

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Industrial Park Units

1538 SE S Niemeyer Circle, Port Saint Lucie FL 34952



**For Lease**  
**\$10.00-12.00/psf**

Listing Agent:

**Matt Crady**

**772-260-1655**

**[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

# Industrial Park Units

1538 SE S Niemeyer Circle, Port Saint Lucie FL 34952

## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Listing Agent:

**Matt Crady**

**772-260-1655**

**[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)**

Office:

**49 SW Flagler Ave. Suite 301**

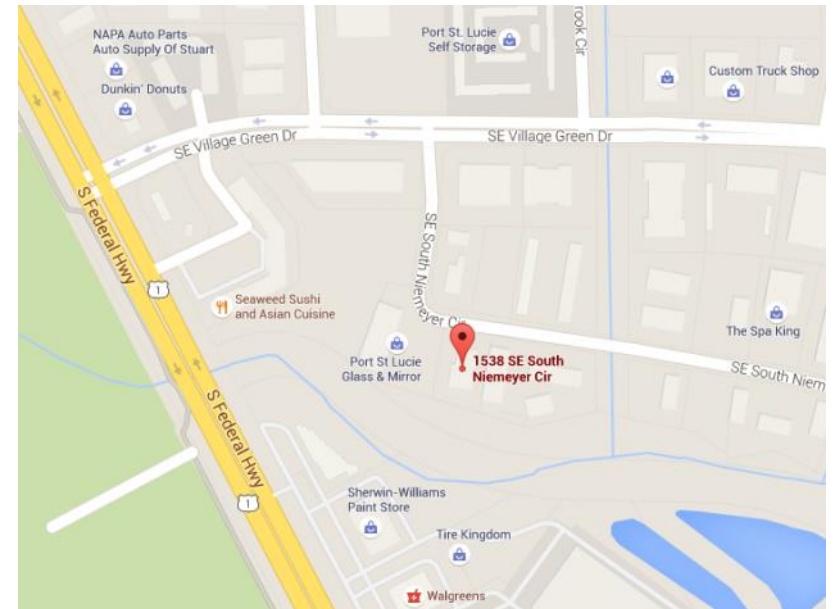
**Stuart FL, 34994**

**772-286-5744**

## Property Details

<b>Location:</b>	1538 SE S Niemeyer Circle, Port Saint Lucie FL 34952
<b>Lease Rate:</b>	\$10.00/psf (3) 800 SF units \$12.00/psf (1) 2,000 SF unit
<b>Building Size:</b>	6,490 SF
<b>Building Type:</b>	Industrial
<b>Acreage:</b>	.76 AC
<b>Frontage:</b>	150'
<b>Year Built:</b>	1985
<b>Construction Type:</b>	CBS
<b>Parking Spaces:</b>	Plenty
<b>Zoning:</b>	WI - PSL
<b>Land Use:</b>	Light Manufacturing
<b>Utilities:</b>	City of Port St. Lucie

Four (4) spaces total available for lease at this Port St. Lucie Industrial Park located on SE S Niemeyer Circle. Three (3) 800 SF units with 10x12 rollup bay doors and a 2,000 SF space with two 12x12 rollup bay doors and a mechanical bay. Ideal for auto-related business. Ingress/egress easement.



Listing Agent:

**Matt Crady**

**772-260-1655**

**mcrady@commercialrealestatellc.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

### 2013 Demographics

#### Population (Daytime)

1 mile	7,576
3 mile	53,768
5 mile	100,082

#### Average Household Income

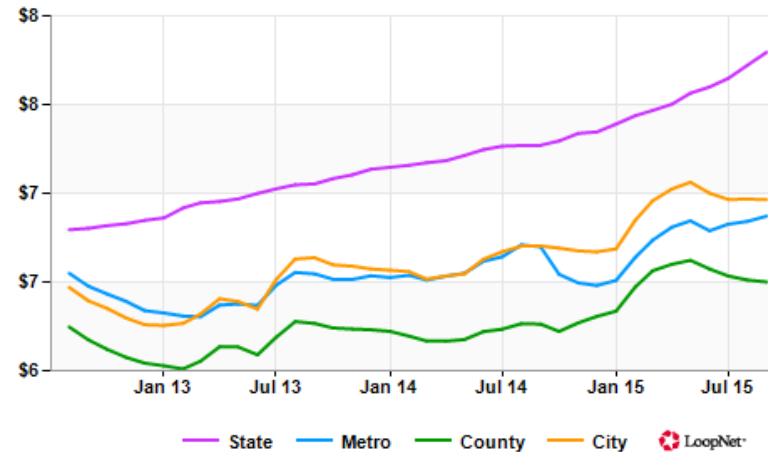
1 mile	\$44,958
3 mile	\$52,481
5 mile	\$58,675

#### Median Age

1 mile	55
3 mile	49
5 mile	46

### Asking Price Index Trends for Port Saint Lucie, FL Industrial For Lease

Asking Rent Industrial for Lease Port St. Lucie, FL (\$/SF/Year)



	Sep 15	vs. 3 mo. prior	Y-O-Y
State	\$8	+2.6%	+7.2%
Metro	\$7	+1.2%	+2.6%
County	\$6	-1.1%	+3.8%
City	\$7	-0.5%	+3.9%

Listing Agent:

**Matt Crady**

**772-260-1655**

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

## Zoning & Future Land Use Map

### Warehouse Industrial Zoning District (WI)

(A) **Purpose.** The purpose of the warehouse industrial zoning district (WI) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.

