

FOR LEASE

\$12.50/psf

Industrial Warehouse Space

2735-2737 SW Fondura Rd. Port St. Lucie FL, 34953



END CAP UNIT

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

Property Details

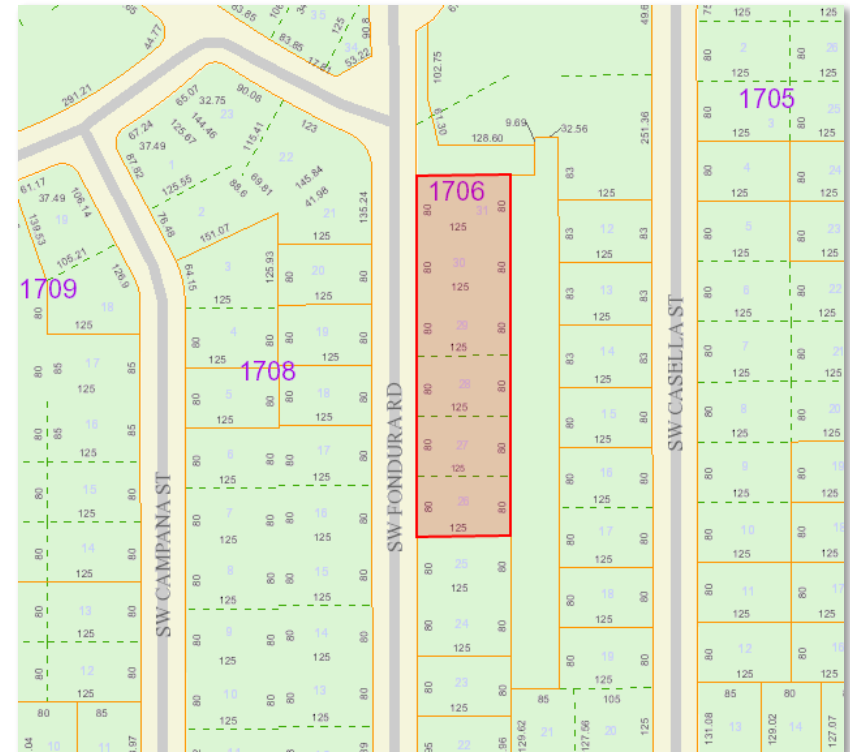
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LEASE RATE	\$12.50/psf (gross)
LEASE SPACE	2,000 SF
BUILDING TYPE	Light Manufacturing
ACREAGE	1.38 AC
FRONTAGE	480'
TRAFFIC COUNT	13,446 AADT (from SW Gatlin Blvd.)
YEAR BUILT	2004
CONSTRUCTION TYPE	Corr Metal
PARKING SPACE	60
ZONING	CS - PSL
LAND USE	Light Industrial
UTILITIES	Undisclosed

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END CAP UNIT available to lease immediately! This space features 20' ceilings, 12, 14' overhead bay doors, 2 handicap restrooms, and it's fully insulated. Easily accessible from SW Gatlin Blvd. and in close proximity to I-95.



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Property Demographics

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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	7,434	1 Mile	\$74,540	1 Mile	36.70
3 Mile	57,194	3 Mile	\$72,816	3 Mile	38.70
5 Mile	118,850	5 Mile	\$68,289	5 Mile	40.30

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Zoning Information

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CS - Service Commercial Zoning District

(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.



Warehouse -
Industrial

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Site Photos

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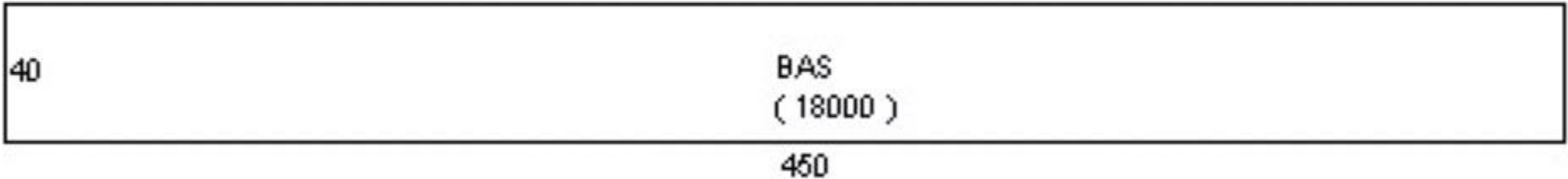
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Floor Plan

