

2.11 AC INDUSTRIAL LAND

1401 NW Commerce Centre Dr. Port St. Lucie FL 34986



**BARON BUSINESS CENTER
40 FLEX / WAREHOUSE UNITS
(COMING SOON)**

**BUILD UP TO
30,000 SF OF
INDUSTRIAL
WAREHOUSE**

2.11 ACRES

**PARTIAL
SITE PLAN
APPROVED**

FOR SALE | \$1,050,000

**Jeremiah Baron
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PROPERTY OVERVIEW

- Exceptional purchase opportunity consisting of a vacant industrial lot in a growing area of Port St. Lucie.
- Conceptual site plan offers the opportunity to build up to 30,000 sf of industrial warehouse split up into three separate buildings.
- There is currently a partial site approval in place needing an additional 3 months for full site approval.
- New construction activity is taking place in the surrounding area which include a business center and a warehouse facility.
- Minutes away from the beaches, 50 minutes away from the Palm Beach Airport, and nearly two hours from Fort Lauderdale and Orlando International Airport.



Conceptual Rendering

PRICE	\$1,050,000
PROPOSED BUILDING SIZE	Up to 30,000 SF
BUILDING TYPE	Industrial Flex
ACREAGE	2.11 AC
FRONTAGE	220'
ZONING	Service Commercial
LAND USE	CS
PARCEL ID	3315-703-0017-000-6

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CONCEPTUAL BUILDING RENDERING



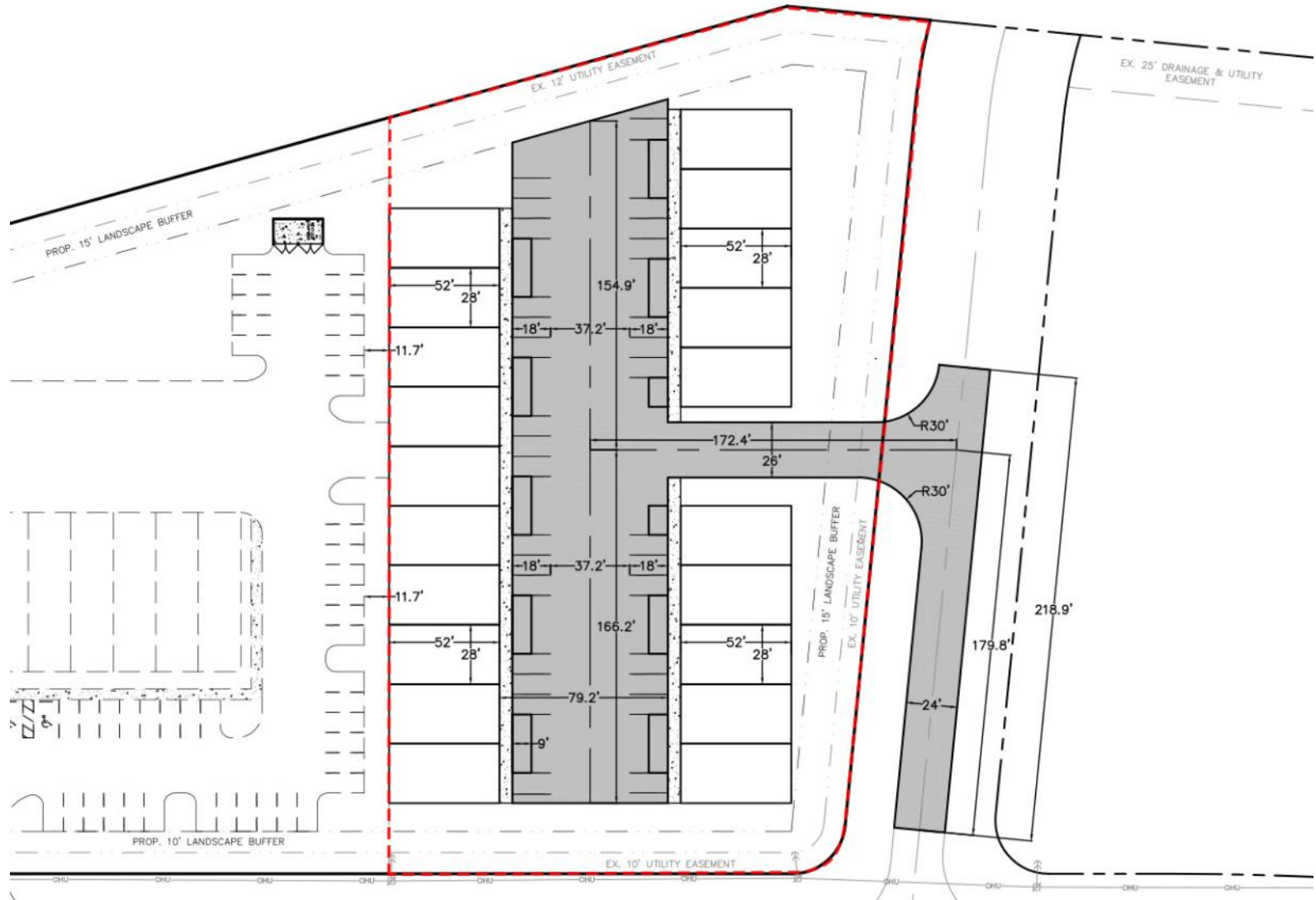
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CONCEPTUAL SITE PLAN



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AREA IMPROVEMENTS



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TRADE AREA MAP



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ZONING INFORMATION

Sec. 158.126. - Service Commercial Zoning District (CS).

(A) Purpose. The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; 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. 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, except where noted, with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:

- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
- (2) 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.
- (3) Building material sales.
- (4) Cabinet shop.
- (5) Contractor's shop.
- (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
- (7) Sign company.

- (8) Public facility or semi-public facility or use.
- (9) Trade shop (roofing, plumbing, electrical, and the like).
- (10) Wholesale establishment.
- (11) Food processing facility.
- (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
- (13) Television and broadcasting station.
- (14) Analytical laboratory.
- (15) 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.
- (16) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (17) Kennel, enclosed.

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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

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