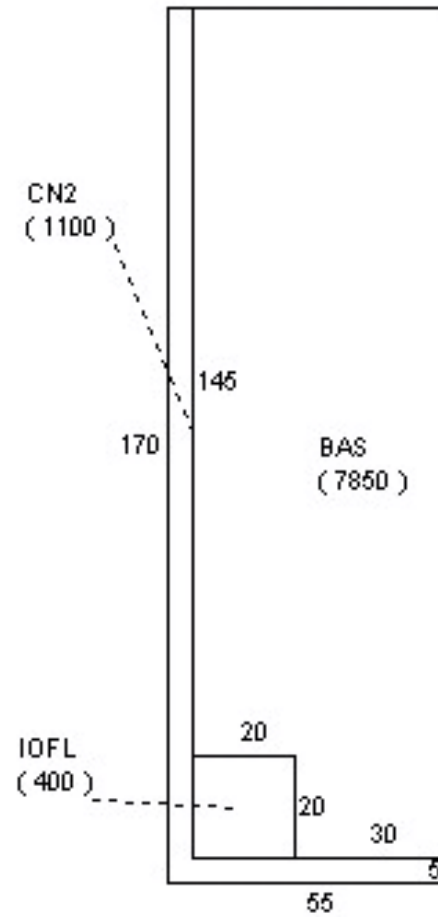


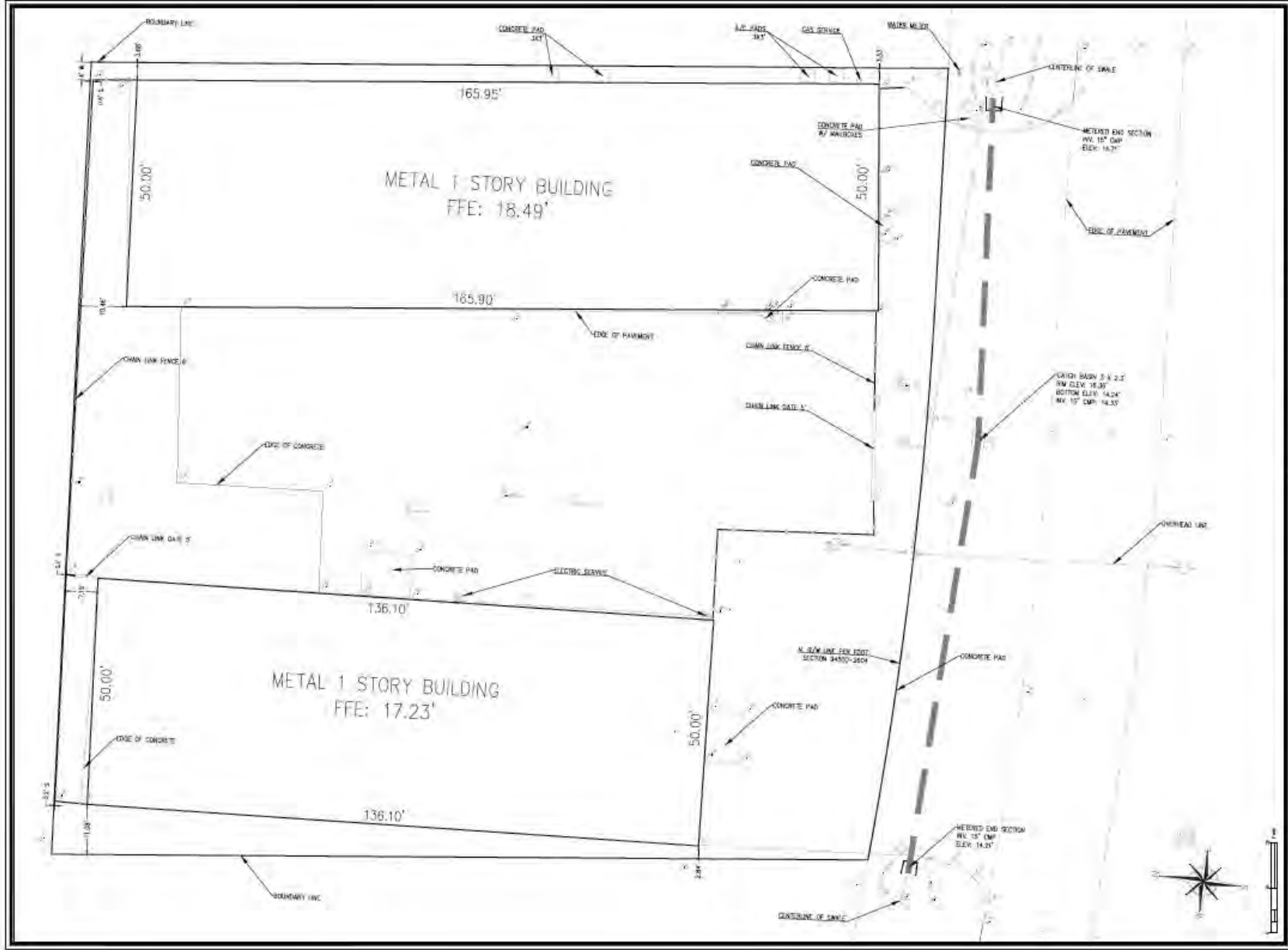
Building 408
8,250 SF





408 Farmers Market Road
Finished Area: 8,250 SF





B BETSY LINDSAY, INC.
 A DIVISION OF BOSTY TRAIL, INC.
 7807 NW JACK JAMES DRIVE SUITE 1000A FLORIDA 34907
 ORLANDO, FLORIDA 32819
