

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Warehouse with Office Space

8245 & 8247 Business Park Dr. Port St. Lucie FL 34952



For Lease
\$7.95/psf

Listing Agent:

Jeff Baron

772-530-3701

rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

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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

Location:	8245 & 8247 Business Park Dr. Port St. Lucie FL 34952
Lease Rate:	\$7.95/psf
Lease Space(s):	(8245) 1,526 SF - Offices with loft (8247) 1,526 SF - Open floor plan with warehouse space
Building Type:	Flex Showroom
Acreage:	1.94 AC
Frontage:	340'
Year Built:	1990
Construction Type:	CB Stucco
Parking Spaces:	70+
Zoning:	PNRD
Land Use:	Warehouse
Subdivision Name:	St. Lucie Business Park

The St. Lucie Business Park currently has two spaces available for lease, ideal use as a merchandise showroom, office and other commercial uses. Deal includes 2 year lease with 3% increases in the 2nd year. Easily accessible from US Highway 1.



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Property Demographics

2015 Demographics

Total Population

1 mile	5,139
3 mile	56,766
5 mile	127,364

Median Household Income

1 mile	\$32,110
3 mile	\$41,804
5 mile	\$45,132

Average Age

1 mile	55
3 mile	43
5 mile	43

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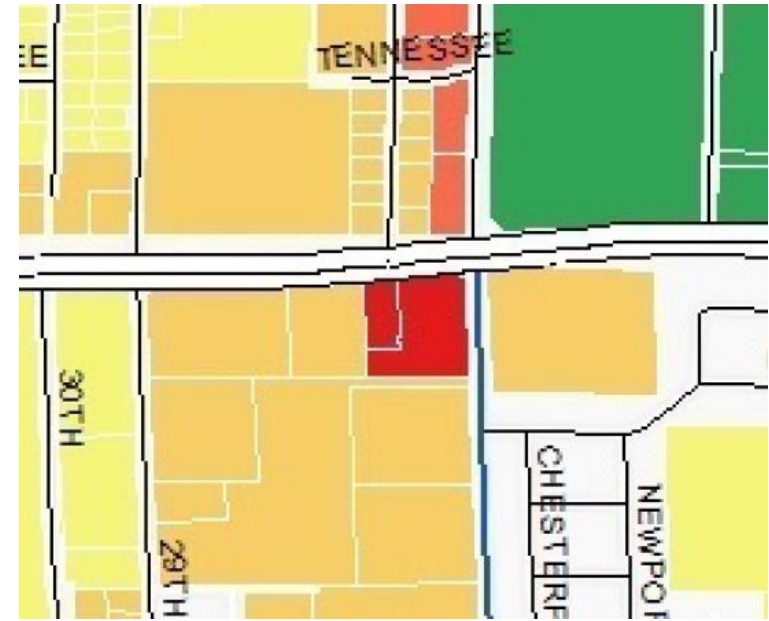
Zoning & Future Land Use Map

PNRD - Planned Non-Residential Development

7.02.02. - Permitted Uses.

B. For properties located in any Commercial or Industrial classified land use area: Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Commercial Resort (CR); Industrial Light (IL); Industrial Heavy (IH), Utility (U) and (I) Institutional zoning districts, and any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.



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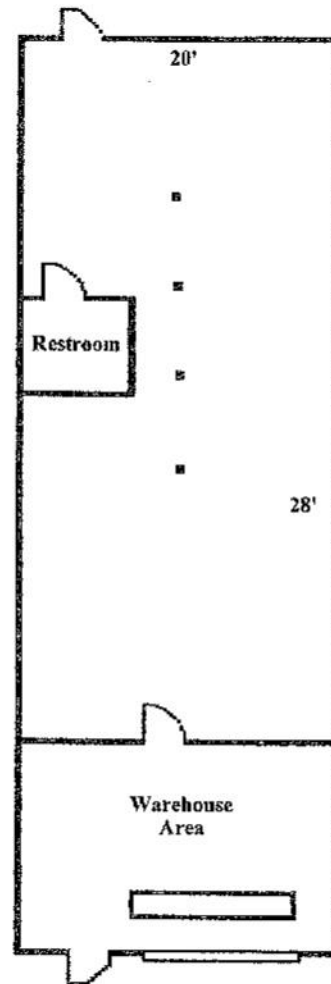
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Floor Plan



