

FOR LEASE
\$14.00/SF Modified Gross

Industrial Warehouse Space & Secure Outdoor Storage Yard
4201-4240 Bandy Blvd, Fort Pierce, FL 34981

FORT PIERCE BUSINESS PARK

SUBJECT

INDUSTRIAL
UNITS FOR LEASE



Presented By:

NAI Southcoast

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Property Details

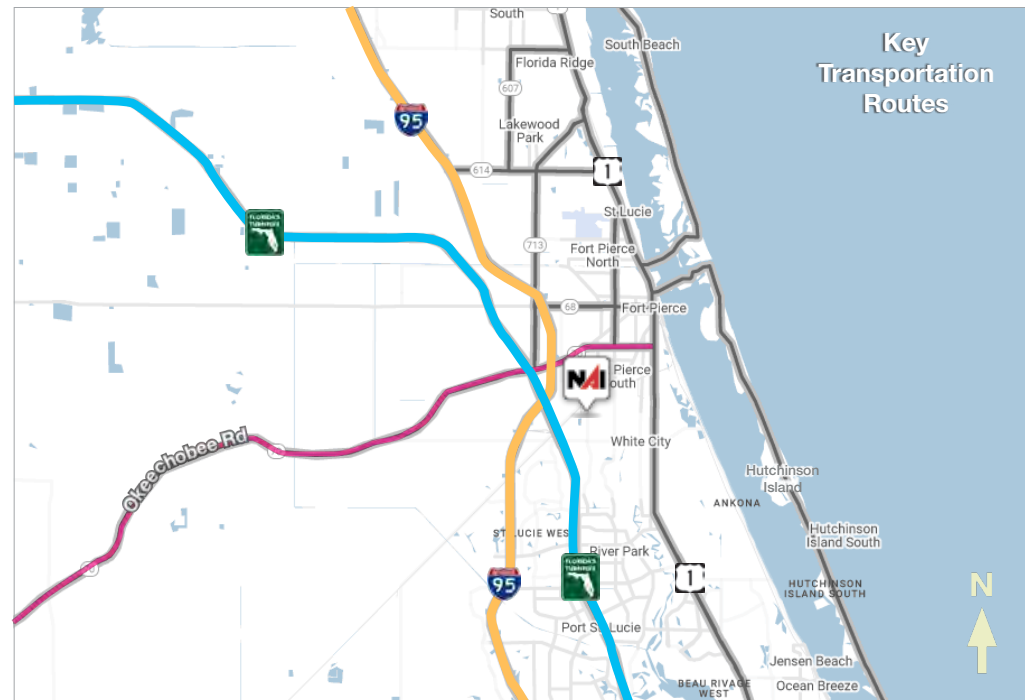
- Address: 4201 & 4240 Bandy Blvd, Fort Pierce, FL 34981
 - Available Warehouse: Three Units (up to 12,080 SF Contiguous)
 - Unit 4240: ±6,480 SF
 - Unit 4248: ±5,600 SF
 - Unit 4252: ±6,840 SF
 - IOS Yard: ±2.92 Acres (sub-dividable)
 - Zoning: Light Industrial
 - Future Land Use: Heavy Industrial
 - Construction: Concrete Block
 - Ceiling Height: ±20'
 - Roll-Up Doors: 12' x 12'
 - Power: 3-Phase
 - Year Built: 1991
 - Lease Rate: \$14.00/SF Modified Gross – Warehouse
- IOS Yard Lease Rate: Contact Listing Brokers

Executive Summary

NAI Southcoast is pleased to present a rare industrial leasing opportunity at 4201 & 4240 Bandy Boulevard in Fort Pierce, Florida, offering a highly desirable combination of warehouse space and secure industrial outdoor storage (IOS) within an established industrial corridor.

The offering includes three available warehouse units ranging from ±5,600 SF to ±6,840 SF, with a possibility to combine 2 units for up to 12,080 SF contiguous; featuring ±20' ceiling heights, 12' x 12' roll-up doors, 3-phase power, and concrete block construction.