 TEL: 407-226-1111 FAX: 407-226-1112
 LIC# 12000 BUSINESS NO. 10000

DATE	10/11/20
BY	B. LINDSAY

DATE	10/11/20
BY	B. LINDSAY

MARAVILLA GARDENS 412 FARMERS MARKET ROAD
 ST. LUCIE COUNTY, FLORIDA

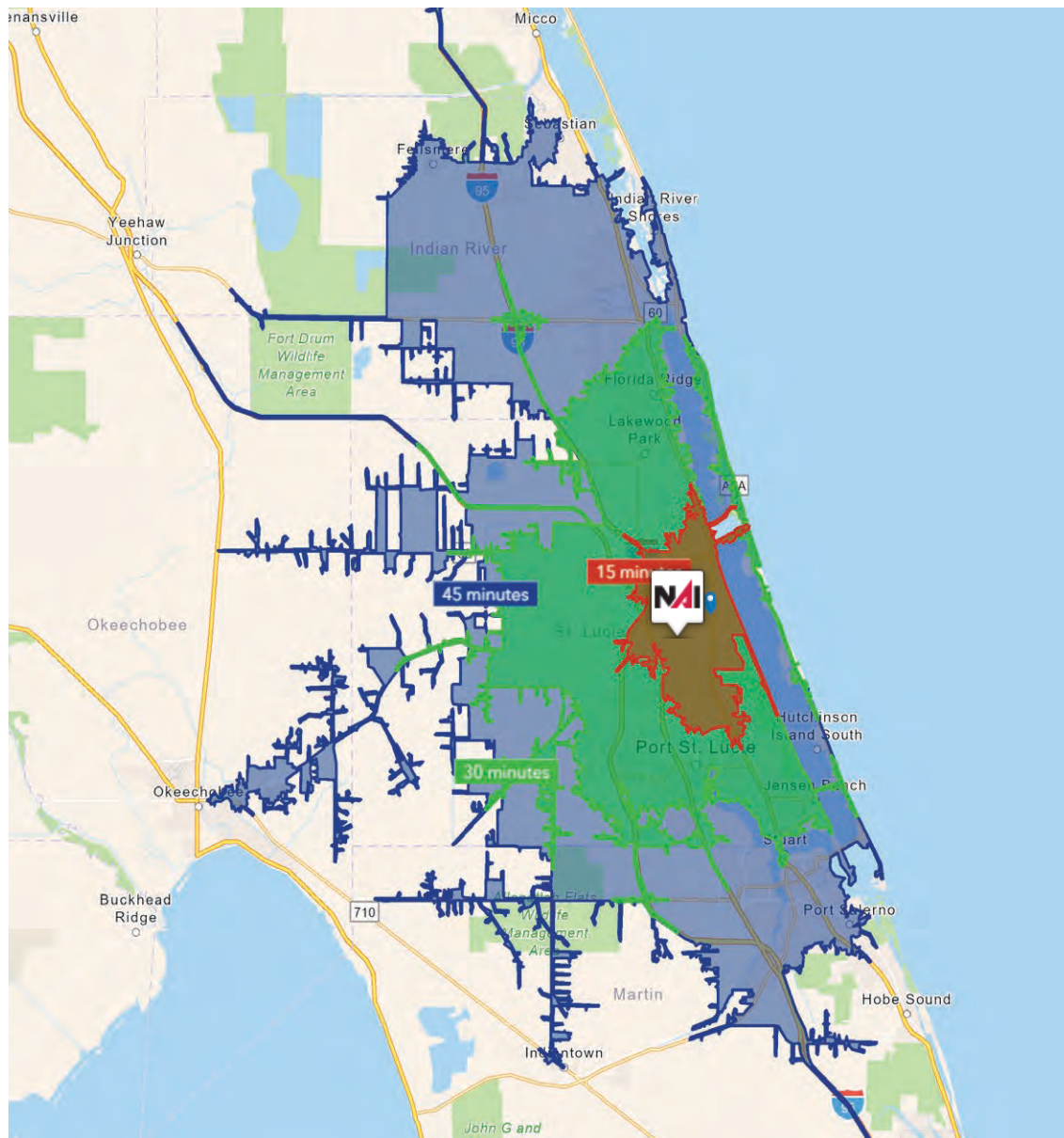
BOUNDARY SURVEY
 SYOSSET INDUSTRIAL PLAZA, LLC

