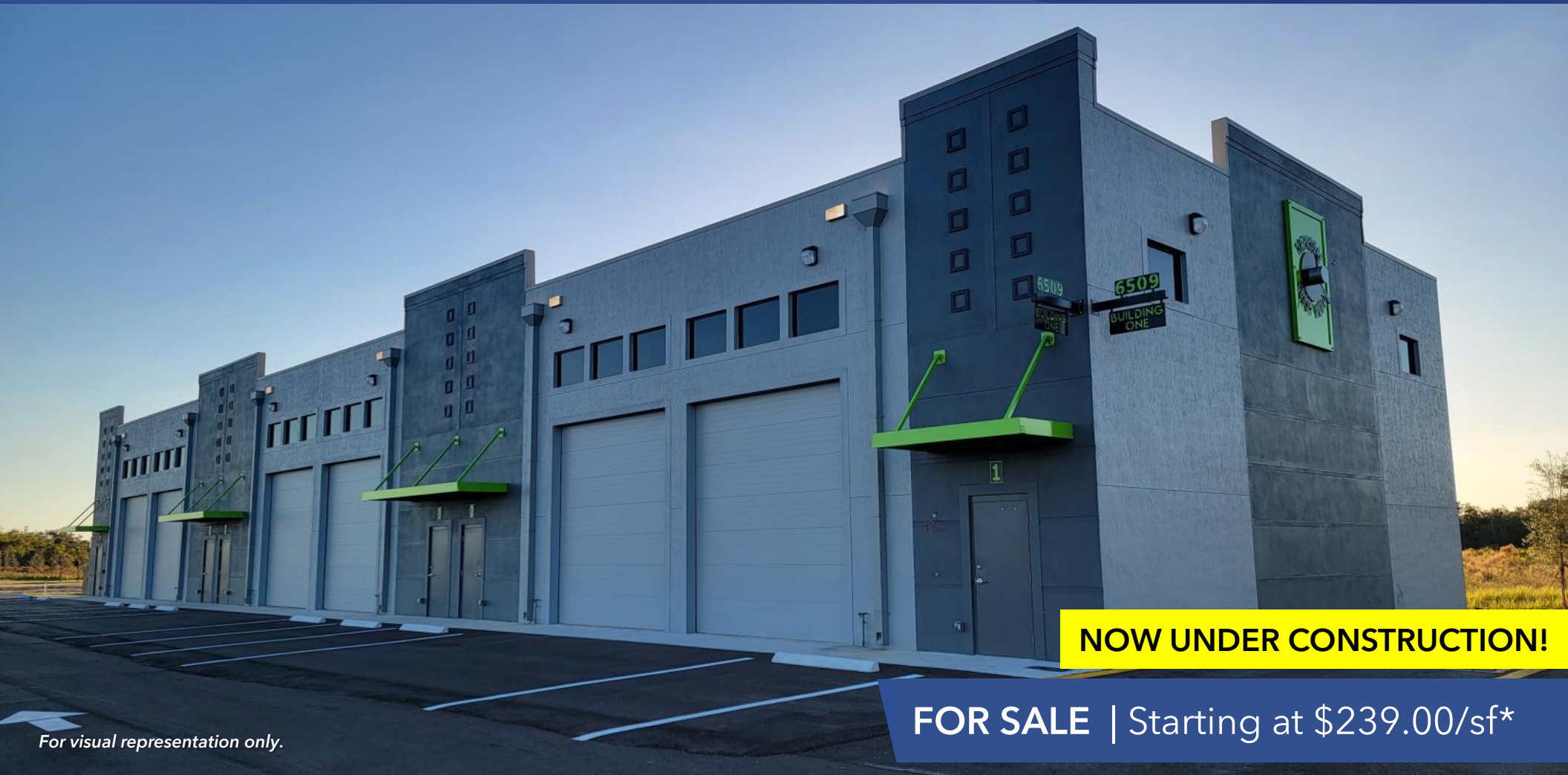


# TREASURE COAST VAULT - FLEX/STORAGE CONDOS

6509 St Lucie Blvd. Fort Pierce FL 34946



For visual representation only.