Immediately adjacent to the warehouse property is a ±2.92-acre secure, fenced industrial outdoor storage yard, providing valuable space for fleet vehicles, equipment, trailers, materials, and other permitted outdoor storage uses. The ability to accommodate both warehouse and substantial outdoor storage requirements at one location makes this an increasingly difficult-to-find industrial offering.





LOOKING
SOUTH



SUBJECT

INDUSTRIAL &
STORAGE SPACE
FOR LEASE

INDUSTRIAL & STORAGE SPACE FOR LEASE | Bandy Blvd & Selvitz Rd, Fort Pierce, FL 34981

NAISouthcoast

3 Acres
IOS YARD



INDUSTRIAL & STORAGE SPACE FOR LEASE | Bandy Blvd & Selvitz Rd, Fort Pierce, FL 34981

NAISouthcoast

1 up to 3 Acres
IOS Yard





Unit 4248
5,600 SF



Unit 4252
6,840 SF



4201 Bandy Blvd, Fort Pierce, Florida, 34981
Ring: 5 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE GROUP, INC.

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025)
© 2025 Esri
Spending facts are average annual dollars per household

Population

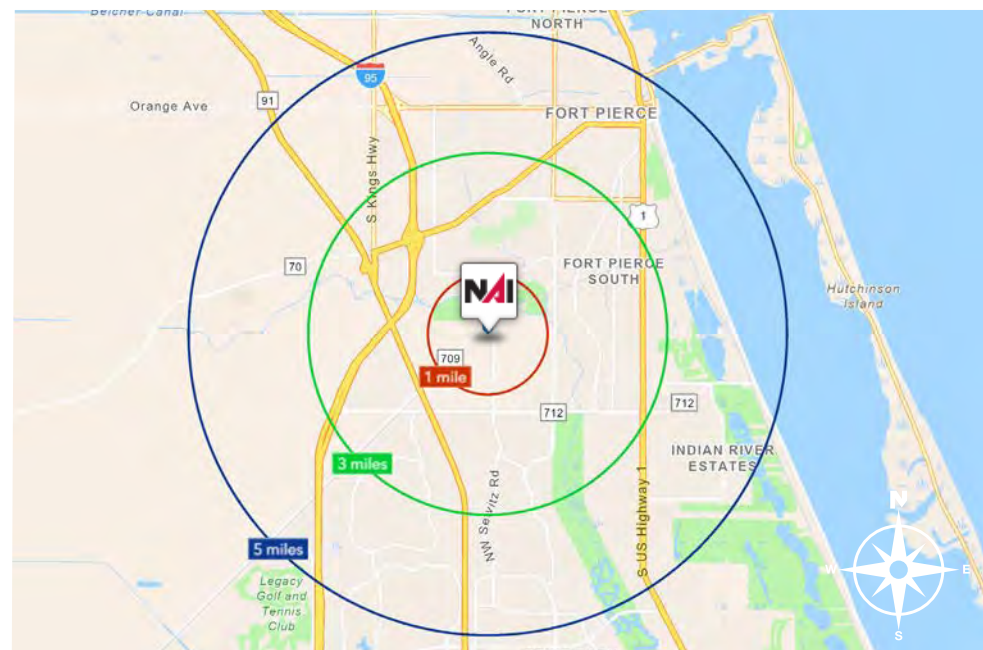
1 Mile:	1,162
3 Mile:	35,309
5 Mile:	103,254

