FOR SALE

OFFERING MEMORANDUM

NEW CONSTRUCTION INDUSTRIAL PARK

TWO MULTI-BAY BUILDINGS | 23,654 SF TOTAL

2095 NW COMMERCE LAKES DR. PORT ST. LUCIE, FL 34986

CMB CRADY MACKIN BELLAND

COMMERCIAL REAL ESTATE

www.CMBCommercial.com

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New Construction Industrial Park
Port St. Lucie, FL

CONTACT INFORMATION

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EXECUTIVE SUMMARY

We are pleased to present a brand-new industrial park currently under development, located along NW Commerce Lakes Drive in Port St. Lucie, Florida. Upon completion, the project is expected to consist of two modern industrial buildings, each totaling 11,827 square feet, for a combined rentable area of 23,654 square feet.

The development is designed to include 18 total bays, offering significant pre-leasing opportunities that allow ownership to capture tenant demand ahead of project delivery and stabilize the asset upon completion.

The property is currently under construction with a projected completion in **Q3 2026**. The buildings are planned to feature high clear ceiling heights, 3-phase power and 14-foot manual roll-up doors at each unit, accommodating a broad range of light industrial, service, and flex users. The planned unit mix includes sixteen (16) units measuring approximately 1,245 square feet, along with two (2) larger 1,867 square foot flex units designed to accommodate both warehouse and office functionality.

The site benefits from a strategic location near the I-95 interchange, providing efficient regional access throughout the Treasure Coast and South Florida. The surrounding area continues to experience strong industrial growth, with multiple new construction industrial developments reinforcing the corridor's long-term demand fundamentals.

INVESTMENT OVERVIEW

PRICE	$6,400,000 (±$270/SF)
BUILDING SIZE TOTAL	23,654 SF (11,287 SF^{x2})
BUILDING TYPE	Industrial
NO. OF UNITS	18
ACREAGE	2.28 AC
FRONTAGE	205′
PROJECTED COMPLETION	Q3 2026
CONSTRUCTION TYPE	CBS
ZONING	CS–Service Commercial
LAND USE	Commercial Service
PARCEL ID	3315-703-0009-000-7