**NOW UNDER CONSTRUCTION!**

**FOR SALE** | Starting at \$239.00/sf\*

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Exclusive pre-sale opportunity for St. Lucie County's premier business units and storage suites tailored for exotic vehicles and collectables!
- Ready to move-in units available by Q4 2023!
- Select units also available as flex condos.
- The possibilities are endless for your Treasure Coast Vault Condo; use it as a business space, personal garage, workshop, urban cabin, or serene escape - the choice is yours.
- Standard unit features include: individual climate control with fire sprinklers, all concrete block construction with 20' high ceilings, impact windows, and a storm rated insulated 13' wide x 14' high overhead doors with openers.
- All units also include an oversized bathroom with plumbing provided for future shower installation. Site has ample parking with excess parking, a wash down/loading area, and an RV dump station.
- Strategically located within 5 miles from the I-95 access ramp and US Highway 1.



<b>BUILDING SIZE(S)</b>	
<b>BLDG 1 &amp; BLDG 6</b>	8,500 SF
<b>BLDG 2 &amp; BLDG 5</b>	17,000 SF
<b>BLDG 3 &amp; BLDG 4</b>	18,700 SF
<b>NO. OF UNITS</b>	60
<b>ACREAGE</b>	22.87 AC
<b>FRONTAGE</b>	617'
<b>TRAFFIC COUNT</b>	6,200 ADT
<b>CONSTRUCTION TYPE</b>	Concrete block
<b>ZONING</b>	IL-Industrial Light (SLC)
<b>LAND USE</b>	TVC
<b>PARCEL ID</b>	1336-211-0000-000-3

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# AVAILABLE UNITS

Building 1	Size	Price
Unit 1	1,400 SF	\$335,000
Unit 2	1,400 SF	\$335,000
Unit 3	1,400 SF	\$335,000
Unit 4	1,400 SF	\$335,000
Unit 5	1,400 SF	\$335,000
Unit 6	1,400 SF	\$345,000
Building 6		
Unit 7	1,400 SF	\$335,000
Unit 8	1,400 SF	\$335,000
Unit 9	1,400 SF	\$335,000
Unit 10	1,400 SF	\$335,000
Unit 11	1,400 SF	\$335,000
Unit 12	1,400 SF	\$345,000

Building 2	Size	Price
Unit 13	1,400 SF	\$345,000
Unit 14	1,400 SF	\$335,000
Unit 15	1,400 SF	\$335,000
Unit 16	1,400 SF	\$335,000
Unit 17	1,400 SF	\$335,000
Unit 18	1,400 SF	\$335,000
Unit 25	1,400 SF	\$335,000
Unit 26	1,400 SF	\$335,000
Unit 27	1,400 SF	\$335,000
Unit 28	1,400 SF	\$335,000
Unit 29	1,400 SF	\$335,000
Unit 30	1,400 SF	\$335,000

Building 5	Size	Price
Unit 19	1,400 SF	\$335,000
Unit 20	1,400 SF	\$335,000
Unit 21	1,400 SF	\$335,000
Unit 22	1,400 SF	\$335,000
Unit 23	1,400 SF	\$335,000
Unit 24	1,400 SF	\$345,000
Unit 31	1,400 SF	\$335,000
Unit 32	1,400 SF	\$335,000
Unit 33	1,400 SF	\$335,000
Unit 34	1,400 SF	\$335,000
Unit 35	1,400 SF	\$335,000
Unit 36	1,400 SF	\$335,000

