

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Industrial Warehouse

1800 SE Village Green Dr. Port St. Lucie FL 34952



**For Lease**  
**\$8.50/psf**

Listing Agent:

**Alex Rodriguez-Torres**

**772-353-0638**

**rteincorporated@aol.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

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## 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.

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### Property Details

<b>Location:</b>	1800 SE Village Green Dr. Port St. Lucie FL 34952
<b>Lease Rate:</b>	\$8.50/psf
<b>Lease Space:</b>	16,000 SF
<b>Building Type:</b>	Industrial Warehouse
<b>Acreage:</b>	.82 AC
<b>Frontage:</b>	+/- 173.10
<b>Traffic Count:</b>	12,627 average daily traffic from SE Walton Rd.
<b>Year Built:</b>	1990
<b>Construction Type:</b>	CBS
<b>Parking Spaces:</b>	20
<b>Zoning:</b>	CS - PSL
<b>Land Use:</b>	Light Industrial
<b>Utilities:</b>	Undisclosed

Excellent leasing opportunity of an industrial warehouse property. Site features 8,000 SF of office space and 8,000 SF of warehouse space with 20' ceiling. Additional features include outdoor storage, fenced yard, 2 Grade level roll up door, and city water and sewer.



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Property Demographics

2016 Demographics

**Total Population**

1 mile	7,845
3 mile	49,115
5 mile	109,677

**Average Household Income**

1 mile	\$39,745
3 mile	\$49,300
5 mile	\$54,770

**Average Age**

1 mile	47.60
3 mile	44.90
5 mile	44.00

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## Zoning Description

### CS - Service Commercial Zoning

(A) **Purpose.** The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; 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.** 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:

- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
- (2) Automotive, boat or truck repair.
- (3) Building material sales.
- (4) Cabinet shop.
- (5) Contractor's shop.
- (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
- (7) Sign company.
- (8) Public facility or semi-public facility or use.
- (9) Trade shop (roofing, plumbing, electrical, and the like).
- (10) Wholesale establishment.
- (11) Food processing facility.
- (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
- (13) Television and broadcasting station.
- (14) Analytical laboratory.

(15) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(16) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(17) Kennel, enclosed.

(C) **Principal uses.** The following principal uses which need not be fully enclosed in a building or structure are permitted, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall:

- (1) Public or semi-public facility use.
- (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.
- (3) Automotive, boat or truck sales.
- (4) Lumber yard.
- (5) Material or vehicle storage yard.
- (6) Contractor's storage yard.
- (7) Mobile home sales or storage.
- (8) Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall.
- (9) Warehousing provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
- (10) Equipment rental business.
- (11) Self-service storage facilities in accordance with Section 158.227.

