

FOR LEASE

\$8.50/psf Gross

Industrial Office/Warehouse

1615 SE Village Green Drive, Port St. Lucie FL 34952

AVAILABLE 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

Industrial Office/Warehouse

1615 SE Village Green Drive, Port St. Lucie FL 34952

LEASE RATE	\$8.50/psf Gross
SPACE AVAILABLE	+/- 5,000 sf
BUILDING SIZE	9,968 sf
BUILDING TYPE	Warehouse / Industrial
ACREAGE	1.12 AC
FRONTAGE	141.17'
TRAFFIC COUNT	12,700 ADT (from Walton Rd. US-1)
YEAR BUILT	1982
CONSTRUCTION TYPE	Corr Metal / CBS
PARKING SPACE	25
ZONING	WI - PSL
LAND USE	Light Industrial
UTILITIES	Undisclosed

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Spacious warehouse unit in the desirable industrial area of Port St. Lucie. Unit features 10% of office/showroom space, 90% warehouse in the rear with two roll up bay doors, handicap accessible restroom, and three-phase electric. Excellent accessibility from US-1 and Walton Road, and will also connect to the crosstown parkway extension project currently under construction.



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Property Demographics

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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	6,192	1 Mile	\$43,165	1 Mile	54.00
3 Mile	50,390	3 Mile	\$51,475	3 Mile	44.90
5 Mile	111,997	5 Mile	\$57,638	5 Mile	43.60

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Zoning Information

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Sec. 158.135. - Warehouse Industrial Zoning District (WI).

(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.

(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. Equipment rental business provided that all open storage areas shall 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.
- c. Warehousing, open storage, provided that all open storage areas shall 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.
- d. Building material sales and/or lumber yard.
- e. Self-service storage facility in accordance with 158.227.

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Additional Photos

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Bay Doors

Warehouse Interior

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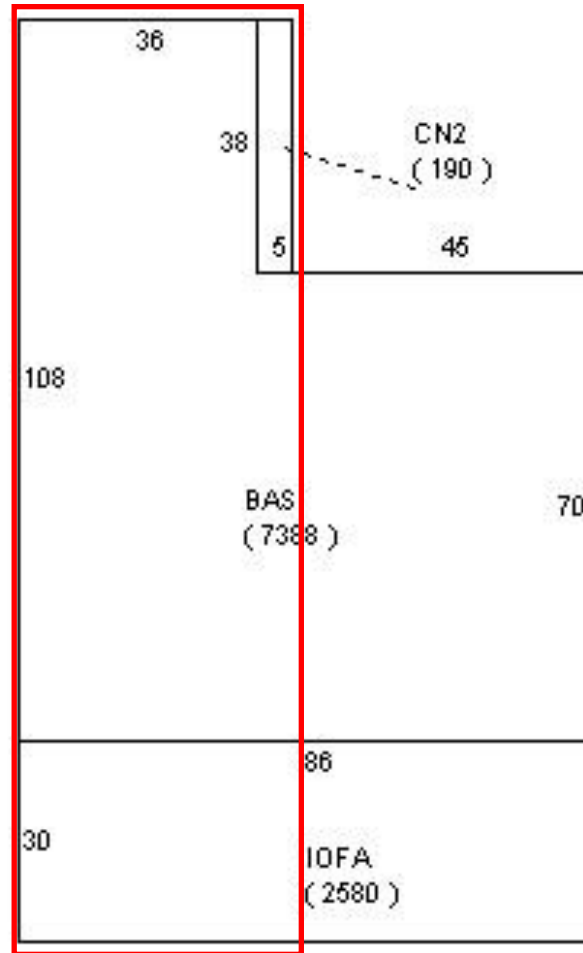
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Floor Plan

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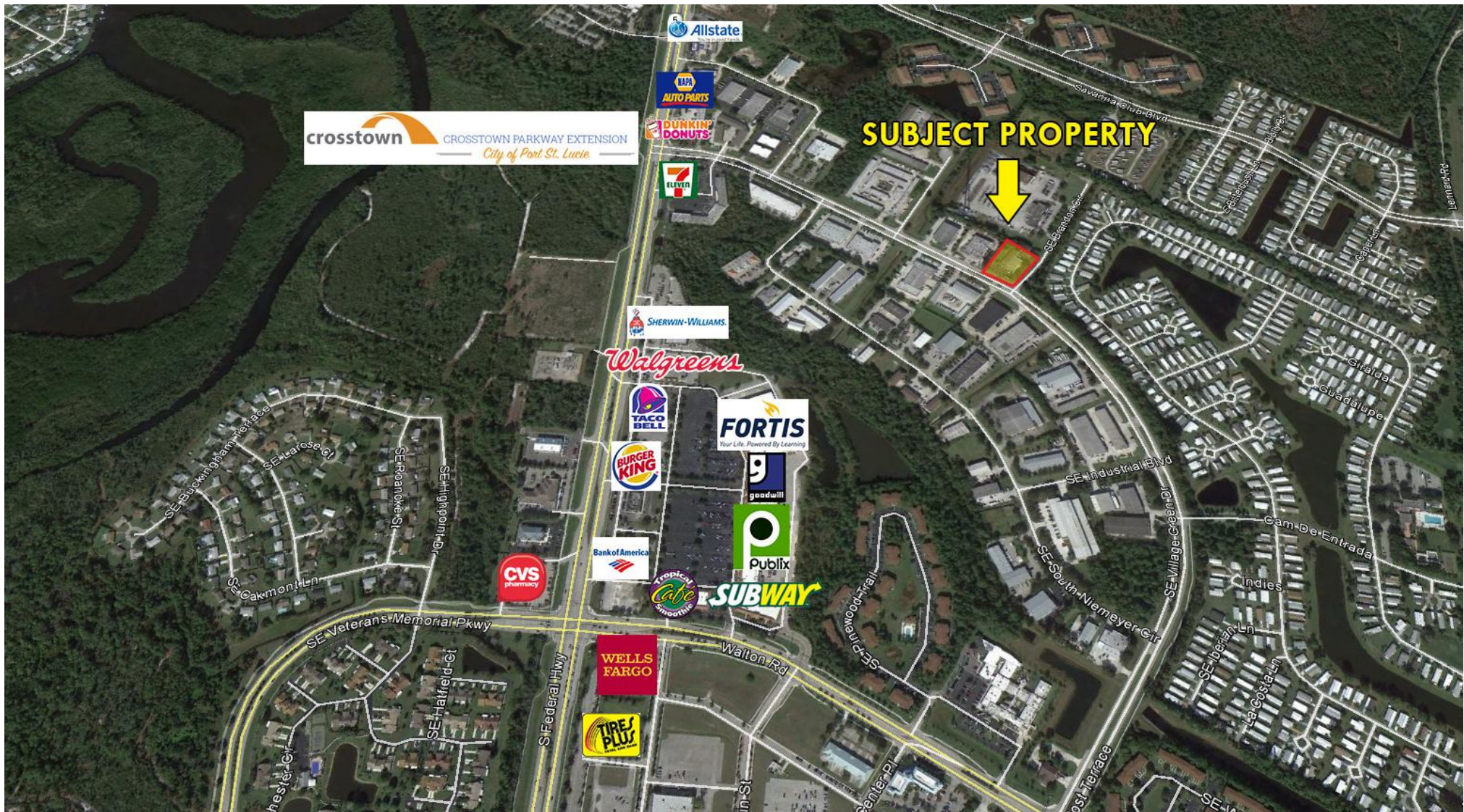
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Property Aerial

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