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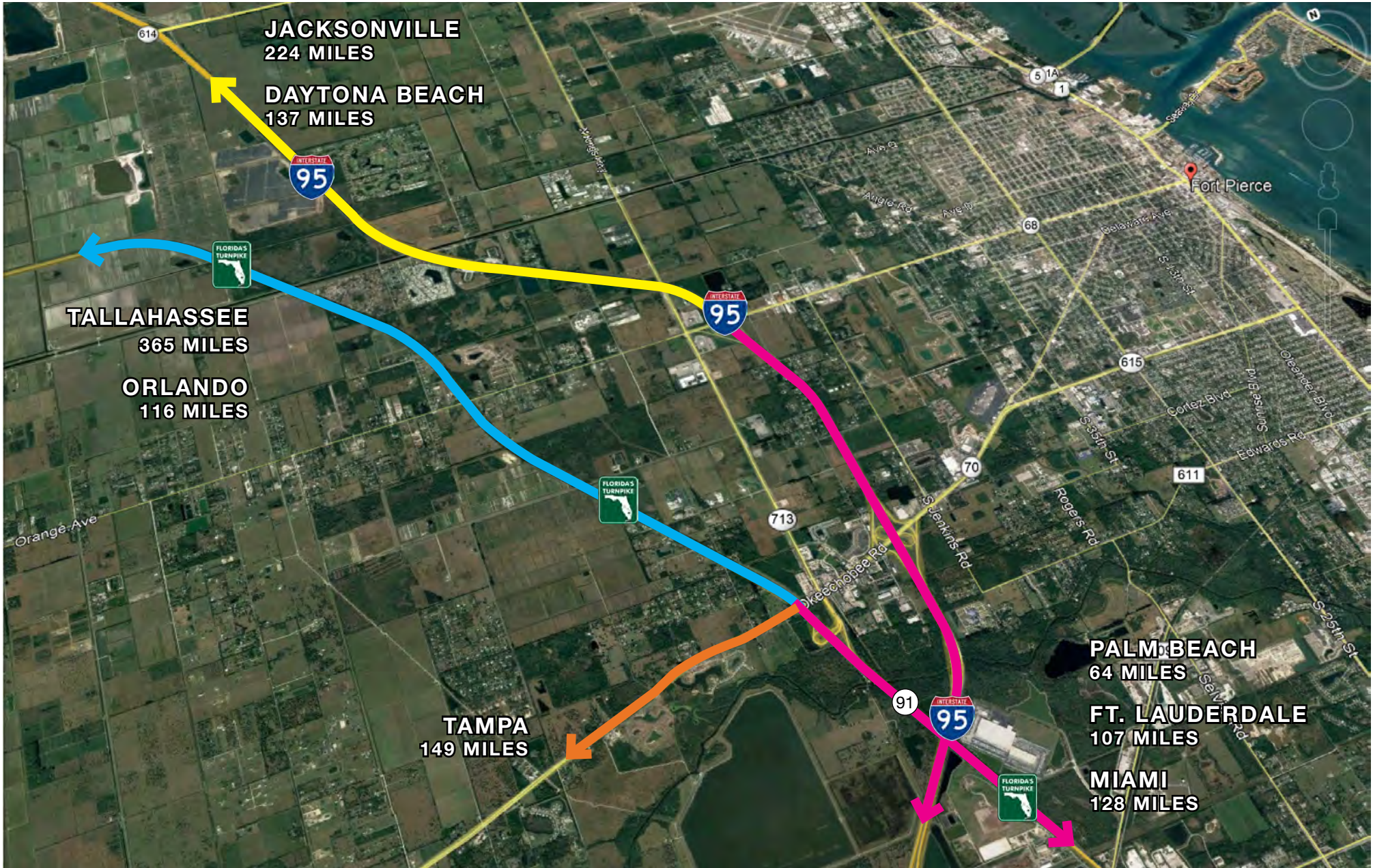
I-1 Industrial Light - Allowed Uses (P) Permitted (C) Conditional