Suite 8247

**Suite 8245
features individual
office spaces,
restroom, and a
loft.**

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Property Photos



Exterior / Entrances



Parking Lot



Rear Bay Door

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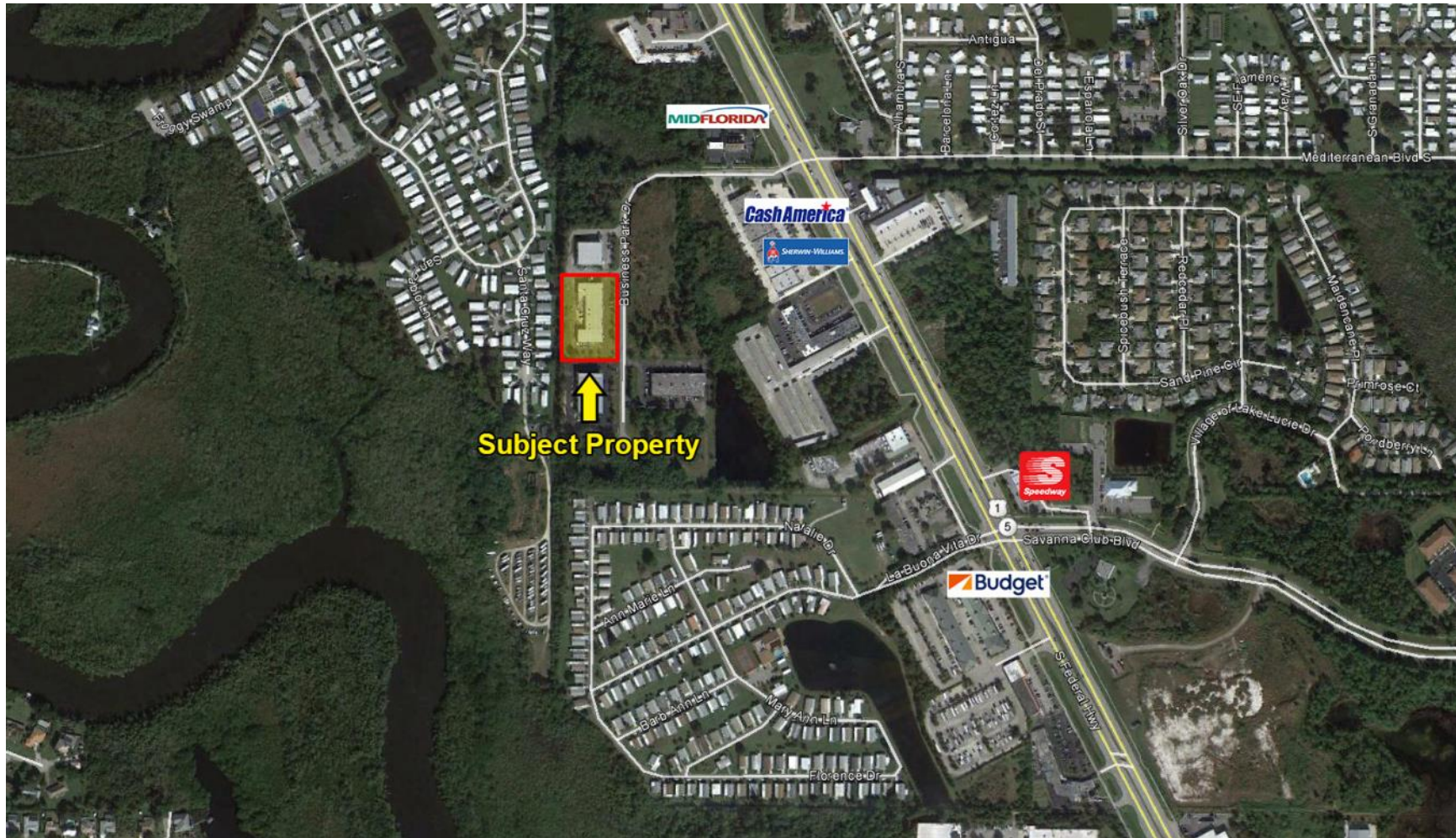
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Property Aerial



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