

FLEX WAREHOUSE UNITS FOR LEASE

2095 NW Commerce Lakes Dr. Port St. Lucie, FL 34986



Projected Completion September 2026

FOR LEASE | \$19.50/SF NNN



49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.CMBCommercial.com

Matthew Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- Secure your space in this new industrial development offering modern, flexible warehouse units designed to accommodate a variety of business operations.
- Ideal for light manufacturing, distribution, fabrication, e-commerce, service contractors, and commercial users, the project combines functional layouts with high-quality construction.
- The development consists of two buildings totaling 11,827 square feet each, featuring premium finishes throughout. Every unit includes a private office, restroom, three-phase power, generous clear heights, and a 14-foot manual overhead roll-up door.

Available Configurations

16 Units	1,245 SF	1,065 SF Warehouse + 180 SF Office
----------	----------	------------------------------------

2 Units	1,867 SF	1,507 SF Warehouse + 360 SF Office
---------	----------	------------------------------------

LEASE RATE	\$19.50/SF NNN
------------	----------------

BUILDING 1 & 2	11,827 SF (each)
----------------	------------------

MIN/MAX AVAILABLE	1,245–23,654 SF
-------------------	-----------------

BUILDING TYPE	Industrial
---------------	------------

ACREAGE	2.28 AC
---------	---------

ESTIMATED DELIVERY	September 2026
--------------------	----------------

CONSTRUCTION TYPE	Masonry
-------------------	---------

ZONING	Commercial Service (City of PSL)
--------	----------------------------------

LAND USE	Commercial
----------	------------

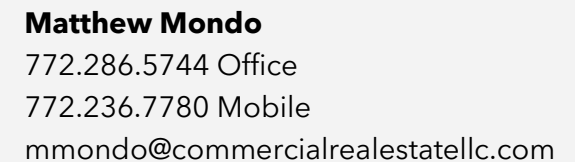
PARCEL ID	3315-703-0009-000-7
-----------	---------------------

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.



49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.CMBCommercial.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

[illegible]

SITE RENDERINGS



49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.CMBCommercial.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

CONSTRUCTION SITE PHOTOS · AUGUST 2026



CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.CMBCommercial.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

DEMOGRAPHICS

Radius	3 miles	5 miles	10 miles
Population			
2020 Population	28,885	86,199	285,186
2025 Population	35,993	105,882	339,629
2030 Population Projection	41,752	122,592	391,576
Annual Growth 2020-2025	4.9%	4.6%	3.8%
Households			
2020 Households	12,392	33,454	108,157
2025 Households	14,999	40,204	127,187
2030 Household Projection	17,353	46,466	146,552
Annual Growth 2020-2025	3.6%	4.4%	3.9%
Households By Income			
Avg Household Income	\$106,571	\$103,173	\$87,829
Median Household Income	\$84,585	\$80,896	\$68,887
Population Summary			
Median Age	52.20	45.50	42.70
Avg Age	48.50	44.20	42.30



49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.CMBCommercial.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

ZONING INFORMATION

Sec. 158.126. Service Commercial Zoning District (CS).

(A) Purpose. The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; 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. 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, except where noted, with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:

(1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.

(2) 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.

(3) Building material sales.

(4) Cabinet shop.

(5) Contractor's shop.

(6) Commercial laundry facility and linen supply and dry-cleaning

establishment.

(7) Sign company.

(8) Public facility or semi-public facility or use.

(9) Trade shop (roofing, plumbing, electrical, and the like).

(10) Wholesale establishment.

(11) Food processing facility.

(12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.

(13) Television and broadcasting station.

(14) Analytical laboratory.

(15) Enclosed assembly area 3,000 square feet or less, with an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

(16) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

(17) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(18) Kennel, enclosed.