Building 3	Size	Price
Unit 37	1,540 SF	\$378,000
Unit 38	1,540 SF	\$368,000
Unit 39	1,540 SF	\$368,000
Unit 40	1,540 SF	\$368,000
Unit 41	1,540 SF	\$368,000
Unit 42	1,540 SF	\$368,000
Unit 49	1,540 SF	\$368,000
Unit 50	1,540 SF	\$368,000
Unit 51	1,540 SF	\$368,000
Unit 52	1,540 SF	\$368,000
Unit 53	1,540 SF	\$368,000
Unit 54	1,540 SF	\$368,000

Building 4	Size	Price	Building 4	Size	Price
Unit 43	1,540 SF	\$378,000	Unit 55	1,540 SF	\$378,000
Unit 44	1,540 SF	\$368,000	Unit 56	1,540 SF	\$368,000
Unit 45	1,540 SF	\$368,000	Unit 57	1,540 SF	\$368,000
Unit 46	1,540 SF	\$368,000	Unit 58	1,540 SF	\$368,000
Unit 47	1,540 SF	\$368,000	Unit 59	1,540 SF	\$368,000
Unit 48	1,540 SF	\$368,000	Unit 60	1,540 SF	\$368,000

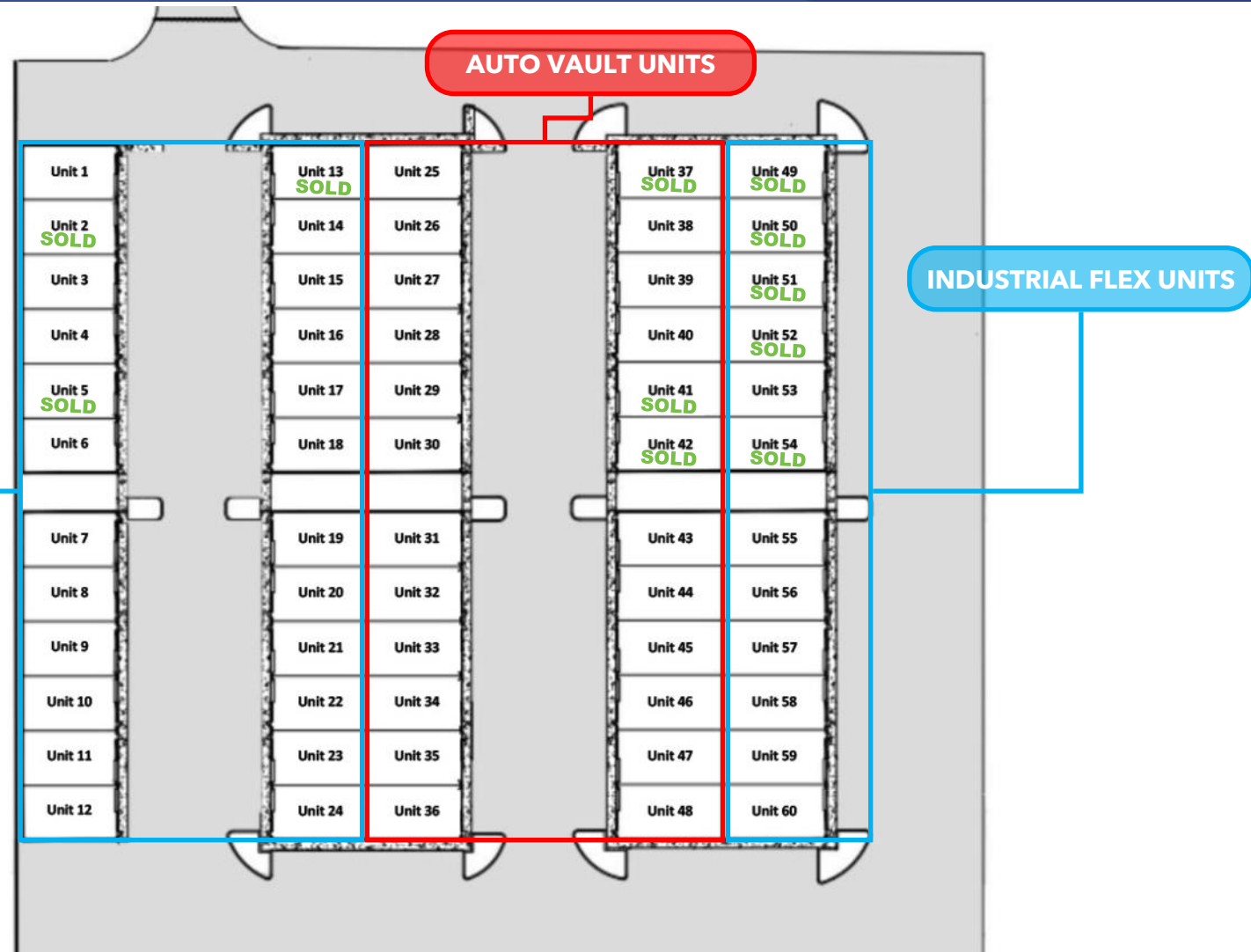
 = SOLD UNITS



2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
www.commercialrealestatellc.com

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
mcrady@commercialrealestatellc.com

# AVAILABLE UNITS



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)



# SITE PHOTOS (PHOTOS OF PREVIOUS PROJECT; FOR VISUAL REPRESENTATION ONLY)



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# ZONING INFORMATION

## T. IL INDUSTRIAL, LIGHT.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

### 2. Permitted Uses:

- a. Business services. (73)
- b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)
- c. Construction services:
  - (1) Building construction - general contractors. (15)
  - (2) Other construction - general contractors. (16)
  - (3) Construction - special trade contractors. (17)
- d. Engineering, architectural and surveying services. (871)
- e. Commercial fishing. (091)
- f. Laundry, cleaning and garment services. (721)

- g. Local and suburban transit. (41)
- h. Manufacturing:
