

FOR LEASE

PEACOCK BUSINESS CENTER | FLEX-WAREHOUSE SPACE

320 - 340 NW Enterprise Dr. Port St. Lucie FL 34986



Building colors not final.

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

Welcome to the Peacock Business Center!

- Brand new flex-warehouse spaces conveniently located across the street from the Tradition Stadium.
- Multiple showroom/office/warehouse flex spaces now available to lease just east of I-95 off the signalized corner of NW Peacock Blvd. and NW Enterprise Dr.
- Each unit includes a finished air-conditioned office/showroom, impact glass windows, and a rear grade-level roll-up door.
- Quick accessibility to I-95 and in close proximity to major retailers, amusement centers, and more.



LEASE RATE	\$19.00/SF Gross
BUILDING SIZE(S)	9,450 SF (Bldg. 1) 23,625 SF (Bldg. 2)
BUILDING TYPE	Flex/Warehouse
ACREAGE	3.04 AC
FRONTAGE	267' (NW Peacock Blvd) 424' (NW Enterprise Dr.)
TRAFFIC COUNT	17,200 ADT (NW Peacock Blvd.)
PROJECTED COMPLETION	January 2022
PARKING SPACE	Ample
ZONING	WI (Warehouse Industrial PSL)
LAND USE	LI/OSR/I
PARCEL ID	3323-670-0002-000-4

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AVAILABLE UNITS

Building 1	
Unit 101	980 SF
Unit 102	980 SF
Unit 103	1,050 SF
Unit 104	LEASED
Unit 105	LEASED
Unit 106	LEASED
Unit 107	LEASED
Unit 108	LEASED
Unit 109	LEASED

Building 2			
Unit 101	1,050 SF	Unit 112	LEASED
Unit 102	1,050 SF	Unit 113	1,050 SF
Unit 103	LEASED	Unit 114	1,050 SF
Unit 104	LEASED	Unit 115	980 SF
Unit 105	1,050 SF	Unit 116	980 SF
Unit 106	1,050 SF	Unit 117	1,050 SF
Unit 107	980 SF	Unit 118	1,050 SF
Unit 108	980 SF	Unit 119	980 SF
Unit 109	1,050 SF	Unit 120	LEASED
Unit 110	1,050 SF	Unit 121	LEASED
Unit 111	LEASED	Unit 122	LEASED

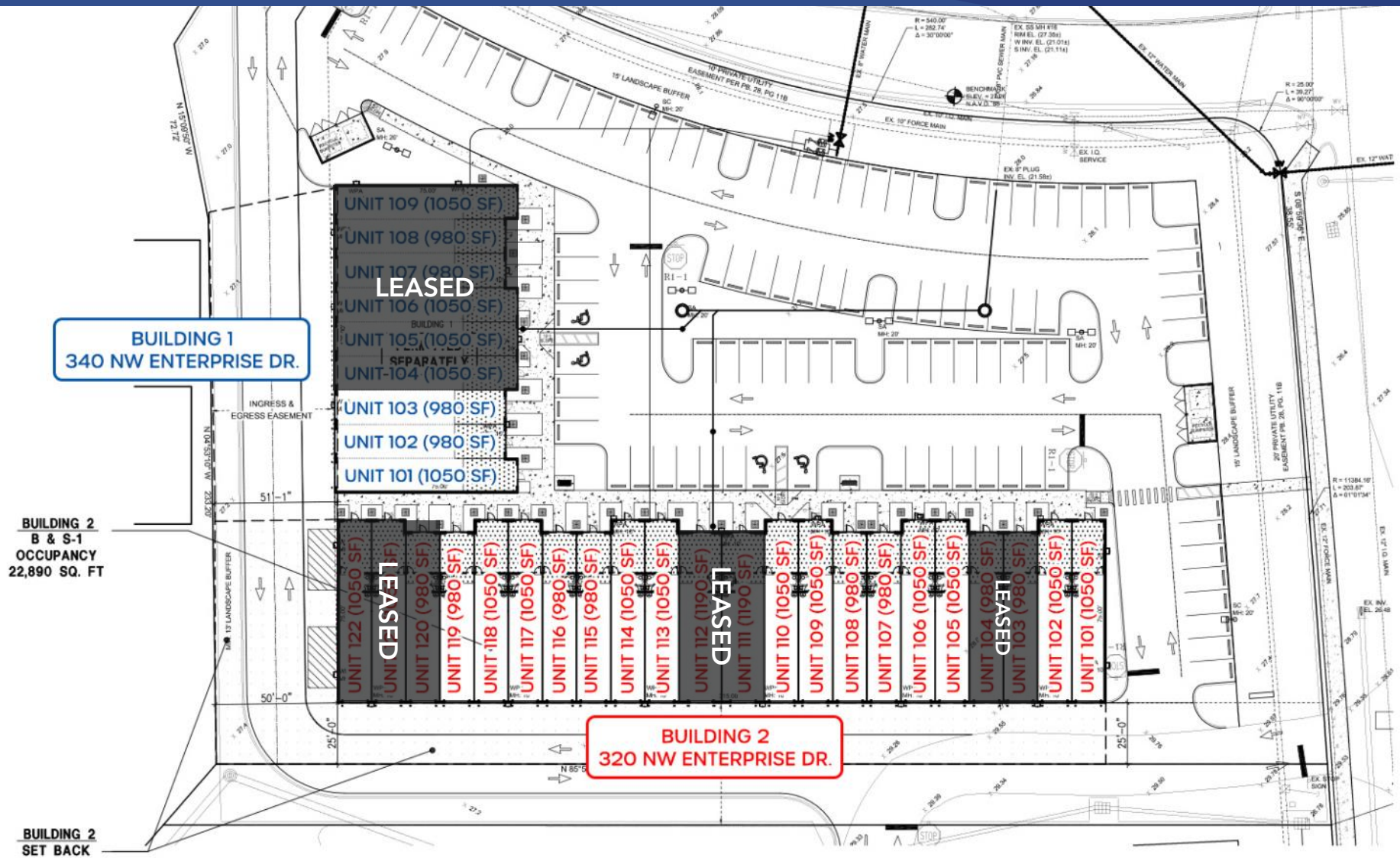
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SITE PLAN



