

FOR LEASE

BUSINESS PARK DRIVE



Illustrations and renderings are preliminary and subject to modification.

NEW BUILD INDUSTRIAL FLEX SPACES

AVAILABLE Q1 2027 | 1,250 – 60,000 SF
BUSINESS PARK DRIVE, PORT ST. LUCIE, FL 34952

PRESENTED BY MATT MONDO | 772.236.7780

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

EXECUTIVE SUMMARY

Presenting a brand-new industrial park development offering flexible leasing opportunities along Business Park Drive in Port St. Lucie. This thoughtfully planned industrial park will consist of five state-of-the-art buildings designed to accommodate a wide range of industrial, flex, and light distribution users.

PROJECT OVERVIEW

Total Buildings: 5

Frontage Buildings:

- 12,000 SF
- 12,870 SF

Rear Buildings:

- 8,550 SF
- 12,250 SF
- 16,750 SF

Lease Availability: Minimum 1,250 SF to ±60,000 SF

Delivery Timeline: Q1 2027 (Pre-Leasing Now)



INVESTMENT OVERVIEW

LEASE RATE	\$19.00/SF NNN
SPACE(S) AVAILABLE	1,250 SF – ±60,000 SF
BUILDING SIZE(S)	
BUILDING 1	12,000 SF
BUILDING 2	12,870 SF
BUILDING 3	8,550 SF
BUILDING 4	12,250 SF
BUILDING 5	16,750 SF
PROPOSED BUILDING TYPE	Industrial
ACREAGE	4.65-Acres (Combined)
FRONTAGE	±937'
TRAFFIC COUNT	40,000 ADT (S US Hwy 1)
EXPECTED COMPLETION	Q1 2027
ZONING	PNRD–Planned Non-Residential Development
LAND USE	Industrial
PARCEL ID	3426-702-0014-000-3 3426-702-0013-000-6 3426-702-0012-000-9

