



ST. LUCIE WEST RV & AUTO STORAGE

1401 NW COMMERCE CENTRE DR. PORT ST LUCIE FL 34986



**Jeremiah Baron
& CO.**

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Commercial Real Estate, LLC



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SLW AUTO VAULT RV & AUTO STORAGE

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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present the future site of a premiere storage facility in Port St Lucie, FL. The site will consist of three warehouse buildings totaling 29,120 SF! The St. Lucie West Auto Vault Storage will be the second location in the area for storing automobiles, luxury coaches, and other high value assets. Additionally, we are also expanding on allocating flex spaces for commercial needs.

Situated on about 2.11 acres of land; some of the site amenities include: gate with high perimeter fence, security cameras, multiple electric outlets and overhead lights, A/C , and many other state of the art features.

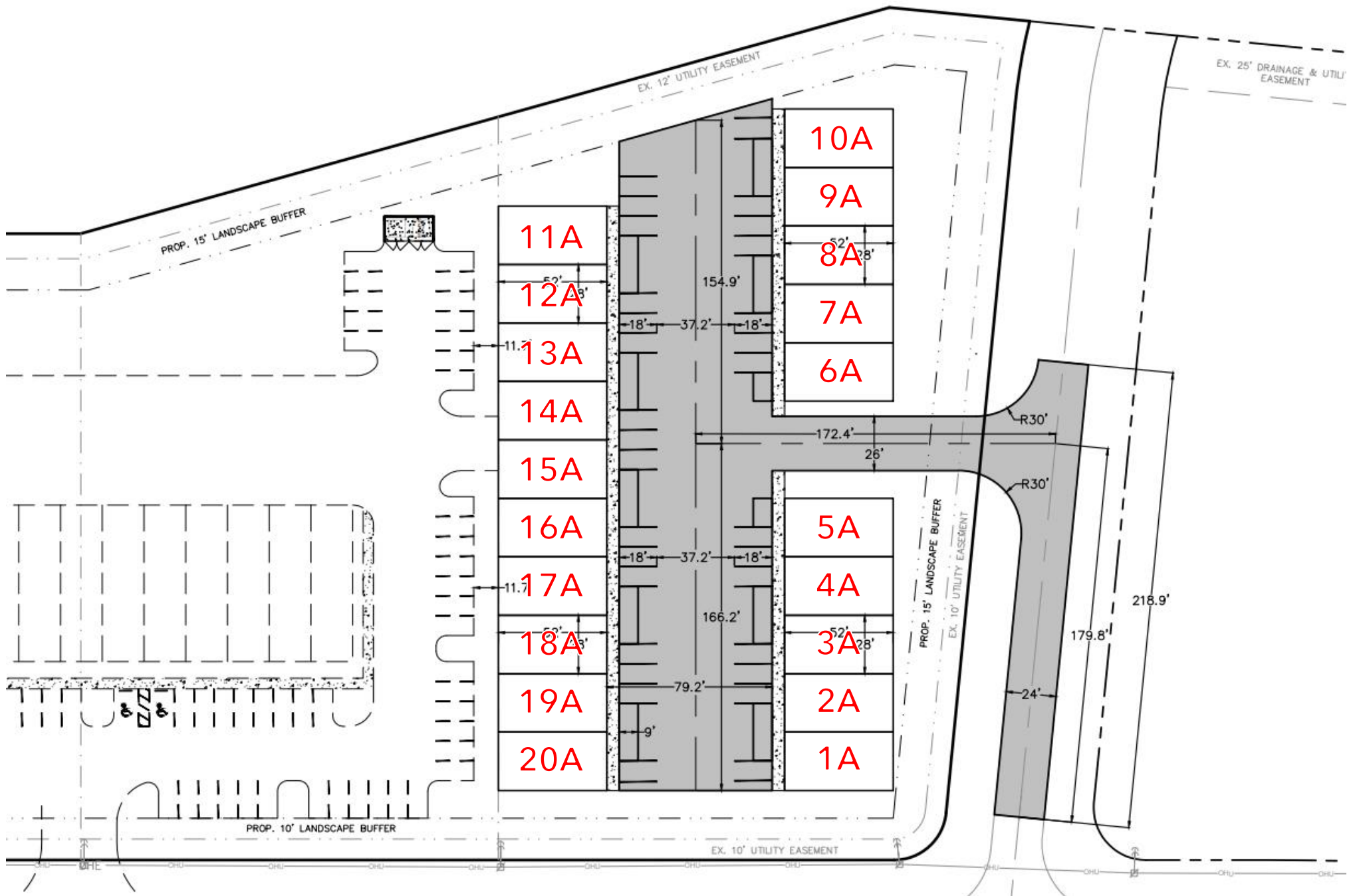
Minutes away from the beaches, 50 minutes away from the Palm Beach Airport, and nearly two hours from Fort Lauderdale and Orlando International Airport.