  - (1) Food and kindred products. (20)
  - (2) Tobacco products. (21)
  - (3) Textile mill products. (22)
  - (4) Apparel and other finished products. (23)
  - (5) Furniture and fixtures. (25)
  - (6) Printing, publishing and allied industries. (27)
  - (7) Drugs. (283)
  - (8) Leather and leather products. (31)
  - (9) Glass:
    - (a) Flat glass. (321)
    - (b) Glass and glassware - pressed or blown. (322)
    - (c) Glass products - made of purchased glass. (323)
  - (10) Fabricated metal prod. - except machinery and transport. equip.:
    - (a) Metal cans and shipping containers. (341)
    - (b) Cutlery, handtools and general hardware. (342)
    - (c) Heating equipment, except electric and warm air, and plumbing fixtures. (343)
    - (d) Fabricated structural metal products. (344)
    - (e) Coating, engraving and allied services. (347)

- (f) Miscellaneous fabricated metal products:
  - (1) Wire products. (3495)
  - (2) Misc. fabricated wire products. (3496)
  - (3) Metal foil and leaf. (3497)
  - (4) Fabricated metal products - NEC. (3499)
  - (11) Industrial/commercial machinery and computer equipment:
    - (a) Metalworking machinery and equipment. (354)
    - (b) Special industry machinery, except metalworking machinery. (355)
    - (c) General industrial machinery and equipment. (356)
    - (d) Computers and office equipment. (357)
  - (12) Electronic and other electrical equipment and components, except computer equipment:
    - (a) Household appliances. (363)
    - (b) Electric lighting and wiring equipment. (364)
    - (c) Household audio and video equipment. (365)
    - (d) Communications equipment. (366)
    - (e) Electronic components and accessories. (367)
  - (f) Misc. electrical machinery equipment and supplies. (369)