Self-Service Storage	P
Vehicle Sales and Service	
Automobile Rentals	P
Automobile Sales P	
Boat Rentals	P
Boat Sales	P
Fueling Station	
Travel Plaza	
Truck Stop	
Vehicle Repair, General	P
Vehicle Repair, Limited	P
Marine-Related Repair	P
Vehicle Storage	P
Artisan	P
Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	P
Catering Facility, Large-Scale	P
Crematorium	
Building Maintenance Facilities And Services	
Contractors/Others Performing Services Off-Site	P
Microbrewery	
Research Service	P

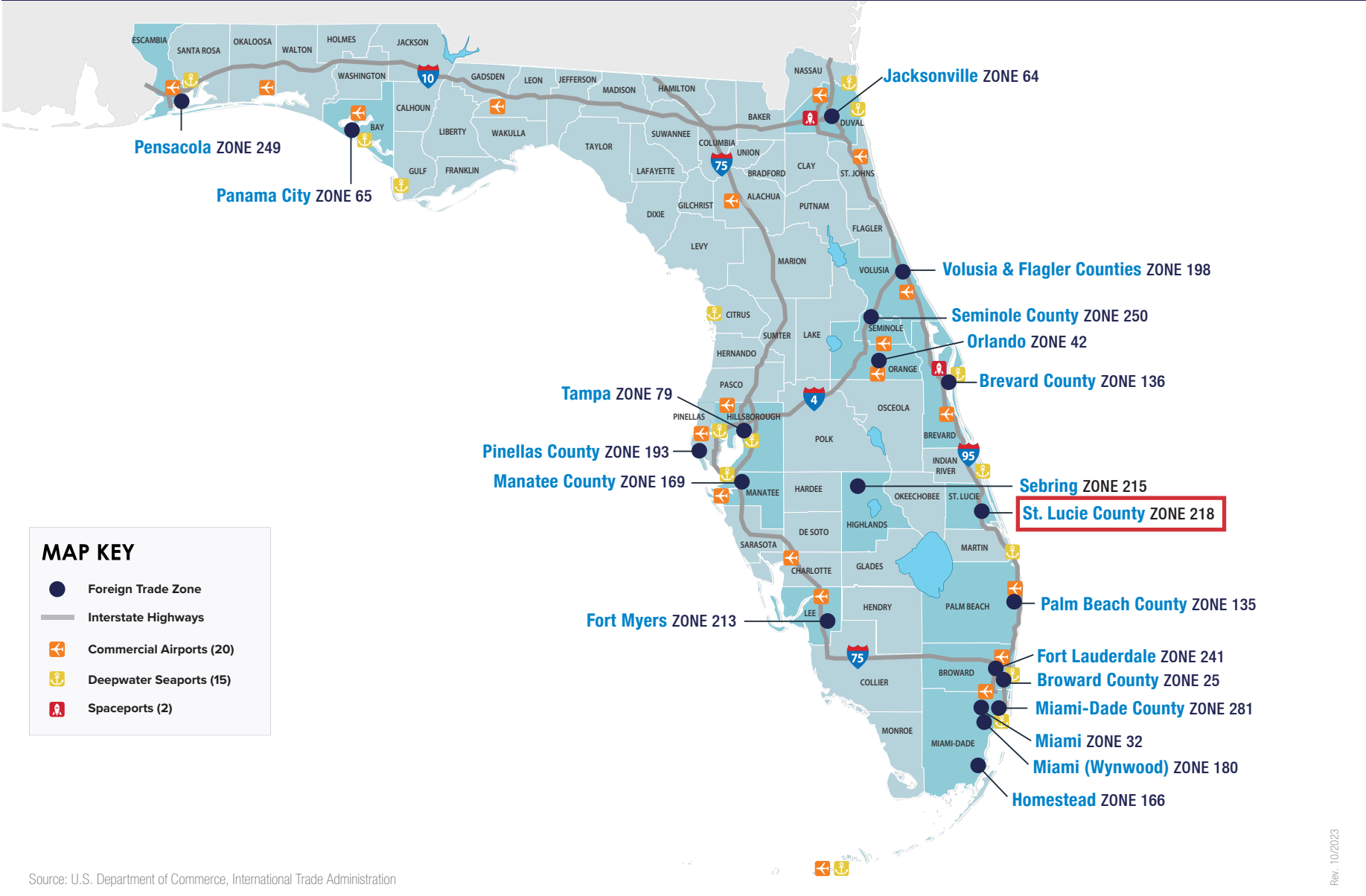
Marine-Related Industrial	P
Warehouse and Freight (except as noted below)	P
Parcel Service	P
Waste-Related Use (except as noted below)	C
Solid Waste Separation, Transfer Station	C
Recycling Center	C
Wrecking or Salvage Yard	C
Wholesale Trade	P
Heavy Industrial (except as noted below)	
Heavy Equipment Sales and Rentals	P
Service of Heavy Equipment	P
Processing of Food and Related Products	P
Aquaculture Facilities	P
Community Gardens C	
Dock/Moorage Facility (except as noted below)	
Docks for Single Family Homes	
Docks for Single Family Homes on canals within Surfside or	
Navigational Aids	
Telecommunication Facility	
Antenna Support Structure	C
Antenna (on existing structure)	P



