

# FOR LEASE

\$7.99/psf

## Warehouse & Office

1725 SW Biltmore Street, Port St. Lucie FL 34984



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Alex Rodriguez-Torres | 772-353-0638 | [Rteincorporated@aol.com](mailto:Rteincorporated@aol.com)

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

# Property Details

## Warehouse & Office

1725 SW Biltmore Street, Port St. Lucie FL 34984

LEASE RATE	\$7.99/psf
LEASE SPACE	6,000 sf
BUILDING SIZE	12,000 sf
BUILDING TYPE	Industrial/Warehouse
ACREAGE	.92 AC
FRONTAGE	320'
TRAFFIC COUNT	16,000 (from Bayshore Blvd)
YEAR BUILT	1988
CONSTRUCTION TYPE	CBS
PARKING SPACE	25+
ZONING	CS
LAND USE	Warehouse
UTILITIES	City of Port St Lucie

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Newly remodeled with new roof and offices. Features two private A/C executive offices, five Dock-High loading doors, 1,200 SF of office space, and 4,800 SF of new A/C warehouse/showroom.

Located in busy Port Saint Lucie industrial area, just off Bayshore Boulevard. Just 5 minutes away from FL Turnpike & 10 minutes to I-95.



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# Property Demographics

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### 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	9,047	1 Mile	\$57,432	1 Mile	38.00
3 Mile	83,972	3 Mile	\$62,416	3 Mile	40.50
5 Mile	168,615	5 Mile	\$63,357	5 Mile	41.70

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# Zoning Information

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### CS - Service Commercial Zoning

**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.

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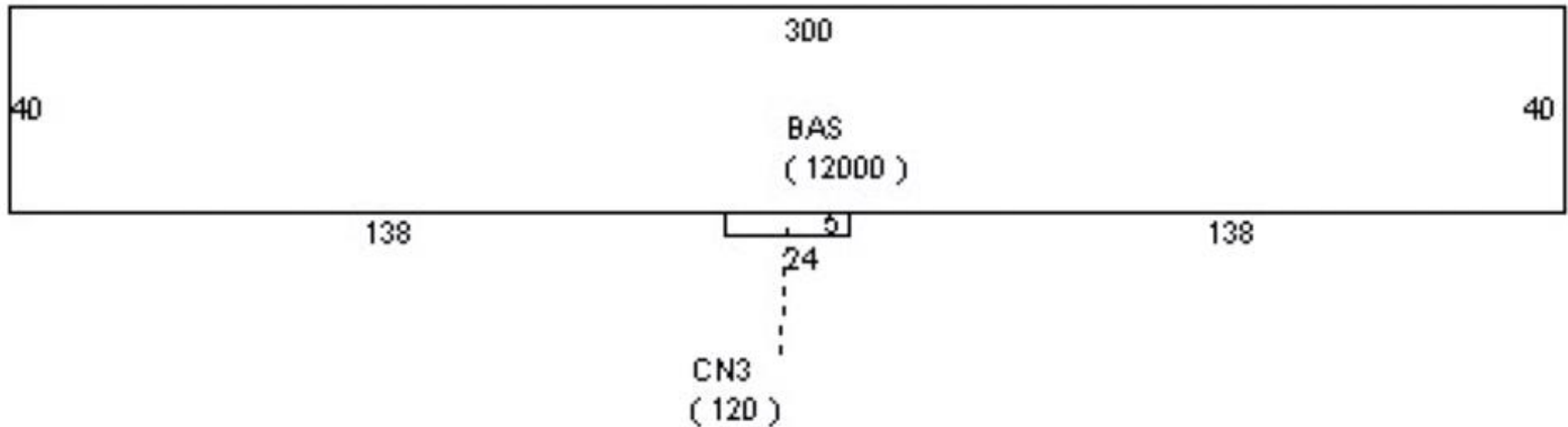
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# Floor Plan