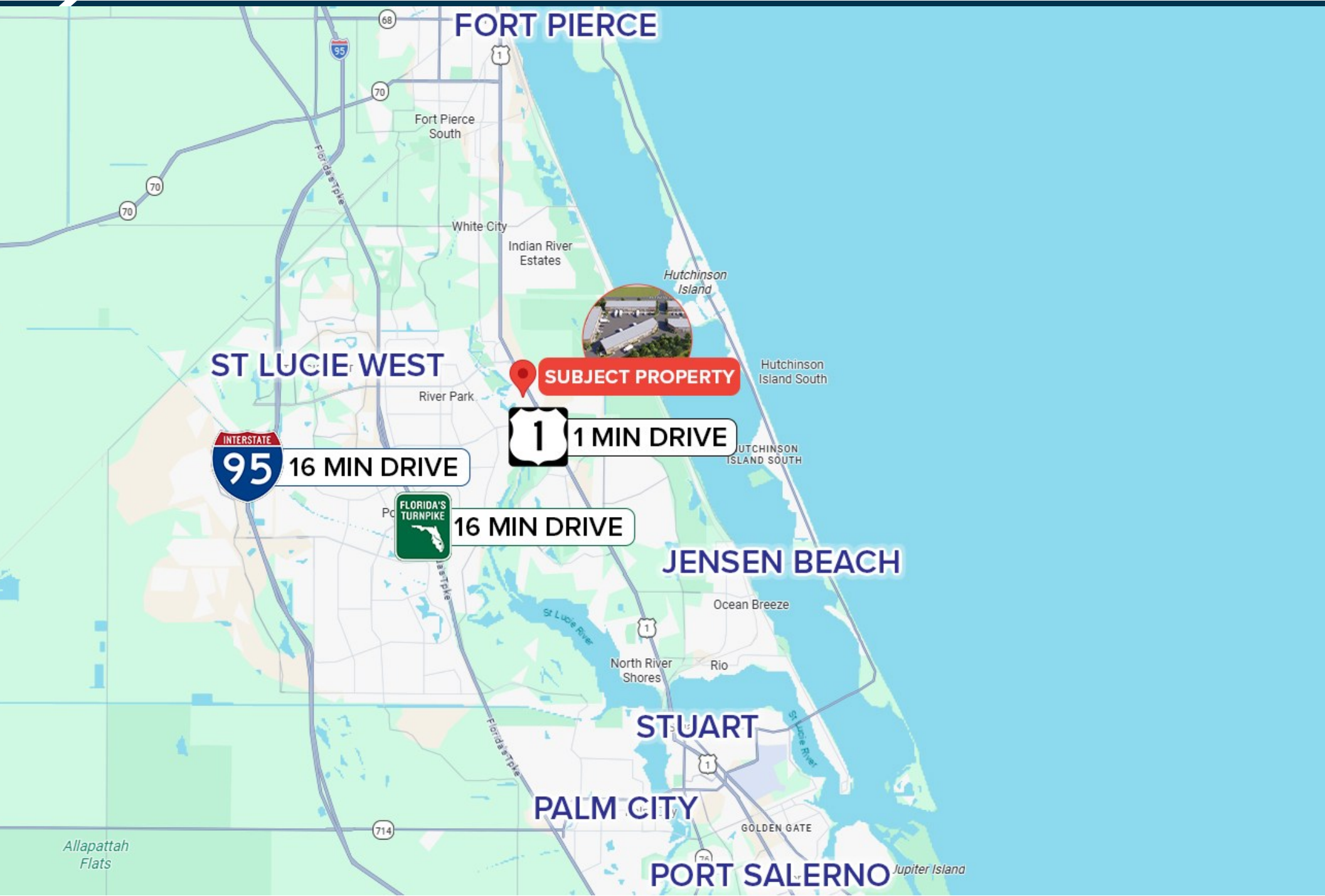
PROPERTY FEATURES

- 14' roll-up grade level doors
- 3-phase power throughout
- Ability to combine contiguous units or lease full buildings
- Pre-construction leasing flexibility for tenant-specific buildouts

