

NEW BUILD FLEX WAREHOUSE UNITS

1,245–1,867 SF Bays | 14' Roll-Up Doors | 5 Min to I-95

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

FOR LEASE

From \$17.50/SF NNN

Rendering

IDEAL FOR

Light Manufacturing

Distribution

E-Commerce

Fabrication

Service Contractors

Trades & Storage

NEW CONSTRUCTION

Est. Delivery October 2026



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PROPERTY OVERVIEW

Secure your space in a new industrial development offering modern, flexible warehouse units for light manufacturing, distribution, fabrication, e-commerce, service contractors and commercial users. Two buildings of 11,827 SF each feature premium finishes, and every unit includes a private office, restroom, three-phase power, generous clear heights and a 14-foot overhead roll-up door.

\$17.50

Per SF NNN (5-Yr)

1,245 SF

Typical Bay

14'

Roll-Up Doors

3-Phase

Power

Property Highlights

- ▶ **Brand-new construction:** masonry buildings with premium finishes
- ▶ **Move-in ready bays:** private office and restroom in every unit
- ▶ **Built for work:** three-phase power, clear heights and 14' doors
- ▶ **Prime access:** 5 minutes to I-95 near St. Lucie West
- ▶ **Strong neighbors:** Amazon, Tropicana, Wawa and new Lennar communities



Rendering

Lease Rate	From \$17.50/SF NNN
Buildings	2 × 11,827 SF
Typical Bay	1,245 SF (1,065 SF whse + 180 SF office)
Large Bay	1,867 SF incl. office
Available	Bays 2-17
Building Type	Industrial flex
Construction	Masonry
Acreage	2.28 AC
Est. Delivery	October 2026
Zoning	CS – Service Commercial (City of PSL)
Land Use	Commercial
Parcel ID	3315-703-0009-000-7

LEASE RATES & UNITS

Lease Rate Schedule (NNN)

Lease Term	Rate / SF	Annual Increase	1,245 SF Bay	1,867 SF Bay
1 Year	\$21.50	—	\$2,231/mo	\$3,345/mo
2 Years	\$19.50	5.0%	\$2,023/mo	\$3,034/mo
3 Years	\$18.50	4.5%	\$1,919/mo	\$2,878/mo
4 Years	\$18.00	4.0%	\$1,868/mo	\$2,801/mo
5 Years	\$17.50	3.5%	\$1,816/mo	\$2,723/mo

Monthly figures are first-year base rent only (rate × SF ÷ 12) and exclude NNN expenses and sales tax. Best rate with a 5-year term.