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18 units



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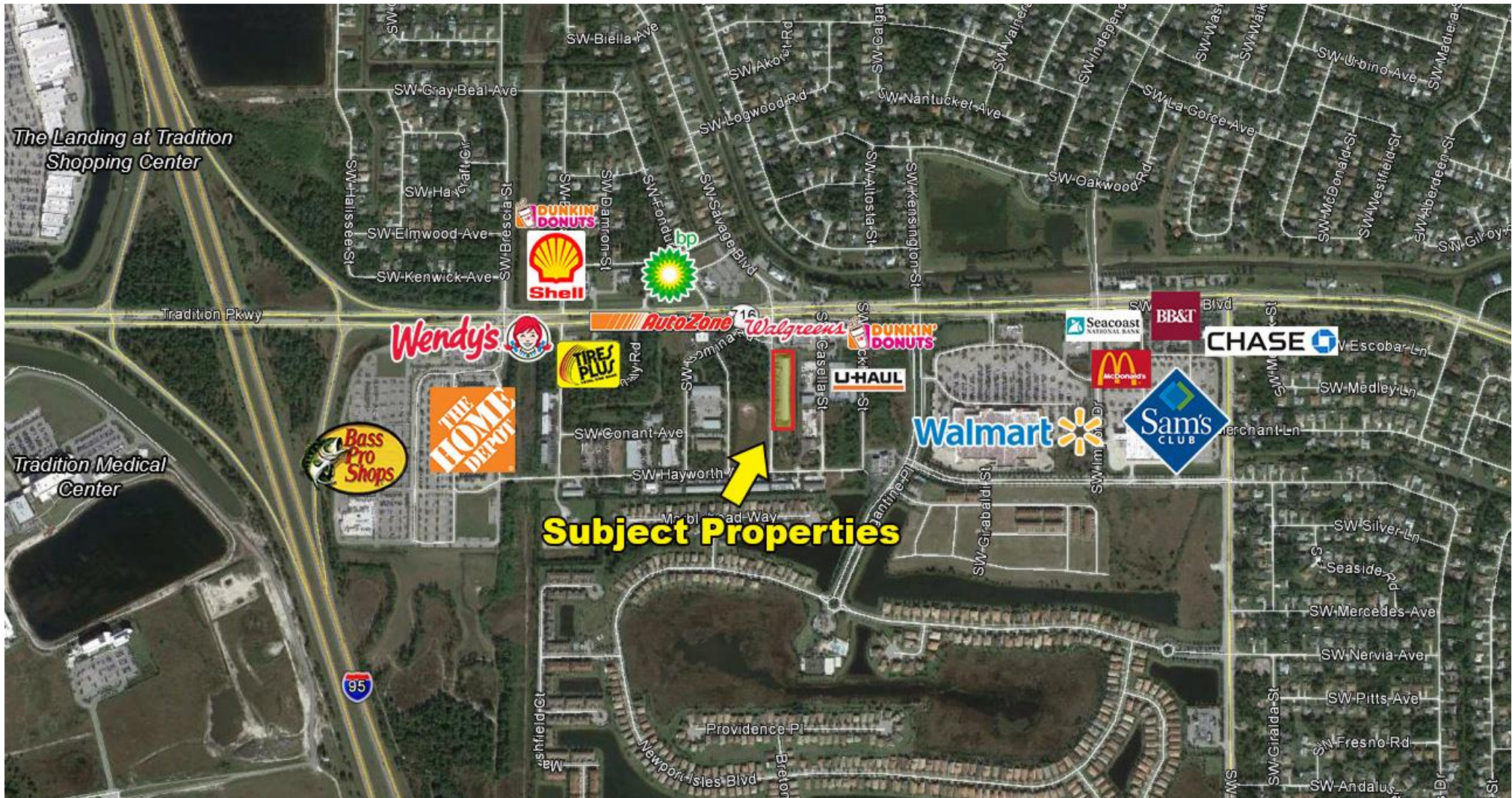
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Property Aerial

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