15 Minutes	30 Minutes	45 Minutes
91,415 2010 Population	323,585 2010 Population	504,432 2010 Population
109,371 2024 Population	425,134 2024 Population	639,186 2024 Population
19.64% 2010-2024 Population Growth	31.38% 2010-2024 Population Growth	26.71% 2010-2024 Population Growth
0.93% 2024-2029 (Annual) Est. Population Growth	1.77% 2024-2029 (Annual) Est. Population Growth	1.44% 2024-2029 (Annual) Est. Population Growth
42.4 2024 Median Age	46.6 2024 Median Age	49.4 2024 Median Age
\$70,928 Average Household Income	\$91,974 Average Household Income	\$102,074 Average Household Income
34.0% Percentage with Associates Degree or Better	40.8% Percentage with Associates Degree or Better	43.4% Percentage with Associates Degree or Better
55.1% Percentage in White Collar Profession	57.6% Percentage in White Collar Profession	59.3% Percentage in White Collar Profession



FLORIDA'S FOREIGN TRADE ZONES

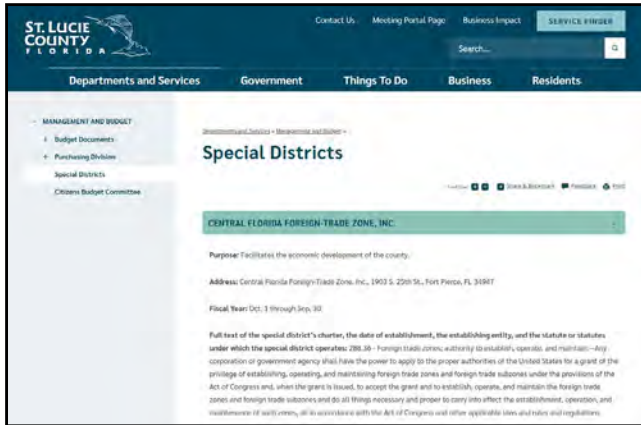


Source: U.S. Department of Commerce, International Trade Administration

Rev. 10/2023

SELECTFLORIDA www.SelectFlorida.org

Advantages of Being in a Foreign Trade Zone



<https://www.stlucieco.gov/departments-and-services/management-and-budget/special-taxing-districts>

Duty Deferral

Duties are only paid when imported merchandise enters U.S. Customs territory. Goods may be held without payment of duty in an FTZ until sold, allowing for improved cash flow.

No Duty on Value Added

There are no duties on labor, overhead, or profit to operations performed within an FTZ.

Duty Avoidance

There are no duties on FTZ merchandise that is exported, transferred to another zone, or destroyed. This eliminates the need to manage costly and time consuming duty drawback programs.