Investment Highlights

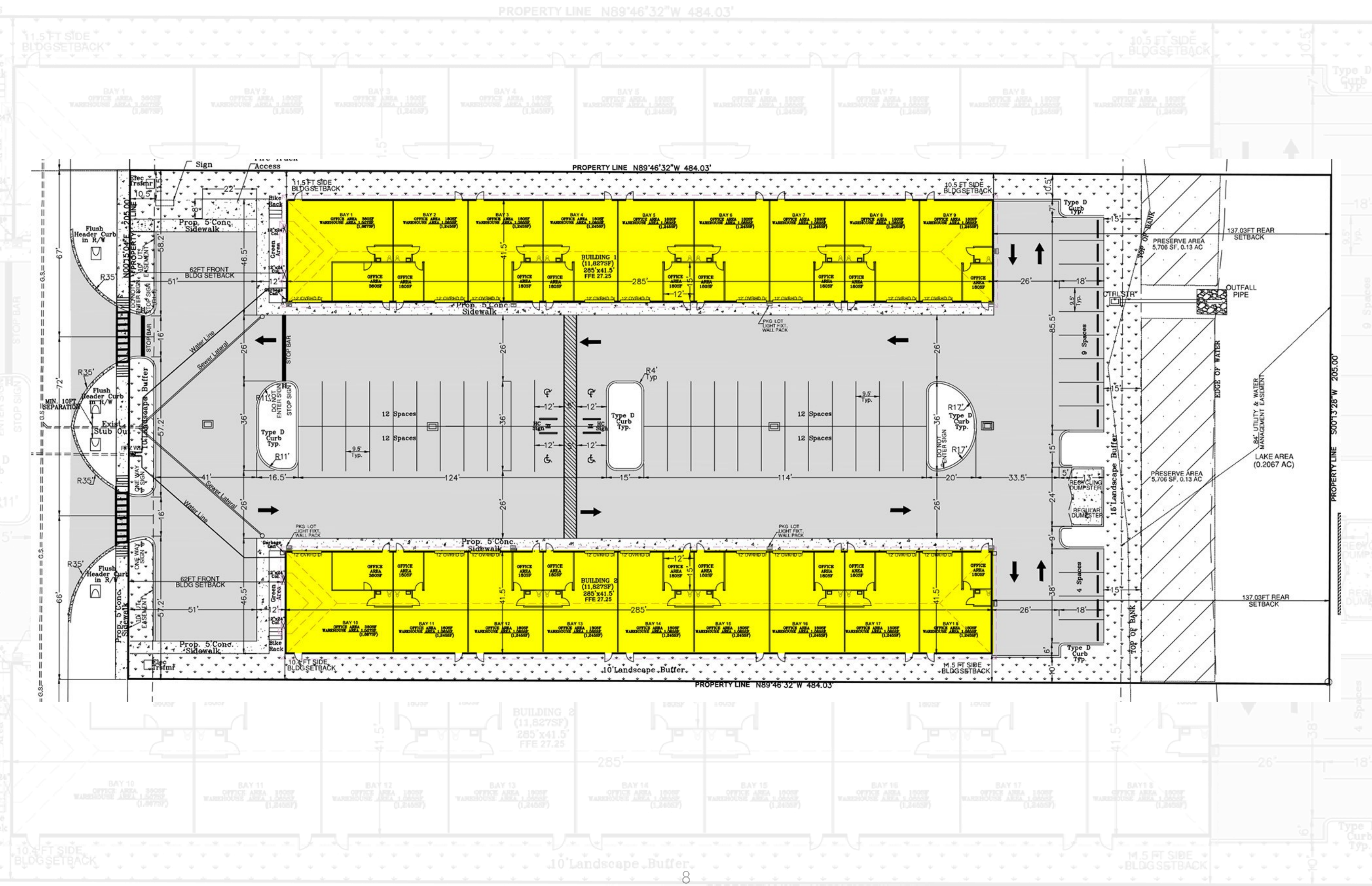
- New 2026 Construction (Under Development)
- 18 Total Bays with Pre-Leasing Upside
- Attractive Unit Mix
- Growing Industrial Corridor
- Flexible Commercial Service Zoning
- Competitive Basis

AREA SURROUNDINGS

PROPERTY RENDERINGS

CONSTRUCTION PROGRESS | AUGUST 2026

SITE PLAN



PROPERTY LINE N89°46'32"W 484.03'
BUILDING 1 (11,827SF) 285'x41.5' FFE 27.25
BUILDING 2 (11,827SF) 285'x41.5' FFE 27.25
12 Spaces
9 Spaces
4 Spaces
PRESERVE AREA 5,706 SF, 0.13 AC
LAKE AREA (0.2067 AC)
137.03FT REAR SETBACK
62FT FRONT BLDG SETBACK
OUTFALL PIPE
10' Landscape Buffer
16' Landscape Buffer
Prop. 5' Conc. Sidewalk
RECYCLING DUMPSTER
REGULAR DUMPSTER
PROPERTY LINE S00°13'28"W 205.00'

