Jeremiah Baron & CO.
Commercial Real Estate, LLC

Industrial Warehouse

1673 SE S Niemeyer Circle, Port St. Lucie FL, 34952

For Lease

$8.10/psf

Listing Contact:
Alex Rodriguez-Torres
772-353-0638
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:	1673 SE S Niemeyer Circle, Port St. Lucie FL, 34952
Lease Rate:	$8.10/psf Gross Modified
Building Size:	32,000 SF
Building Type:	Industrial
Acreage:	2.79 AC
Frontage:	+/- 334.82’
Traffic Count:	16,627 average daily traffic (from Walton Rd.)
Year Built:	1973
Construction Type:	Corr Metal
Parking Spaces:	35
Zoning:	WI - PSL
Land Use:	Warehouse
Utilities:	Undisclosed
Building Height:	18’
Bay Doors:	2 (12’ x 15’)

Excellent industrial warehouse in the sought out Port St. Lucie Industrial Park area. Vacant property is ideal for a showroom, repair business, storage, and other uses under the Warehouse Industrial Zoning. Site features include two bay doors (12’ x 15’), plenty of parking, and great exposure to SE S Niemeyer Circle.

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Property Demographics

2016 Demographics

Total Population		Average Household Income		Average Age	
1 mile	6,547	1 mile	$40,081	1 mile	50.10
3 mile	50,556	3 mile	$48,907	3 mile	44.80
5 mile	110,347	5 mile	$54,438	5 mile	43.70

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Zoning Information & Map

WI- Warehouse Industrial Zoning district

(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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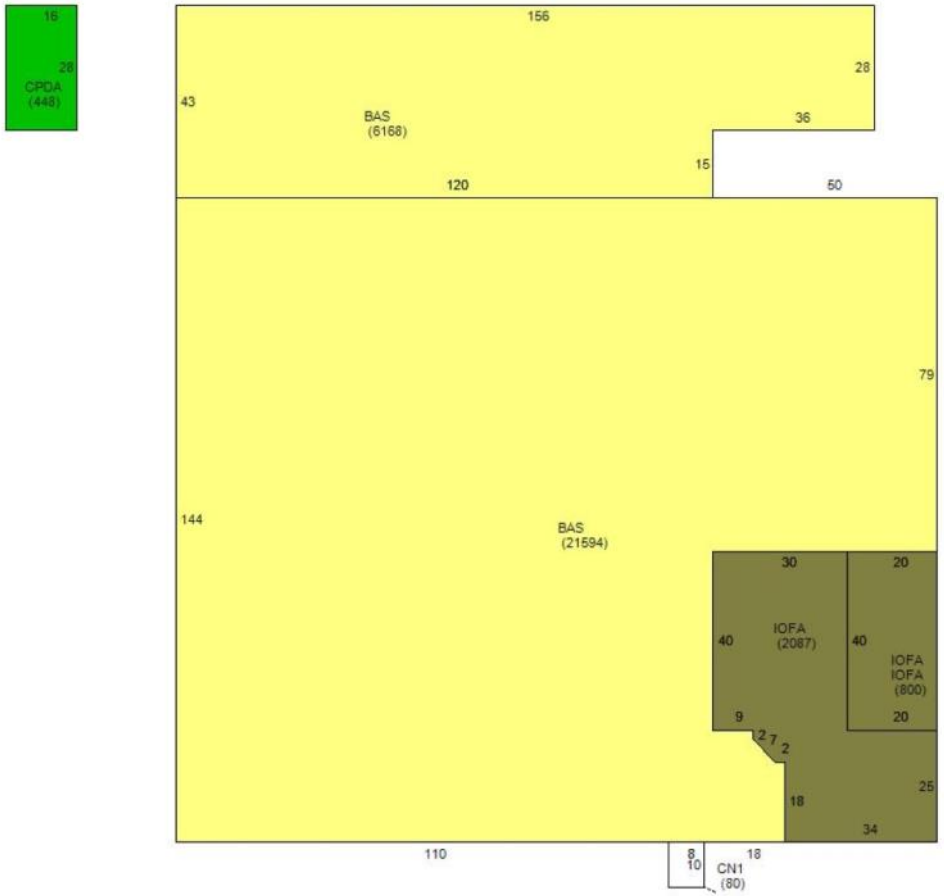
Floor Plan



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Property Aerial

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