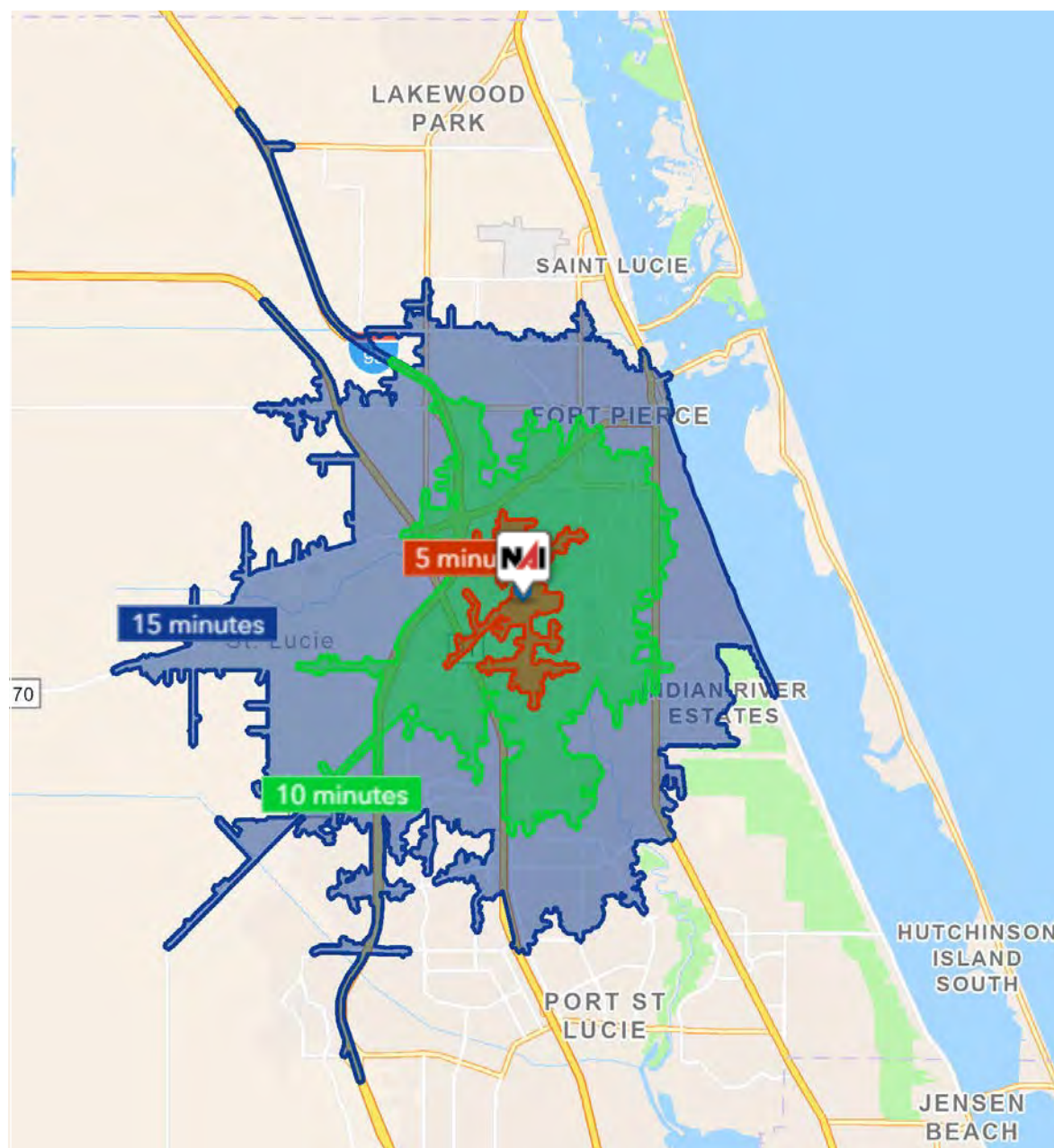
Average Household Income

1 Mile:	\$94,797
3 Mile:	\$85,637
5 Mile:	\$80,976

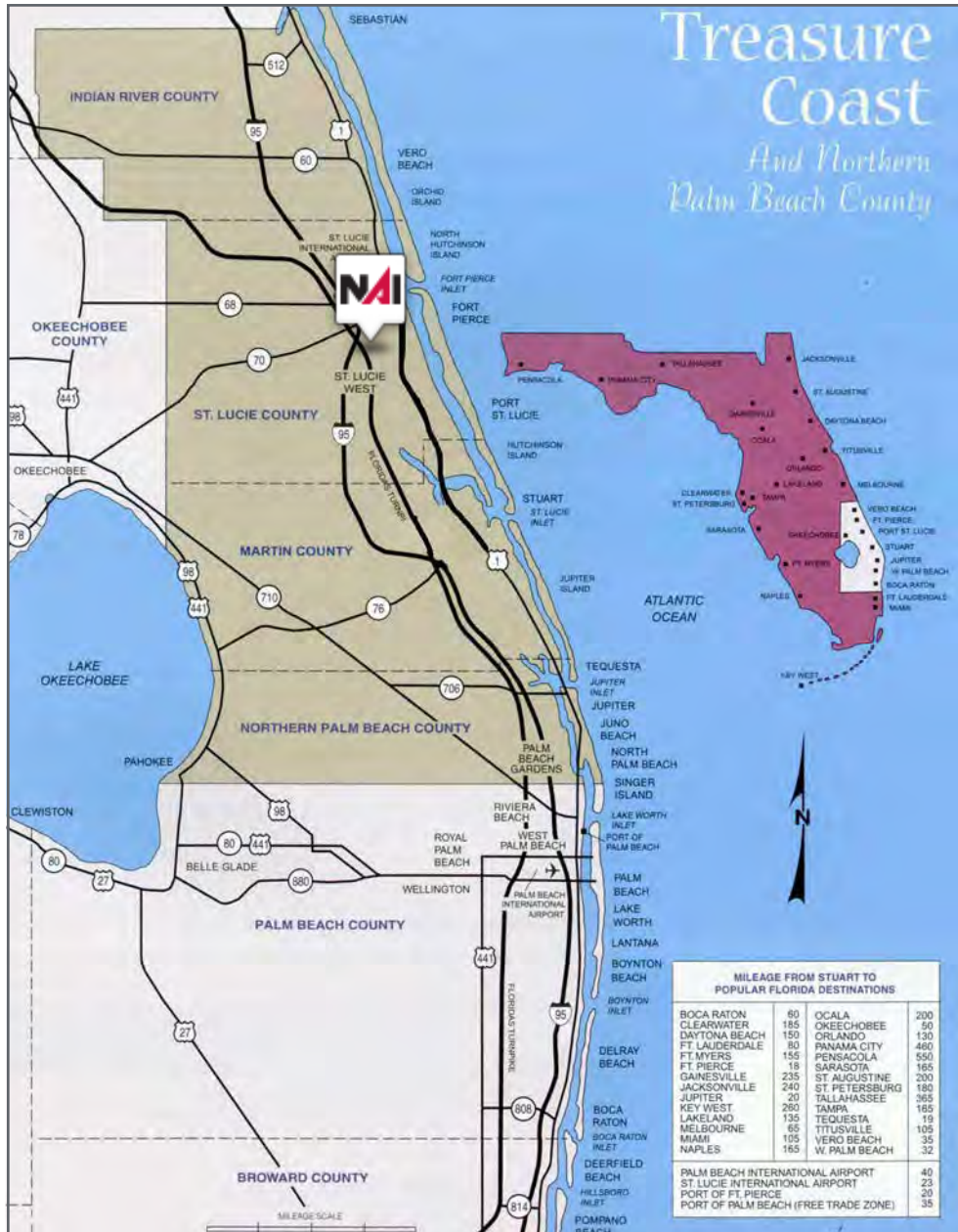
Median Age

1 Mile:	39.5
3 Mile:	38.4
5 Mile:	41.3





5 Minutes	10 Minutes	15 Minutes
1,508 2010 Population	34,841 2010 Population	99,016 2010 Population
1,950 2025 Population	44,424 2025 Population	122,453 2025 Population
29.3% 2010-2025 Population Growth	27.5% 2010-2025 Population Growth	23.6% 2010-2025 Population Growth
3.61% 2025-2030 (Annual) Est. Population Growth	2.19% 2025-2030 (Annual) Est. Population Growth	2.21% 2025-2030 (Annual) Est. Population Growth
42.9 2025 Median Age	39.0 2025 Median Age	41.2 2025 Median Age
\$99,667 Average Household Income	\$83,739 Average Household Income	\$82,428 Average Household Income
47.9% Percentage with Associates Degree or Better	37.6% Percentage with Associates Degree or Better	35.3% Percentage with Associates Degree or Better
51.0% Percentage in White Collar Profession	53.3% Percentage in White Collar Profession	56.3% Percentage in White Collar Profession



St Lucie County

Economic Expansion, 2019 - Present

Calendar Year 2018	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
	PiusOneAir	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
Calendar Year 2019	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
	Wolflube	Warehouse/ Distribution	St. Lucie County	NEW	15	0	15	30,000
Calendar Year 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 nonprofit 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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