

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Industrial Condo

1430 SE Huffman Road, Port St. Lucie FL 34952



**For Lease**  
**\$9.00/psf**

Listing Agent:  
**Chris Belland**  
**772-418-4506**  
[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

Office:  
**49 SW Flagler Ave. Suite 301**  
**Stuart FL, 34994**  
**772-286-5744**

## 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>	1430 SE Huffman Road, Port St. Lucie FL 34952
<b>Lease Rate:</b>	\$9.00/psf
<b>Lease Space:</b>	3,000 SF
<b>Building Type:</b>	Industrial/Warehouse
<b>Acreage:</b>	.02 AC
<b>Frontage:</b>	401.94'
<b>Traffic Count:</b>	44,989 average daily traffic (US-1)
<b>Year Built:</b>	1987
<b>Construction Type:</b>	CBS
<b>Parking Spaces:</b>	60
<b>Zoning:</b>	WI - PSL
<b>Land Use:</b>	Industrial Condo
<b>Utilities:</b>	Undisclosed

The Gateway Plaza currently has a 3,000 SF warehouse condo available for lease. Site features bay doors, internet and cable for TV, phone system, A/C, easy accessibility to US-1, highly, and located in a highly sought after industrial area with great egress and ingress for large tracker trailers.



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2016 Demographics

**Total Population**

1 mile	4,732
3 mile	54,242
5 mile	119,077

**Average Household Income**

1 mile	\$41,584
3 mile	\$48,623
5 mile	\$54,806

**Average Age**

1 mile	57.00
3 mile	44.30
5 mile	43.40

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**Zoning Map & Description**

**WI - Warehouse Industrial**

**(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 that would adversely affect surrounding businesses and properties.

- 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. Public or semi-public facility or use.
- f. 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.
- g. Television and broadcasting station.

h. Repair and maintenance of vehicles and equipment.

i. Commercial laundry facility and linen supply.

j. Analytical laboratory.

k. 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.

l. Furniture sales.

m. 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.

n. Retail and business services primarily intended to serve the industrial facilities.

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

p. Commercial driving school.

q. Fine arts studio.

r. Music recording studios.

s. Microbrewery.



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Property Aerial



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