

**FOR LEASE**

\$11.00/sf

**Commerce Park Flex Spaces**

560 NW Interpark Place, Port St. Lucie FL 34986



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

# Commerce Park Flex Spaces

560 NW Interpark Place, Port St. Lucie FL 34986

<b>LEASE RATE</b>	\$11.00/sf
<b>SPACES AVAILABLE</b>	15,250 sf
<b>BUILDING TYPE</b>	Flex Light Distribution
<b>ACREAGE</b>	2.22 AC
<b>TRAFFIC COUNT</b>	18,200 ADT (from NW Peacock Blvd)
<b>YEAR BUILT</b>	2003
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	100
<b>ZONING</b>	WI - PSL
<b>LAND USE</b>	Light Industrial
<b>CEILING HEIGHT</b>	12-14'
<b>PARCEL ID</b>	3323-640-0011-000-7

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- The Interpark Place Commerce Park in St Lucie West has ample space available for lease with option to divide.
- A total of 15,250 sf consisting of both warehouse and office space.
- There is about 3,000 sf of air conditioned office space, with the remainder being predominately of open warehouse space.
- Other features include: roll-up doors, ample parking, paint booth on-site, security alarms, and completely fenced and gated.
- Located about 1.5 miles off the I-95 exit at Port St. Lucie.



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# Property Demographics

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2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	2,061	1 Mile	\$89,851	1 Mile	49.60
3 Mile	39,399	3 Mile	\$80,056	3 Mile	45.50
5 Mile	104,414	5 Mile	\$79,162	5 Mile	42.10

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	2,368	1 Mile	\$78,425	1 Mile	55.30
3 Mile	44,290	3 Mile	\$59,173	3 Mile	48.40
5 Mile	116,404	5 Mile	\$59,147	5 Mile	43.80

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## 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.

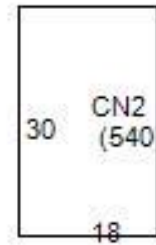
e. Self-service storage facility in accordance with 158.227.



# Floor Plan

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7,000 sf space

3,200 sf space



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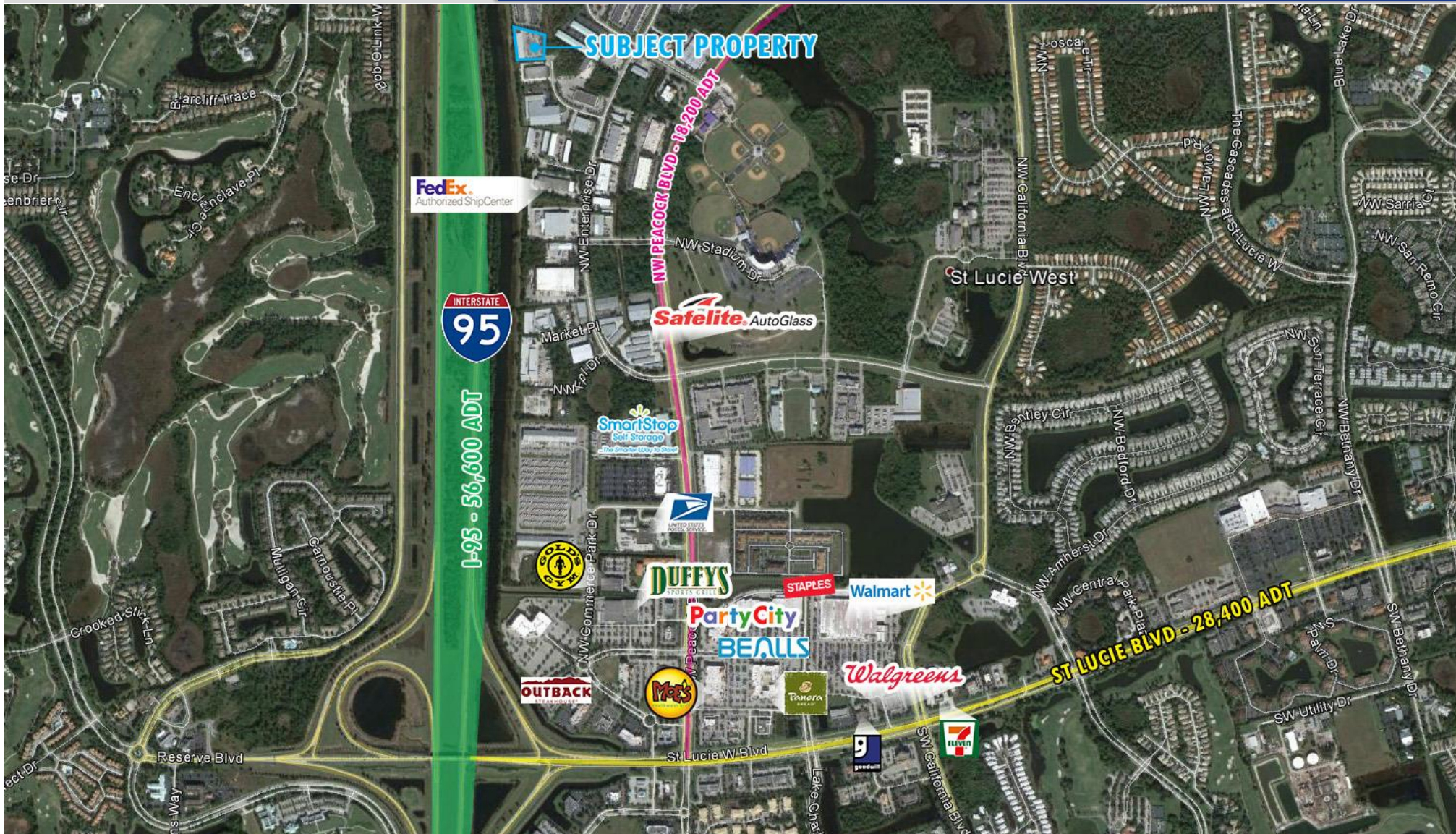
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# Trade Area Map

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