

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Warehouse with Office Space

679 NW Enterprise Dr. Port St. Lucie FL 34986



For Lease
\$8.00/psf gross

Listing Agent:

Matt Crady

772-260-1655

mcrady@commercialrealestatellc.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

Location:	679 NW Enterprise Dr. Port St. Lucie FL 34986
Lease Rate:	\$8.00/psf gross
Space Available:	+/- 2,500 SF
Unit No:	105
Building Size:	42,000 SF
Building Type:	Industrial
Acreage:	.77 AC
Frontage:	250.71
Traffic Count:	16,275 average daily traffic (from NW Peacock Blvd)
Year Built:	2006
Construction Type:	CBS
Parking Spaces:	125
Zoning:	Industrial
Land Use:	Light Industrial
Utilities:	Undisclosed

One space has been made available at the Enterprise Business Center in St. Lucie West. Building features 20' ceiling height, bay door, and 1,000 sf of office space. Ideal for a number of business types ranging from storing, assembly, wholesale, and many others under the Industrial zoning district. Located just a few miles from I-95.



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Property Demographics

2016 Demographics

Total Population

1 mile	2,822
3 mile	35,209
5 mile	89,410

Average Household Income

1 mile	\$63,581
3 mile	\$64,252
5 mile	\$63,268

Average Age

1 mile	46.50
3 mile	44.60
5 mile	41.60

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Zoning & Future Land Use Map

Industrial Zoning District

(A) Purpose. The purpose of the industrial zoning district (IN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of industrial activities; 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. This district incorporates most of those uses formerly designated heavy industrial (HI), flexible industrial (FI), and light industrial (LI).

(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. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.
- b. Research and development facility.
- c. Public or semi-public facility or use.
- d. Television broadcasting station and telephone call centers.
- e. Analytical laboratory.
- f. Warehouse.
- g. Wholesale trade and distribution.
- h. Office space as needed in conjunction with a use listed above.
- i. Retail and business services primarily intended to serve the industrial facilities.
- j. Adult entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent City Code of Ordinances which regulate this use.

k. Facility-based youth day treatment program.

l. Commercial laundry facilities and linen supply.

m. Microbrewery.

(2) The following principal uses which need not be fully enclosed in a building or structure are permitted;

a. Public utility facility, including water pumping plant, reservoir, and electrical substation.

b. Warehousing, 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 exceed the height of said fence or wall.

c. Equipment rental business 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 exceed the height of said fence or wall.

d. Self-service storage facilities in accordance with Section 158.227.



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Property Aerial



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