STANDARD BAY

1,245 SF

1,065 SF warehouse + 180 SF office
Bays 2–9, 11–17

LARGE BAY

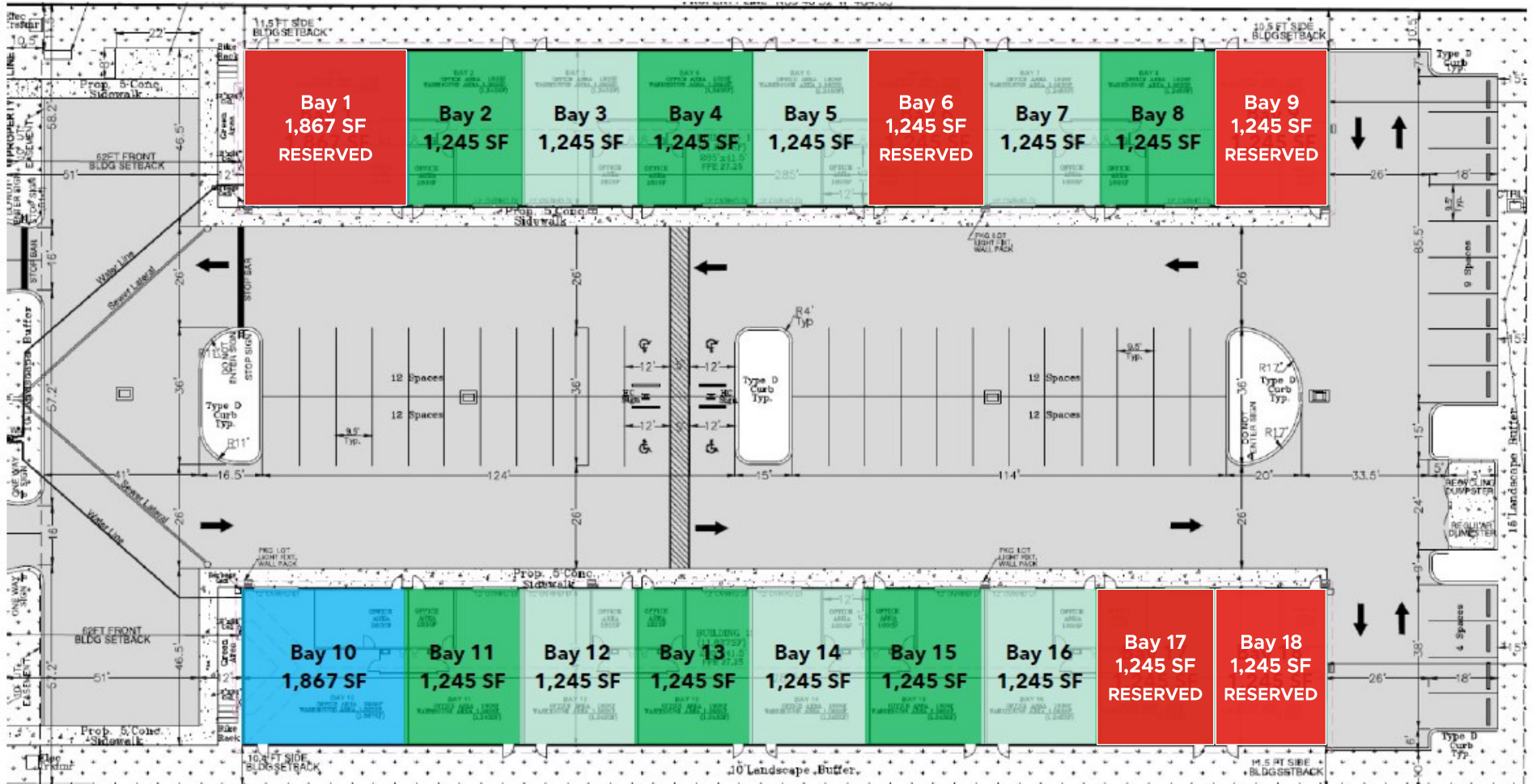
1,867 SF

Warehouse + office
Bay 10

Every Unit Includes

- Private office
- Restroom
- Three-phase power
- Generous clear heights
- 14' manual overhead roll-up door
- Premium finishes
- Masonry construction
- Shared on-site parking