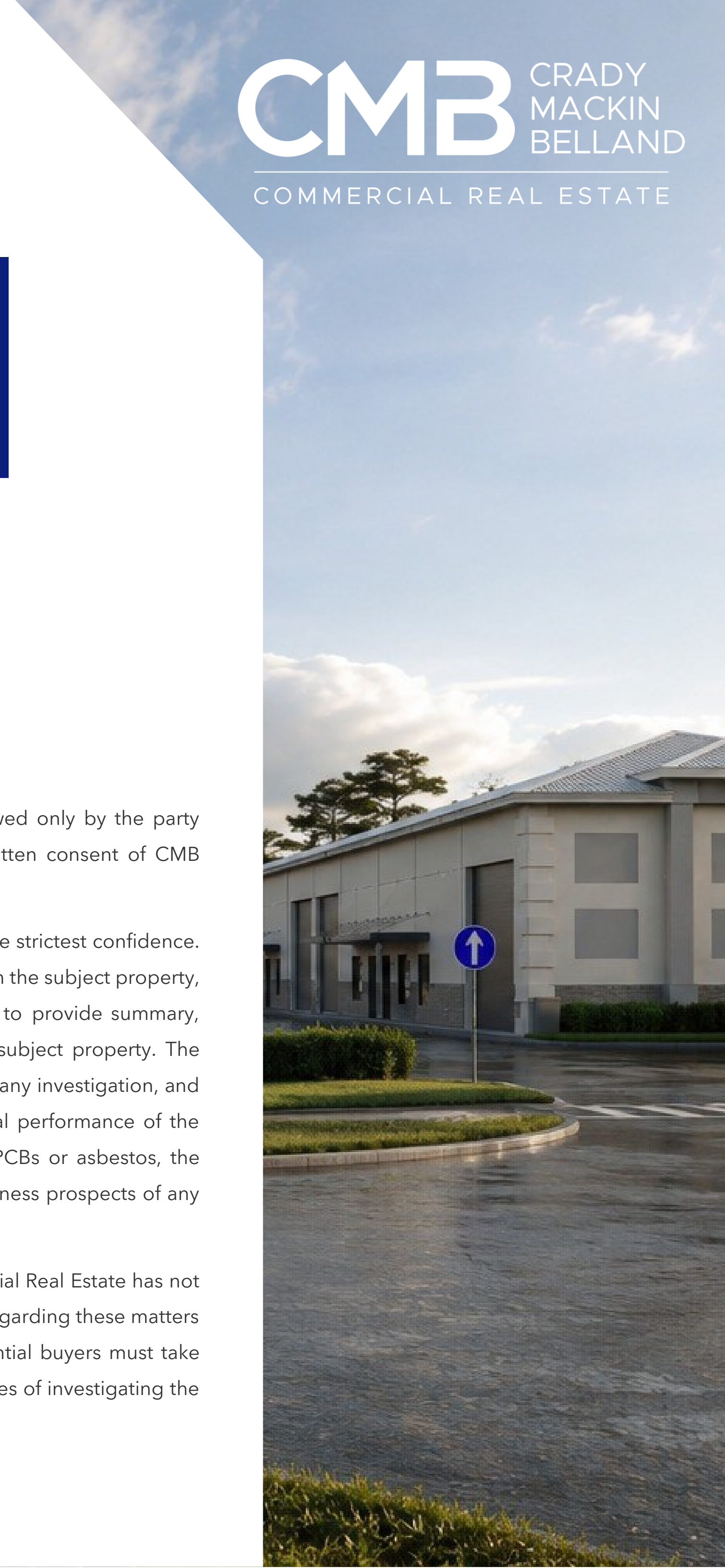
DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	1,830	28,885	86,199
2024 Population	2,297	35,993	105,882
2029 Population Projection	2,668	41,752	122,592
Annual Growth 2020-2024	6.4%	6.2%	5.7%
Annual Growth 2024-2029	3.2%	3.2%	3.2%
Median Age	56.6	52.2	45.5
Bachelor's Degree or Higher	39%	33%	28%
U.S. Armed Forces	0	14	188

Income	1 mile	3 miles	5 miles
Avg Household Income	$108,489	$106,571	$103,173
Median Household Income	$89,052	$84,585	$80,896
< $25,000	68	1,249	3,750
$25,000 - 50,000	233	2,460	6,211
$50,000 - 75,000	109	2,686	8,511
$75,000 - 100,000	153	2,882	6,915
$100,000 - 125,000	100	1,633	4,632
$125,000 - 150,000	139	1,352	3,500
$150,000 - 200,000	87	1,108	2,606
$200,000+	103	1,630	4,081

Housing	1 mile	3 miles	5 miles
Median Home Value	$404,348	$427,478	$401,680
Median Year Built	2001	2005	2004

CONTACT INFORMATION



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Port St. Lucie, FL 34986

$6,400,000

PURCHASE PRICE

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