(C) Principal uses. The following principal uses which need not be fully enclosed in a building or structure are permitted, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a

ZONING INFORMATION

minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall, except as noted:

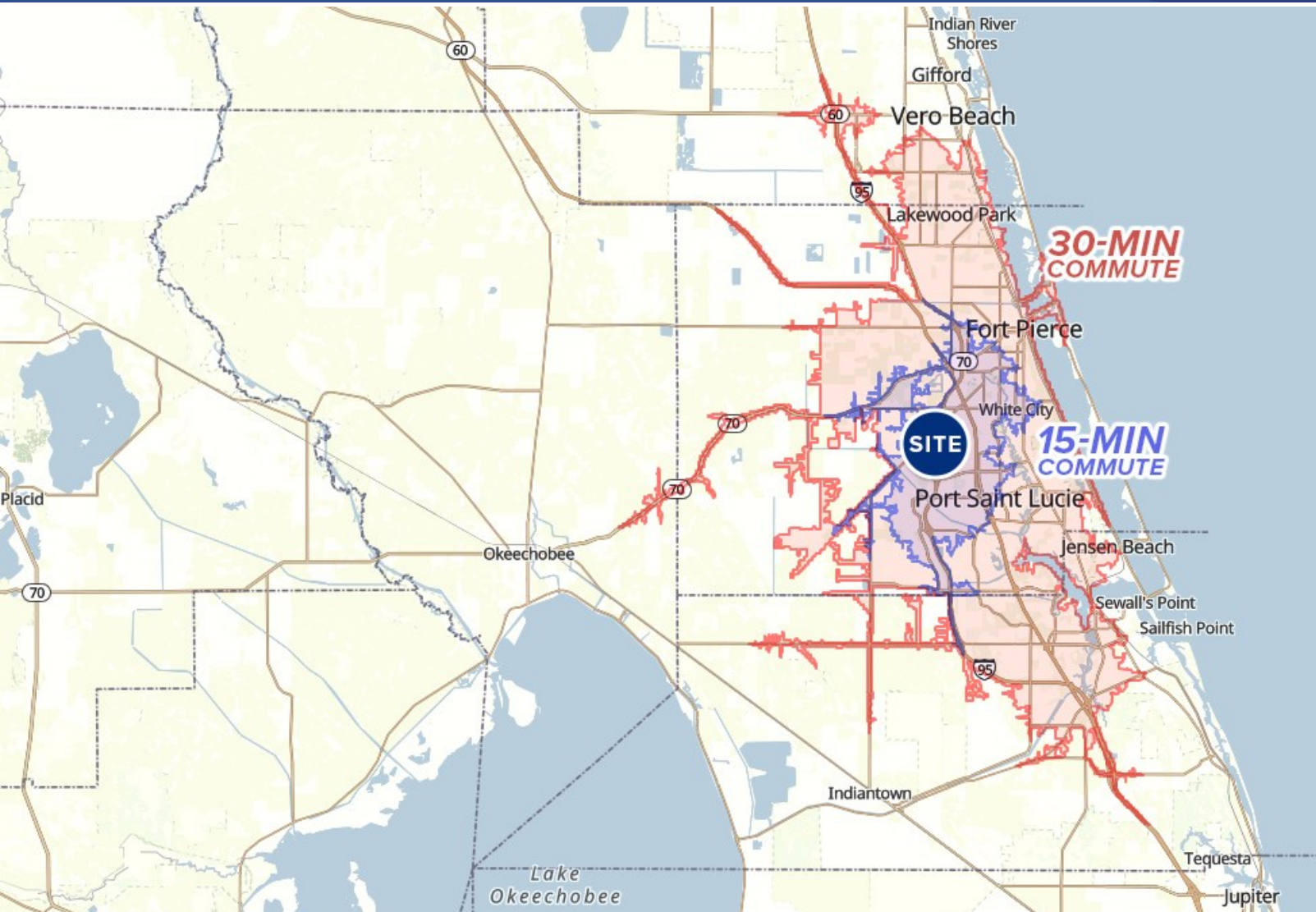
- (1) Public or semi-public facility use.
- (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.
- (3) Automobile, truck, boat, and/or farm equipment sales. No storage or display of vehicles shall be permitted outside the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
- (4) Lumber yard.
- (5) Material or vehicle storage yard.
- (6) Contractor's storage yard.
- (7) Mobile home sales or storage. No storage of vehicles permitted outside of the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
- (8) 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 be visible beyond the height of the fence or wall
- (9) Warehousing provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and 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, except for sales lots of new or used automobiles, trucks or new

machinery or equipment.

- (10) Equipment rental business.
- (11) Self-service storage facilities in accordance with Section 158.227.



COMMUTE MAP



CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.CMBCommercial.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

TRADE AREA MAP



49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.CMBCommercial.com

Matthew Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com