

INDUSTRIAL CONDO

581 NW Mercantile Pl, D-2. Port St. Lucie, FL 34986



PRICED REDUCED

FOR SALE | \$310,000

**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.
- Only about 2 miles away from the I-95 access ramp, and surrounded by National and Regional businesses.



PRICE	\$310,000
BUILDING SIZE	+/- 1,480 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	3323-680-0017-110-7

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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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