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## Site Photos

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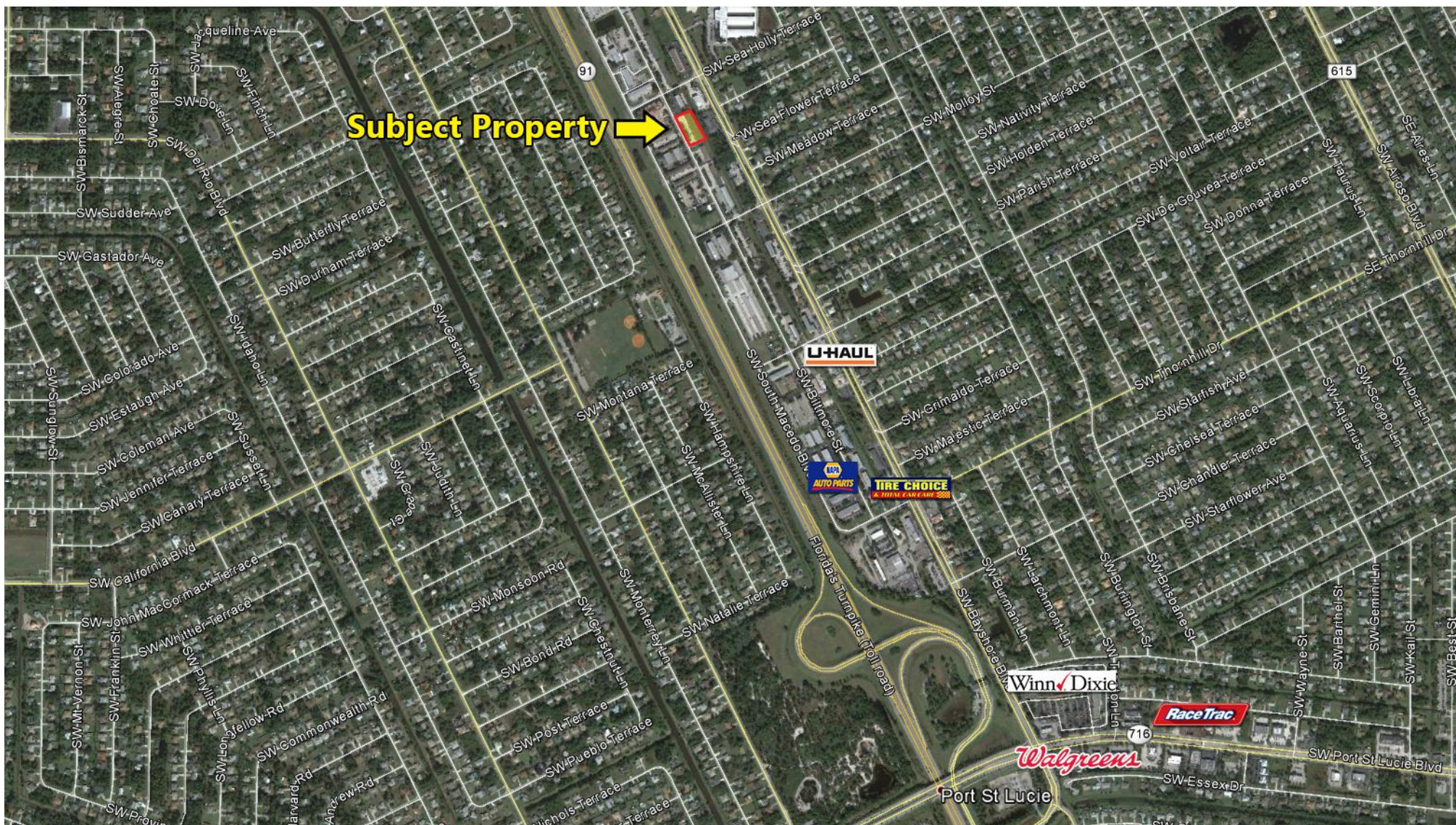
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# Property Aerial

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