



OFFICE / WAREHOUSE SPACE(S)  
COMMERCE PARK | ST LUCIE WEST

660 NW PEACOCK BLVD. PORT ST. LUCIE FL, 34986

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE



# OFFICE/WARHOUSE SPACE(S) ST. LUCIE WEST

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# PROPERTY DETAILS

## 660 NW PEACOCK BLVD. PORT ST. LUCIE FL, 34986

<b>LEASE RATE</b>	\$9.50/SF NNN
<b>BUILDING SIZE</b>	54,646 SF
<b>SPACE(S) AVAILABLE</b>	+/- 11,000 to +/- 22,348 SF
<b>ACREAGE</b>	3.13 AC
<b>FRONTAGE</b>	346'
<b>TRAFFIC COUNT</b>	15,300 ADT
<b>ZONING</b>	Warehouse Industrial (PSL)
<b>LAND USE</b>	LI / CS
<b>PARCEL ID</b>	3323-640-0004-000-5

- 56,642 SF freestanding building on 3.13 acres located along Peacock Blvd. in the heart of the thriving industrial district of St. Lucie West.
- Space can be divided to accommodate multiple tenants.
- This warehouse/office space is being offered with new HVAC systems, new bathrooms, and office flooring.
- Streamline your operations with the convenience of two (2) 12' x 14' grade level roll up doors, 3,000 amps of three-phase electric service, generous ceiling height of 21', and a loft/storage area.
- Enjoy seamless connectivity with easy access to I-95 and other major highways.
- **The adjacent vacant 1.42 AC lot is available for lease or sale. Inquire for more details.**

