

FOR LEASE

\$9.75/sf NNN

Industrial Warehouse

1649 SE S Niemeyer Circle, Port St Lucie FL 34952



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

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LEASE RATE	\$9.75/sf NNN
LEASE SPACE	13,300 sf
CEILING HEIGHT	25'
BUILDING TYPE	Industrial
ACREAGE	1.19
FRONTAGE	153.4'
TRAFFIC COUNT	4,500 ADT
YEAR BUILT	1999
CONSTRUCTION TYPE	Corr Metal
CEILING HEIGHT	25'
PARKING SPACE	12
ZONING	WI
LAND USE	Commercial Retail
UTILITIES	Undisclosed

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- Exceptional 13,300 sf warehouse in one of Port St. Lucie's industrial sector.
- Site features metal wall construction, 1,200 sf office with A/C, 2 restrooms, (3) loading docks; (2) are dock high and (1) is grade level, single phase power, 400 amps, and 120 -240v.
- Easily accessible from US Highway 1
- Will have excellent access to the Crosstown Bridge Extension project which is projected to be completed by late 2019.



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Property Demographics

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Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	6,454	1 Mile	\$45,749	1 Mile	50.80
3 Mile	53,099	3 Mile	\$54,093	3 Mile	44.60
5 Mile	115,856	5 Mile	\$58,062	5 Mile	43.60

2023 Population Projection		Median Household Income		Median Age	
1 Mile	7,072	1 Mile	\$34,876	1 Mile	55.80
3 Mile	58,039	3 Mile	\$42,985	3 Mile	46.80
5 Mile	126,819	5 Mile	\$45,440	5 Mile	45.60

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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. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.
- 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.

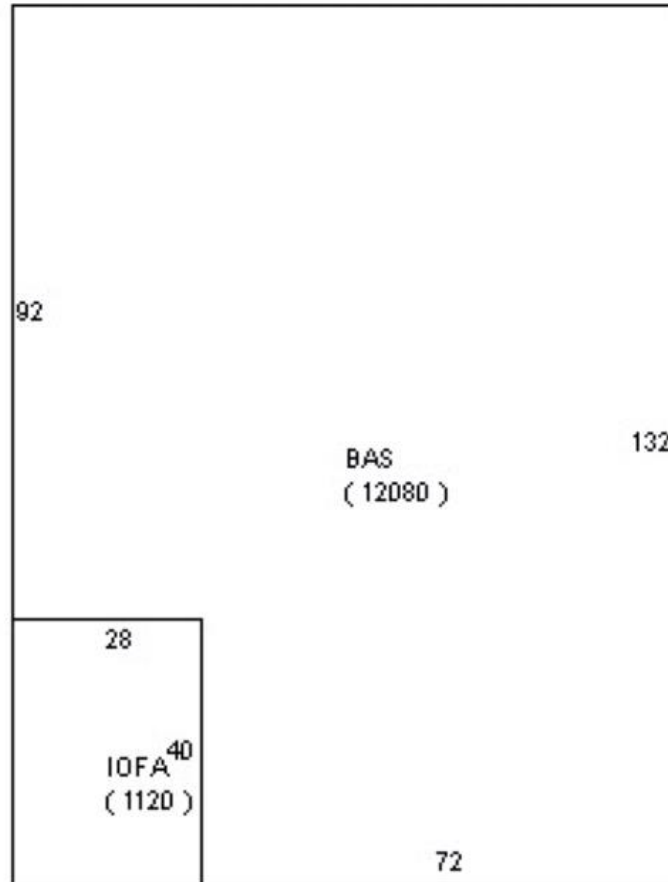
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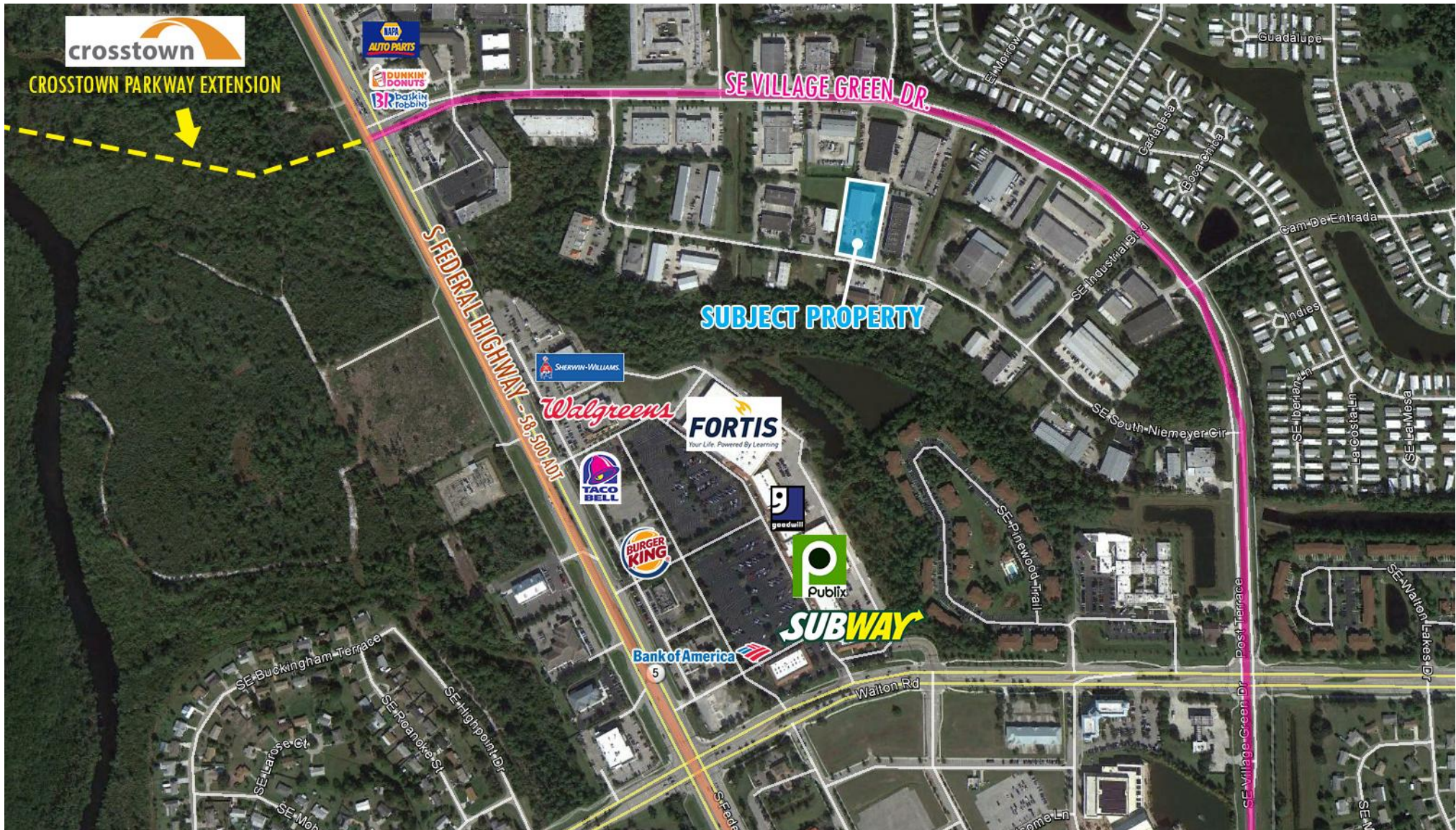
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Property Aerial

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