PROPERTY DETAILS

PRICE	\$313,040.00
UNIT SIZE(S)	1,456 SF (28' x 52')
TOTAL UNITS	20 units
LOT SIZE	2.11 acres
PROJECTED COMPLETION	TBD
ZONING	Service Commercial
LAND USE	CS
PARCEL ID	3315-703-0017-000-6







INTERIOR PHOTOS



PROPERTY OVERVIEW



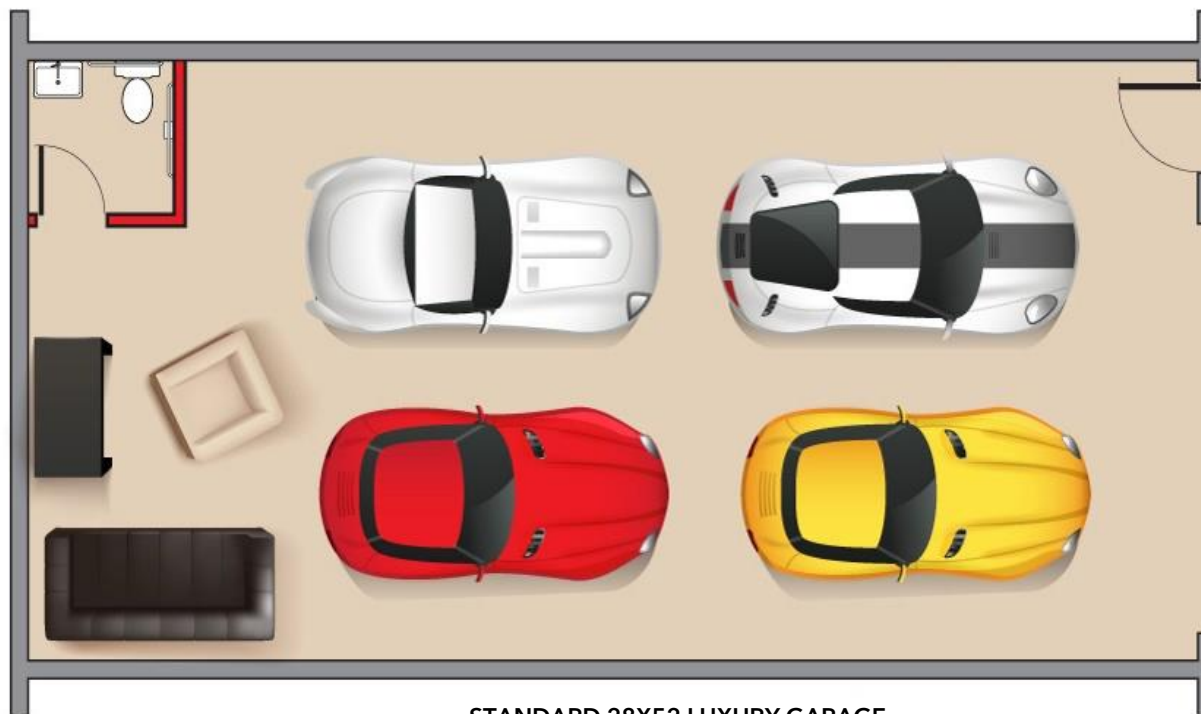
ACCESS	NW Commerce Centre Dr. Glades Cut Off Road
TRAFFIC COUNTS	2,600 ADT
IMPROVEMENTS	20 Units
PARKING	Open
COMPLETION YEAR	To Be Determined
PARCEL	3315-703-0017-000-6
ZONING	Service Commercial (PSL)

UNIT AMENITIES

Need space? Of course you do. And at St Lucie West Auto Vault your garage space is whatever you want it to be. Our most popular option is a generous 28' X 52' garage that you can appoint, decorate, furnish and equip to your heart's content, from mild to wild or anything in between.

Most garage owners like to start slow and easy with a minimalist approach, a half bath, ready-to-use or roughed in for later, and an industrial size sink. From there the sky's the limit and St Lucie West Auto Vault is ready, willing and able to fulfill whatever custom-garage dream you may have.

Your St Lucie West Auto Vault luxury garage space is quality constructed with insulated walls and ceilings, climate control capable, 120V receptacles and a 14' X 14' electric insulated garage door. It's exactly what you need to create exactly what you want, with no compromise.



STANDARD 28X52 LUXURY GARAGE
(All options are available for every size Luxury Garage)

SITE DETAILS

- New construction
- 20 units vary in size up to 52' depth and larger, with 20' clear ceiling height
- Large aisles for easy maneuvering of motorhomes, 5th wheels or trailered boats
- 50 amp dedicated RV electrical outlet in each unit (individually metered)
- Concrete construction
- Insulated walls and ceilings
- Secure, private and convenient
- Not in a noisy/dirty industrial park
- Security lights and cameras
- Cable/internet connections/conduit (great for security)
- Heavy duty motorized, insulated steel sectional door. 14' x 14' roll up doors
- Windows in every unit for natural light
- Fire Sprinklers
- Built to new Hurricane code
- Finished Bathroom



INVESTMENT HIGHLIGHTS

- Own your real estate.
- Earn equity with appreciation.
- Rent out your unit. Create income.
- Optional loft package, epoxy flooring, and shower.
- Multiple electric outlets. 240/120 125 amp service.
- Bright interior overhead LED lighting.
- Air conditioning.
- 24/7 access.





AREA DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	1,881	1 Mile	\$95,850	1 Mile	43.80
3 Mile	27,032	3 Mile	\$80,547	3 Mile	46.60
5 Mile	79,189	5 Mile	\$80,712	5 Mile	42.90
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	2,176	1 Mile	\$78,854	1 Mile	46.80
3 Mile	30,548	3 Mile	\$62,607	3 Mile	50.00
5 Mile	88,568	5 Mile	\$59,668	5 Mile	45.00