**Additional uses available at [municode.com](http://municode.com)**

**JEREMIAH BARON  
& CO**

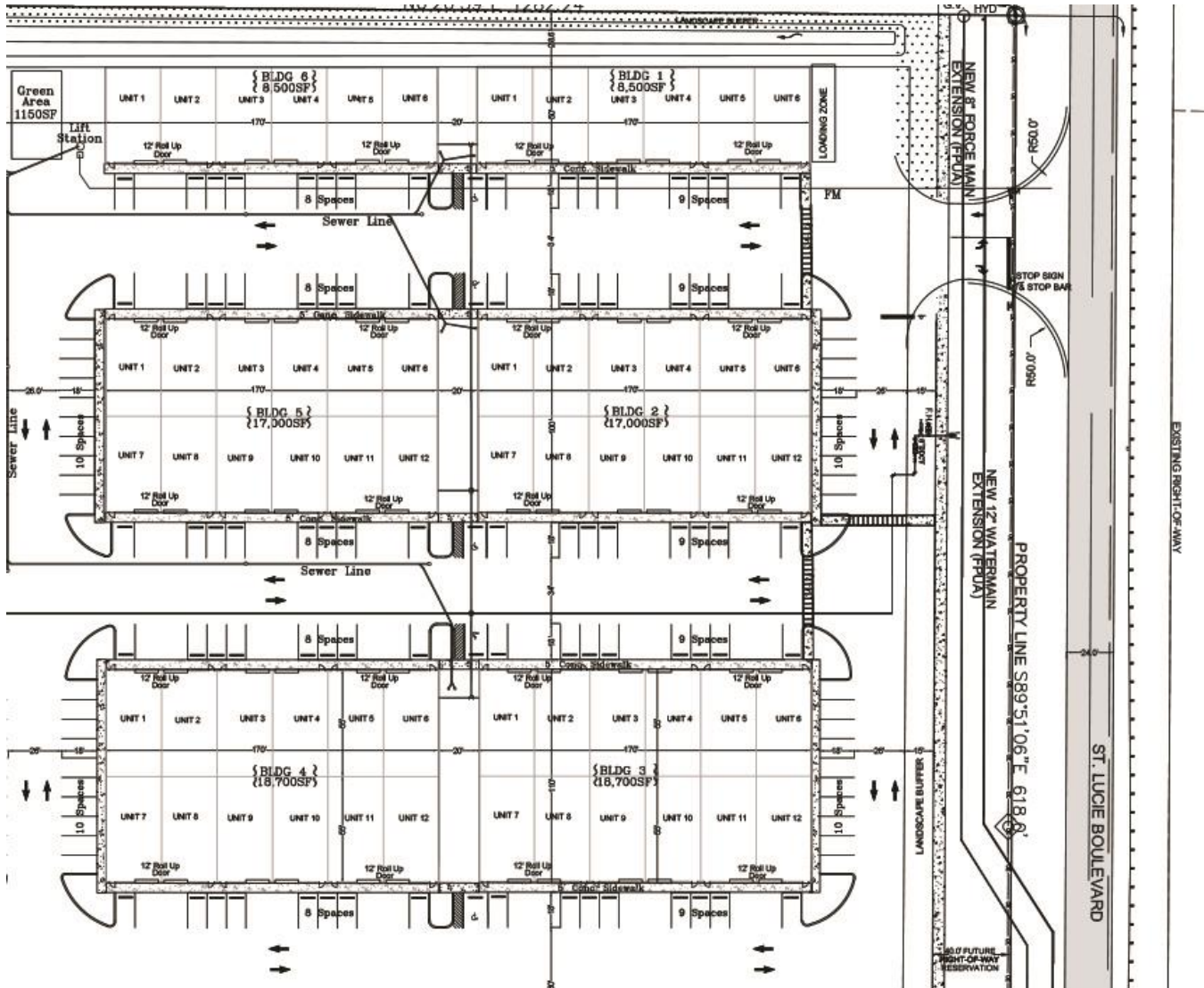
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)



# SITE PLAN



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
www.commercialrealestatellc.com

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
mcrady@commercialrealestatellc.com



# TRADE AREA MAP



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)