

INDUSTRIAL WAREHOUSE UNIT

1669 SE S Niemeyer Circle, Unit 108 Port St. Lucie, FL 34952



Lease Rate: \$12.00/sf

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Exceptional opportunity of a warehouse/office condo located in the Niemeyer Business Center.
- Space is comprised of about 458 sf of office space and 1,392 sf of warehouse space.
- Building features include: tilt wall construction, impact glass windows, 10' x 12' overhead doors, 18' ceiling clear height, 3 phase electric, fully A/C office and an ADA compliant restroom.
- Located in a dense industrial sector of Port St. Lucie with quick accessibility to US-1 and the newly opened Crosstown Parkway.



LEASE RATE	\$12.00/sf
SPACE AVAILABLE (UNIT 108)	1,875 SF
BUILDING SIZE	17,250 SF
BUILDING TYPE	Industrial-Flex
ACREAGE	1.48 AC
FRONTAGE	176.15'
TRAFFIC COUNT	9,000 ADT (from SE Village Green Dr.)
YEAR BUILT	2007
CONSTRUCTION TYPE	Tilt Wall
PARKING SPACE	16
ZONING	Warehouse Industrial
LAND USE	CS

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SITE PHOTO



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INTERIOR PHOTOS



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	6,570	1 Mile	\$	1 Mile	50.80
3 Mile	53,559	3 Mile	\$	3 Mile	44.80
5 Mile	118,130	5 Mile	\$	5 Mile	44.00
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	7,190	1 Mile	\$	1 Mile	56.10
3 Mile	58,551	3 Mile	\$	3 Mile	47.30
5 Mile	129,443	5 Mile	\$	5 Mile	46.30

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ZONING INFORMATION

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.
- 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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TRADE AREA MAP



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