### (B) Permitted Principal Uses and Structures.

(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances.

- a. Cabinet making, carpentry shop or other trade shop;
- b. Food processing facility;
- c. Cold storage warehouse and pre-cooling plant;
- d. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
- e. Mini-warehousing;
- f. Public facility or use;
- g. Warehousing, provided that no more than thirty (30) percent of each building be devoted to office or retail space associated with the warehouse use and not as a separate unrelated business;
- h. Television and broadcasting station;
- i. Repair and maintenance of vehicles and equipment;
- j. Semi-public facility;
- k. Analytical laboratory;
- l. Wholesale trade, provided that no more than fifty (50) percent of the total floor area is devoted to the display of goods and materials or office space, including the wholesale trade of alcoholic beverages;
- m. Furniture sales;
- n. Building material sales and/or lumber yard;



Warehouse - Industrial

Listing Agent:

**Matt Crady**

**772-260-1655**

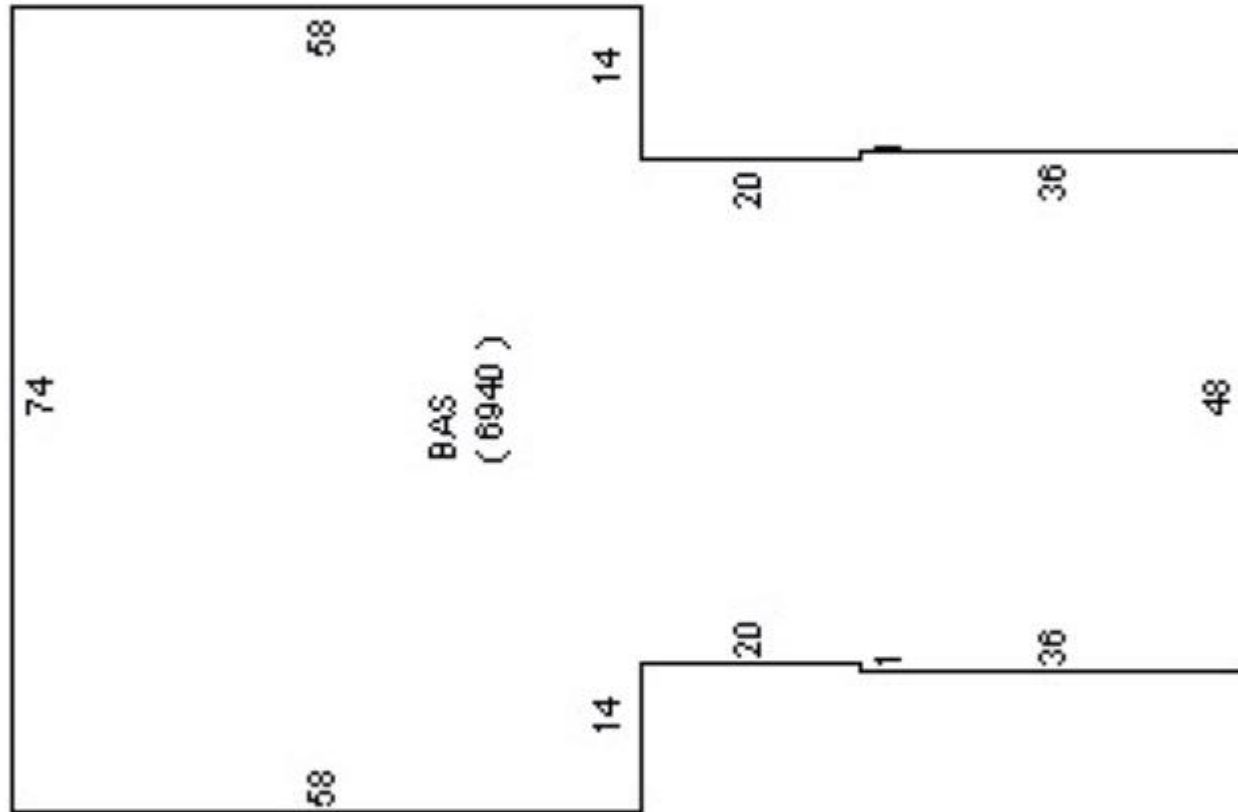
**mcrady@commercialrealestatellc.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**



Listing Agent:

**Matt Crady**

**772-260-1655**

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

# Industrial Park Units

1538 SE S Niemeyer Circle, Port Saint Lucie FL 34952

Property Aerial



Listing Agent:

**Matt Crady**

**772-260-1655**

**mcrady@commercialrealestatellc.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**