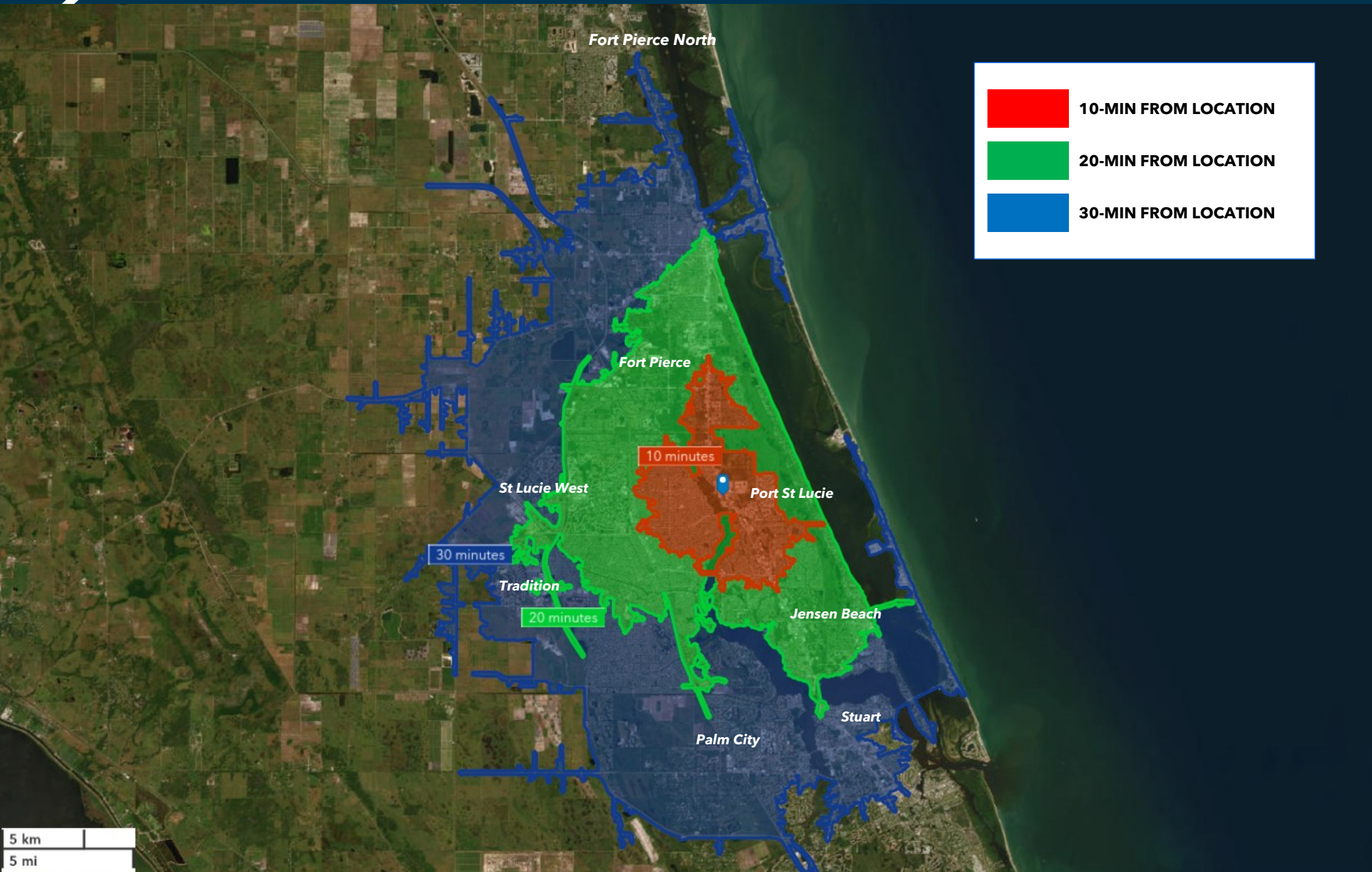
BUSINESS PARK DRIVE



DISTANCE MAP



TRAVEL TIME FROM LOCATION **10-MIN 20-MIN 30-MIN**



NEIGHBORING AREA



DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	5,717	62,358	140,403
2025 Population	6,413	68,835	158,023
2030 Population Projection	7,333	78,516	180,585
Annual Growth 2020-2025	2.4%	2.1%	2.5%
Households			
2020 Households	2,982	25,470	56,095
2025 Households	3,321	27,647	61,900
2030 Household Projection	3,798	31,494	70,600
Annual Growth 2020-2025	1.6%	2.0%	2.5%
Households By Income			
Avg Household Income	\$60,697	\$78,675	\$86,197
Median Household Income	\$48,668	\$62,183	\$67,164
Worker Travel Time To Job			
<30 Minutes	1,416	16,987	38,613
30-60 Minutes	817	9,780	21,292
60+ Minutes	298	3,102	6,736
Population Summary			
Median Age	64.20	44.10	44.40
Avg Age	56.50	43.70	43.70



CONTACT INFORMATION

NEW BUILD INDUSTRIAL FLEX SPACES

BUSINESS PARK DRIVE

PORT ST. LUCIE, FL 34952

\$19.00/SF NNN

LEASE RATE

Matthew Mondo

Sales & Leasing Associate

772.236.7780

mmondo@commercialrealestatellc.com

CONFIDENTIALITY & DISCLAIMER

The information contained in this lease brochure is proprietary and strictly confidential. It is intended solely for review by the party receiving it from Jeremiah Baron & Co. Commercial Real Estate LLC and may not be shared with any other person or entity without the prior written consent of Jeremiah Baron & Co. Commercial Real Estate LLC.

By accepting and reviewing this material, the recipient agrees to hold all information contained herein in the strictest confidence and not to reproduce, copy, or distribute any portion of this brochure. If the recipient has no interest in the subject property, this material should be promptly returned to Jeremiah Baron & Co. Commercial Real Estate LLC.

This lease brochure has been prepared to provide summary, unverified information regarding the subject property for the purpose of generating preliminary interest from prospective tenants. The information contained herein is not intended to be a comprehensive or detailed presentation and should not be relied upon as a substitute for independent due diligence.

Jeremiah Baron & Co. Commercial Real Estate LLC has not conducted any investigation and makes no warranty or representation, express or implied, as to the accuracy or completeness of the information contained herein. This includes, but is not limited to, representations regarding property size or square footage, zoning, permitted uses, operating expenses, future availability, physical condition, environmental matters, compliance with laws or regulations, or the financial condition or business prospects of any existing or proposed tenants.

All prospective tenants are encouraged to conduct their own independent investigation and analysis of the property and shall bear all costs and expenses associated with such investigation. The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy or completeness.