Save with One Weekly Entry

Customs allows for weekly entry processing, which benefits importers because they pay a single entry fee and may realize significant MPF savings.

Duty Inversion

The user may elect to pay the duty rate applicable to the component materials or the finished goods produced from raw materials, depending on which is lower.

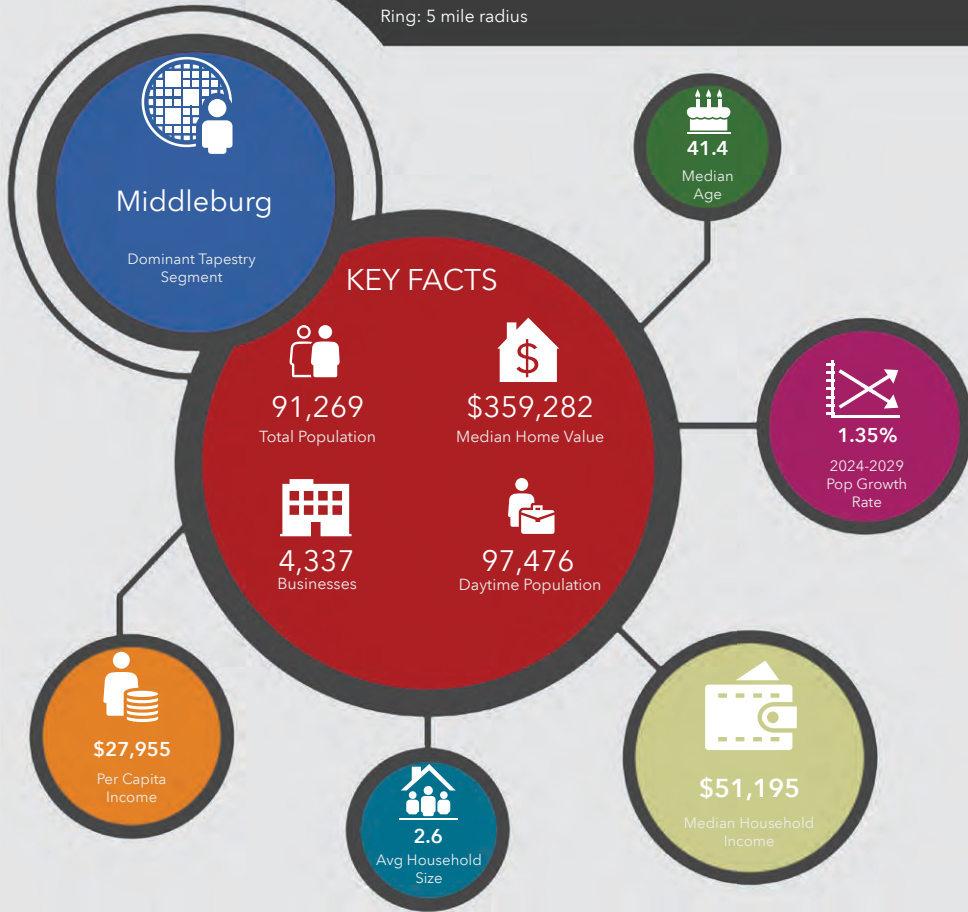
Inventory Tax Incentives

Companies that hold goods in an FTZ may be exempt from inventory taxes.

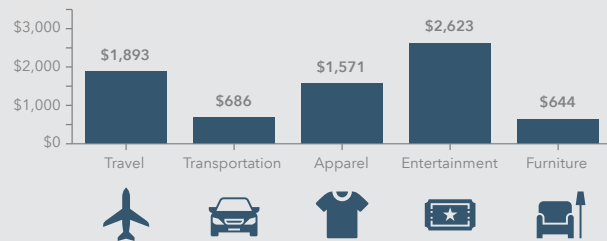
Enhanced Security

By using an FTZ, the internal controls requirements of the Sarbanes-Oxley Act (Section 404) are met. FTZ and Customs Trade Partnership Against Terrorism (CTPAT) are complementary programs. Participating in both results in increased internal and external security enhancements.