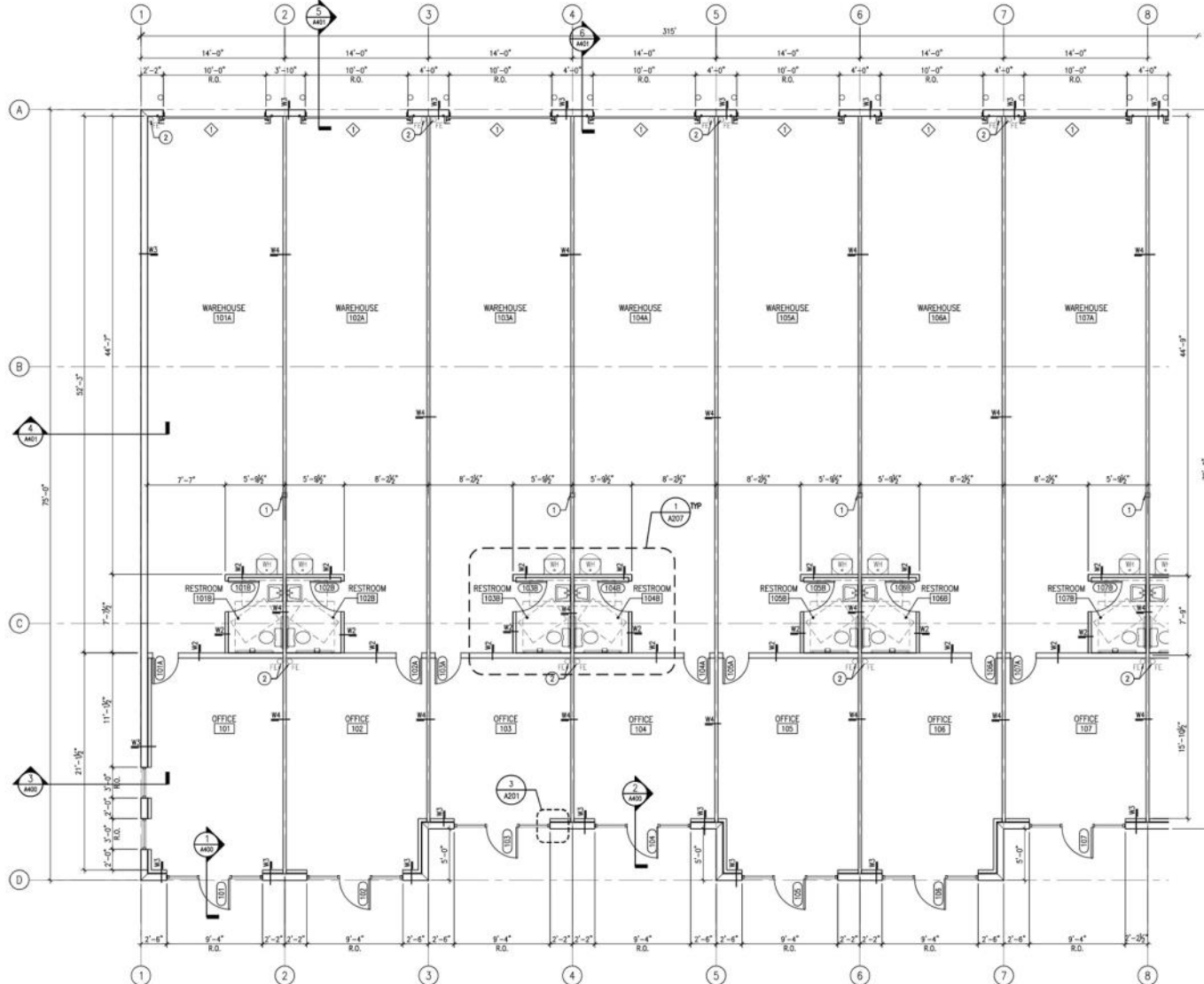
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FLOOR PLAN



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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	3,928	1 Mile	\$78,498	1 Mile	55.20
3 Mile	49,680	3 Mile	\$77,074	3 Mile	44.30
5 Mile	124,846	5 Mile	\$77,719	5 Mile	41.90
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	4,383	1 Mile	\$58,848	1 Mile	63.10
3 Mile	55,265	3 Mile	\$62,117	3 Mile	46.60
5 Mile	138,084	5 Mile	\$64,008	5 Mile	43.40

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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. 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.

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TRADE AREA MAP



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