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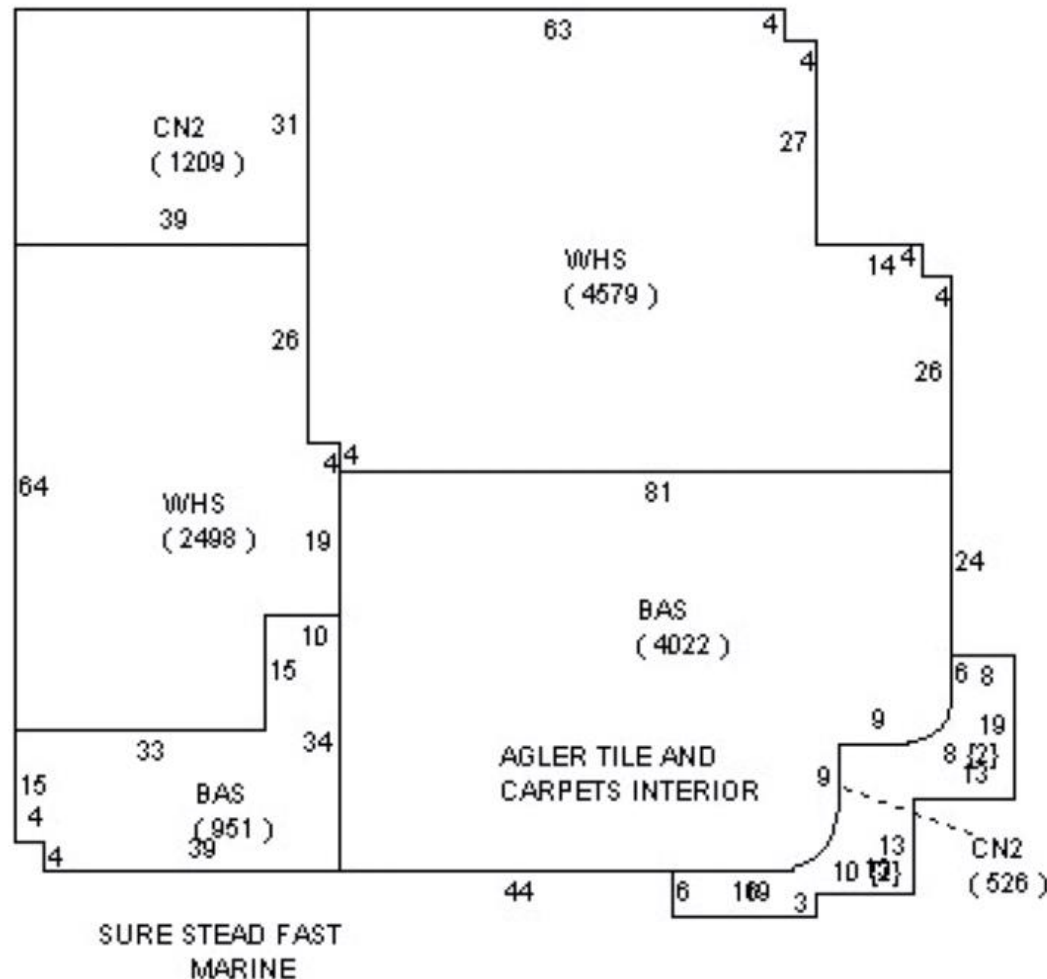
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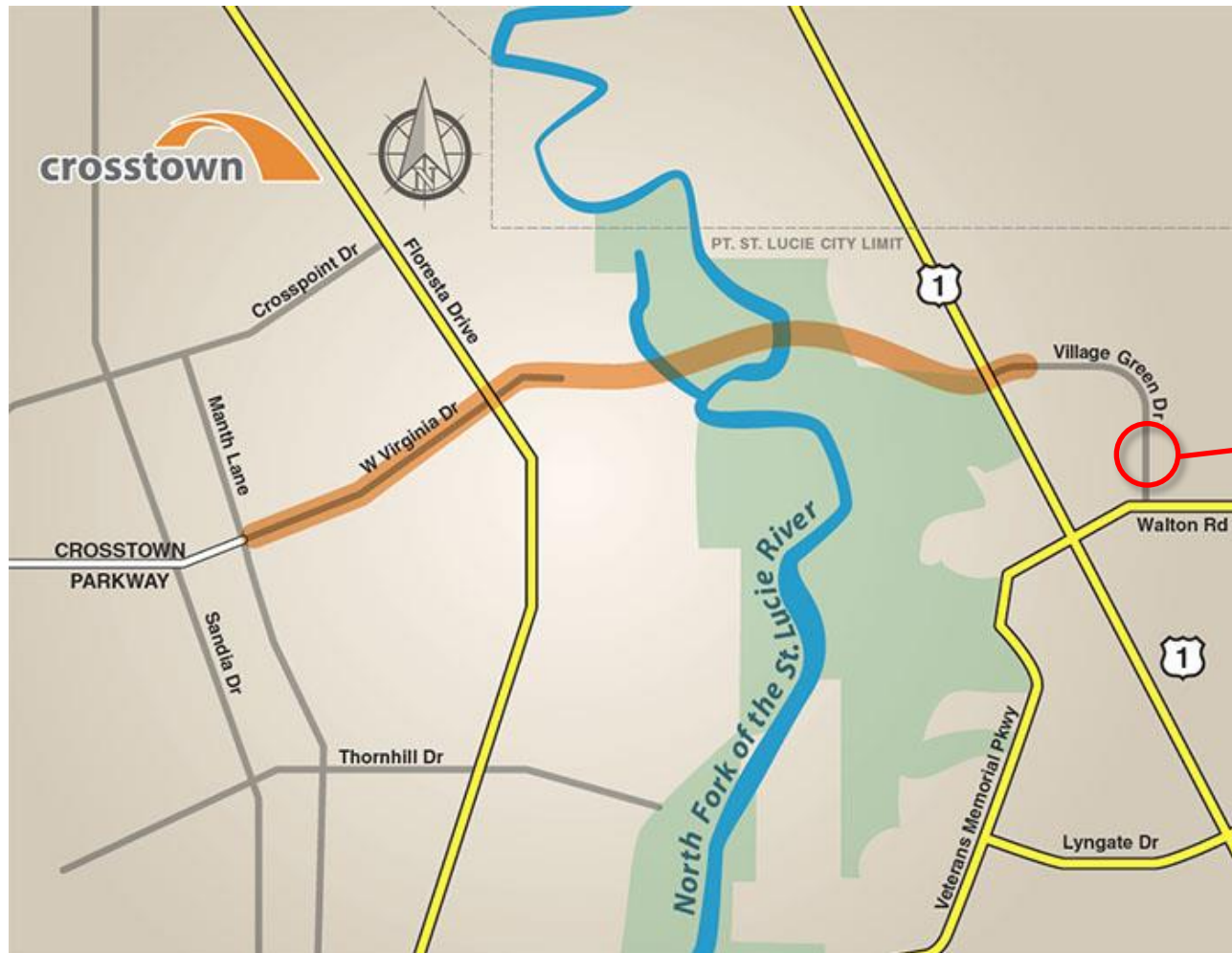
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## Crosstown Parkway Development



**Subject Property**

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Property Aerial



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