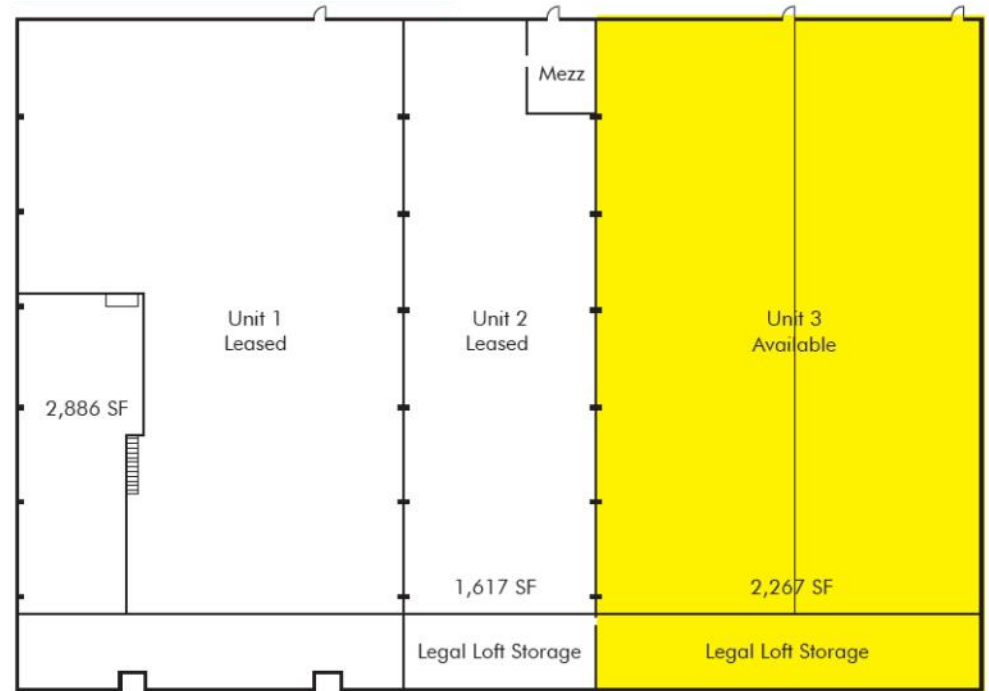


# FLOOR PLAN

## FIRST FLOOR PLANS



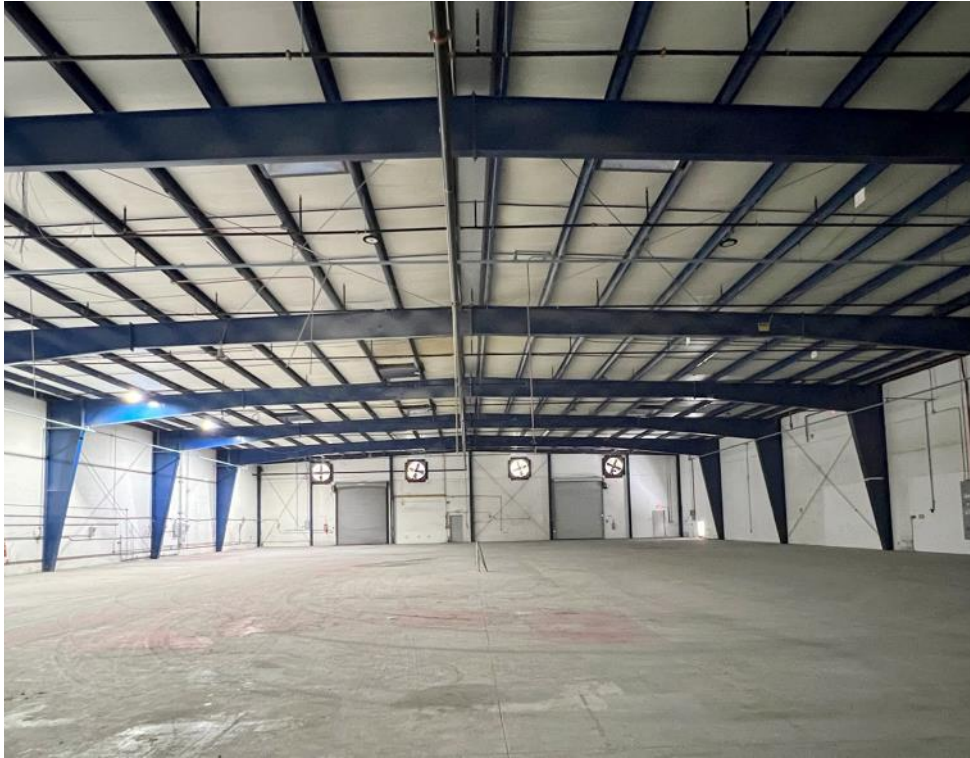
## SECOND FLOOR PLANS



# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# ZONING INFORMATION

## **Sec. 158.136. Industrial Zoning District (IN).**

(A) Purpose. The purpose of the industrial zoning district (IN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of industrial activities; 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. This district incorporates most of those uses formerly designated heavy industrial (HI), flexible industrial (FI), and light industrial (LI).

(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:

- a. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.
- b. Research and development facility.
- c. Public or semi-public facility or use.
- d. Television broadcasting station and telephone call centers.
- e. Analytical laboratory.
- f. Warehouse.
- g. Wholesale trade and distribution.
- h. Office space as needed in conjunction with a use listed above.
- i. Retail and business services primarily intended to serve the industrial facilities.

j. Adult entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent City Code of Ordinances which regulate this use.

k. Facility-based youth day treatment program.

l. Commercial laundry facilities and linen supply.

m. Microbrewery.

n. 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. (Doors, including garage doors, may be open during operating hours.

o. Medical Marijuana Dispensing Organizations.

# ZONING INFORMATION

(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. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall.
- c. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall.
- d. Self-service storage facilities in accordance with Section 158.227.

(C) Special Exception Uses. The following uses may be permitted following the review and specific approval by the City Council and serve to implement heavy industrial land uses as contemplated in the Comprehensive Plan:

- (1) Mobile home or apartment for use by custodian or night watchman.
- (2) Disposal and recycling facility for construction and demolition debris, 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 exceed the height of the fence or wall; minimum area required, ten (10) acres.
- (3) Wireless communication antennas and towers, as set forth in section 158.213.
- (4) Recreational vehicle park.

(5) Airport or landing field.

(6) Commercial driving school.

(7) Kennel (enclosed), with outdoor runs.

(8) Other heavy industrial development not listed above but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts.

(9) Billboards as allowed under 155.08(N).

(10) Solar generation station subject to the requirements of 158.230.

(11) Secondary metals recycler in accordance with Chapter 117.

(12) Cat cafes in accordance with Section 158.235.



# TRADE AREA MAP