408 Farmers Market Rd, Fort Pierce, Florida, 34982
Ring: 5 mile radius



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

Population

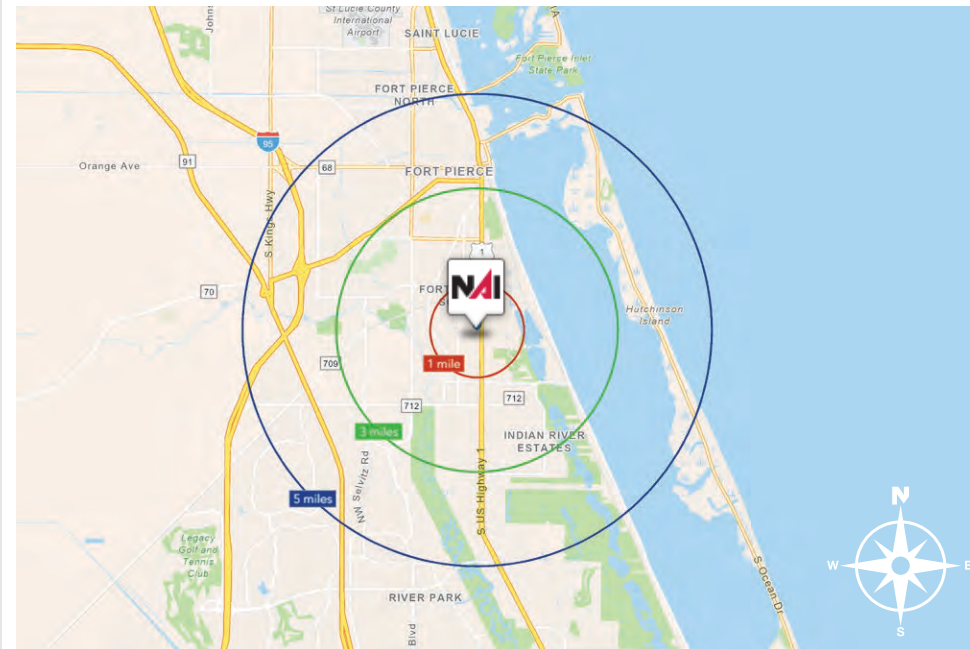
1 Mile:	6,118
3 Mile:	36,292
5 Mile:	91,269

Average Household Income

1 Mile:	\$51,790
3 Mile:	\$68,272
5 Mile:	\$72,280

Median Age

1 Mile:	48.6
3 Mile:	42.2
5 Mile:	41.4



St Lucie County

Economic Expansion, 2019 - Present

Calendar Year	Company	Industry	Location	Project Scope	2019 Jobs	2020 Jobs	2021 Jobs	2022 Jobs	
2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	26	6,000	
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000	
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	38	25,000	
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	652	236,000	
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000	
2020	California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48	10,000	
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	25	75ft. Tower	
	FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	469	245,000	
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000	
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000	
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,146	0	‡	3,220,000	
	Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780	
	Wollfube	Warehouse/Distribution	St. Lucie County	NEW	15	0	15	30,000	
	2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
		Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	17	17,000
Chemical Technologies Holdings		Manufacturing	St. Lucie County	NEW	5	0	2	8,000	
Cheney Brothers		Warehouse/Distribution	Port St. Lucie	NEW	350	0	201	427,000	
Contender Boats		Marine	St. Lucie County	NEW	200	0	131	100,000	
D&D Welding		Manufacturing	St. Lucie County	EXPANSION	10	32	40	33,000	
FA Precast		Manufacturing	St. Lucie County	EXPANSION	0	22	23	17,000	
Freshco/Indian River Select		Manufacturing	Fort Pierce	EXPANSION	20	90	95	16,375	
Jansteel		Manufacturing	Port St. Lucie	NEW	55	0	0	67,193	
Kings Logistics Center		Industrial Development	St. Lucie County	NEW	433*	0	52	650,000	
Maverick Boat Group		Marine	St. Lucie County	EXPANSION	150	520	470	106,000	
South Florida Logistics Center 95		Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000	
SRS Distribution		Warehouse/Distribution	Fort Pierce	NEW	11	0	20	32,000	

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	300	220,000
Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	12	89,000
Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	0	207,458
Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	10	688,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	652	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
Tenet Health	Life Sciences	Port St. Lucie	NEW	600‡	0	0	181,925
				2,864	804	982	3,384,924

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	259*	170	0	389,000
Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	3	60,000
Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	380,000
Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡
Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	71	113,000
Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	120	23,456
				1,641	361	194	2,490,310

* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 ** New facility in 2022, jobs transferred from 2019 project ‡ Includes full-time, part-time and per diem workers

City of Ft. Pierce, Florida

Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.





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