INDUSTRIAL CONDO

585 NW Mercantile Pl, C-8 Port St. Lucie, FL 34986

FOR SALE | $375,000

JEREMIAH BARON & CO
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Exceptional flex unit located in the West Park Industrial Center in Port St. Lucie, FL.
- Open concept warehouse with a small air-conditioned office, a 300 sf mezzanine space, a roll-up door and pedestrian door in the rear.
- Option to include racks and big joe straddle stacker with sale.
- Ideal site for a variety of industrial uses such as manufacturing, assembly, storage, wholesale trade & other permitted uses under the Warehouse Industrial category.
- Only about 2 miles away from the I-95 access ramp and surrounded by National & Regional businesses.

PRICE	$375,000
UNIT SIZE	1,500 SF + 300 SF Mezzanine
BUILDING TYPE	Industrial Condo
ACREAGE	0.04 AC
TRAFFIC COUNT	18,043 AADT (Enterprise Dr.)
YEAR BUILT	2006
CONSTRUCTION TYPE	Masonry
PARKING SPACE	3
ZONING	Warehouse Industrial
LAND USE	Light Industrial
PARCEL ID	3323-680-0017-080-7

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	2,809	1 Mile	$85,243	1 Mile	55.4
3 Mile	43,334	3 Mile	$87,049	3 Mile	47.1
5 Mile	113,928	5 Mile	$83,898	5 Mile	43.2

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	3,431	1 Mile	$73,149	1 Mile	62.9
3 Mile	52,577	3 Mile	$72,665	3 Mile	50.3
5 Mile	137,759	5 Mile	$71,011	5 Mile	44.4

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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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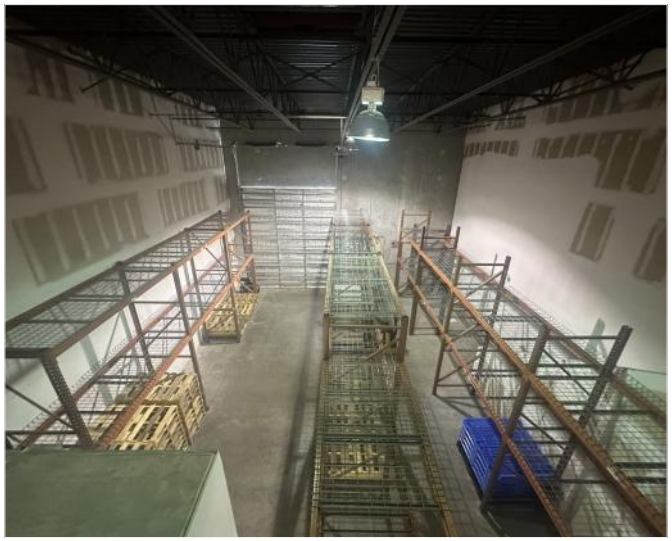
INTERIOR PHOTOS



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TRADE AREA MAP

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