

# INDUSTRIAL CONDO

571 NW Mercantile Pl, Ste 108 Port St. Lucie, FL 34986



FOR SALE | \$ 370,000

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

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# PROPERTY OVERVIEW

- Exceptional warehouse condo unit located at the West Park Industrial Center in Port St. Lucie, FL.
- Open concept warehouse with an air-conditioned office, mezzanine space, roll-up door, and a pedestrian door.
- Site is currently occupied by an electrical company but will become vacant under new ownership.
- Only about 2 miles away from the I-95 access ramp, and surrounded by National and Regional businesses.



|                   |                          |
|-------------------|--------------------------|
| PRICE             | \$370,000                |
| BUILDING SIZE     | 1,600 sf                 |
| BUILDING TYPE     | Industrial Condo         |
| FRONTAGE          | 124'                     |
| TRAFFIC COUNT     | 15,400 AT (Peacock Blvd) |
| YEAR BUILT        | 2006                     |
| CONSTRUCTION TYPE | CB Stucco                |
| ZONING            | Warehouse Industrial     |
| LAND USE          | LI/OSR/I                 |
| PARCEL ID         | 3323-680-0018-220-8      |

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# SITE PHOTOS



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# DEMOGRAPHICS

| 2022 Population Estimate   |         | 2022 Average Household Income |          | Average Age |       |
|----------------------------|---------|-------------------------------|----------|-------------|-------|
| 1 Mile                     | 2,309   | 1 Mile                        | \$89,560 | 1 Mile      | 49.80 |
| 3 Mile                     | 42,279  | 3 Mile                        | \$80,463 | 3 Mile      | 45.70 |
| 5 Mile                     | 110,497 | 5 Mile                        | \$77,899 | 5 Mile      | 42.80 |
| 2027 Population Projection |         | 2022 Median Household Income  |          | Median Age  |       |
| 1 Mile                     | 2,784   | 1 Mile                        | \$74,047 | 1 Mile      | 55.00 |
| 3 Mile                     | 49,933  | 3 Mile                        | \$65,817 | 3 Mile      | 48.20 |
| 5 Mile                     | 129,617 | 5 Mile                        | \$64,670 | 5 Mile      | 44.20 |

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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.

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# TRADE AREA MAP



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