SITE PLAN



Available - 1,245 SF
 Available - 1,867 SF
 Reserved

SITE RENDERINGS



CONSTRUCTION PROGRESS

AUGUST 2026



DEMOGRAPHICS

3-Mile Radius

2025 Population **35,993**

2030 Projection **41,752**

2025 Households **14,999**

5-Mile Radius

2025 Population **105,882**

2030 Projection **122,592**

2025 Households **40,204**

10-Mile Radius

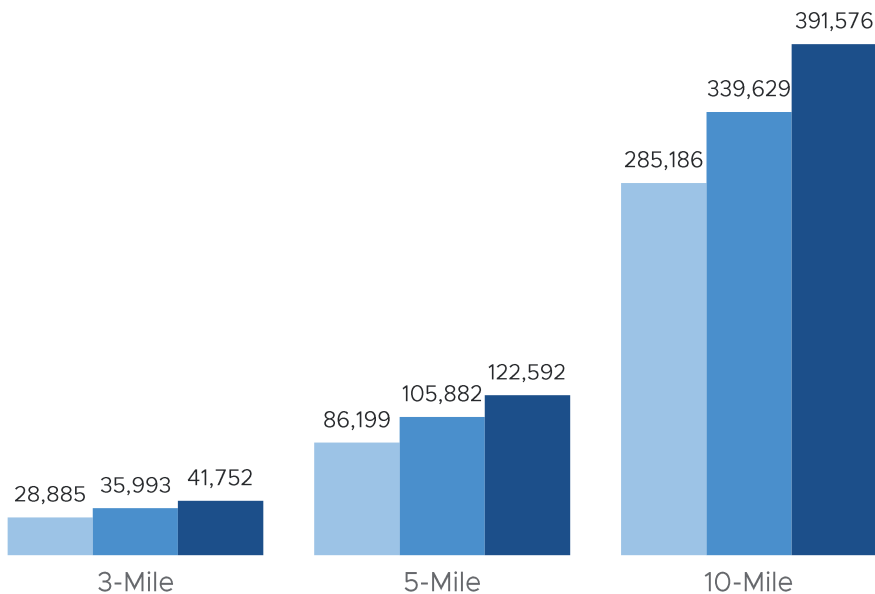
2025 Population **339,629**

2030 Projection **391,576**

2025 Households **127,187**

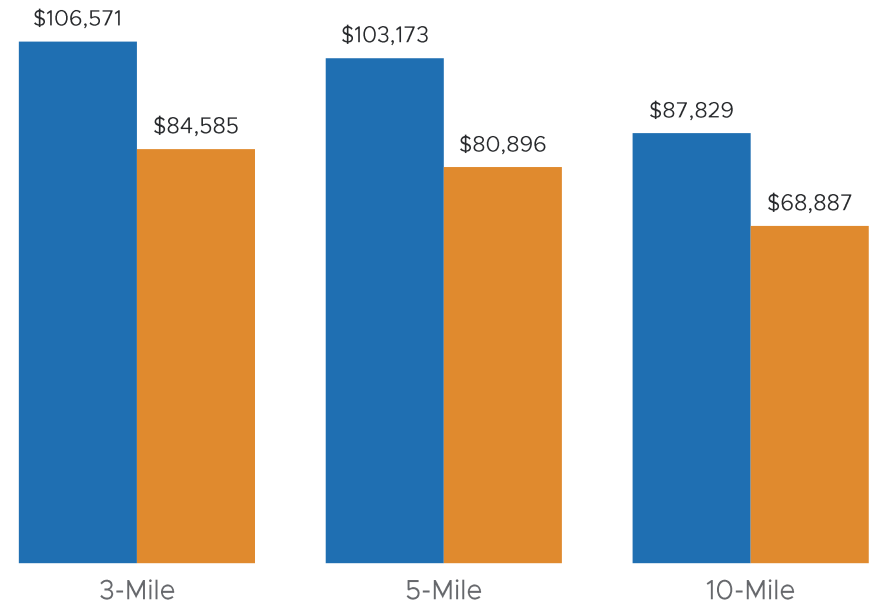
Population Growth

■ 2020 ■ 2025 ■ 2030 Projection



Household Income

■ Average ■ Median



ZONING INFORMATION

Service Commercial (CS) (City of Port St. Lucie Sec. 158.126). Intended for commercial service facilities that meet the City-wide need for such uses. Permits any CG General Commercial use (unless listed as a special exception) plus the uses below.

Permitted – Fully Enclosed

All work confined within a fully enclosed building

Manufacturing & assembly + warehousing

Trade shop (roofing, plumbing, electrical)

Contractor's shop

Wholesale establishment

Vehicle & equipment repair

Cabinet shop

Building material sales

Food processing facility

Analytical laboratory

Sign company

Commercial laundry / linen supply

Permitted – Open Storage

Open storage screened by an 8' opaque fence or wall

Warehousing

Contractor's storage yard

Material or vehicle storage yard

Equipment rental business

Self-service storage facilities

Auto, truck, boat & equipment sales

Open storage

Lumber yard

Public / utility facilities

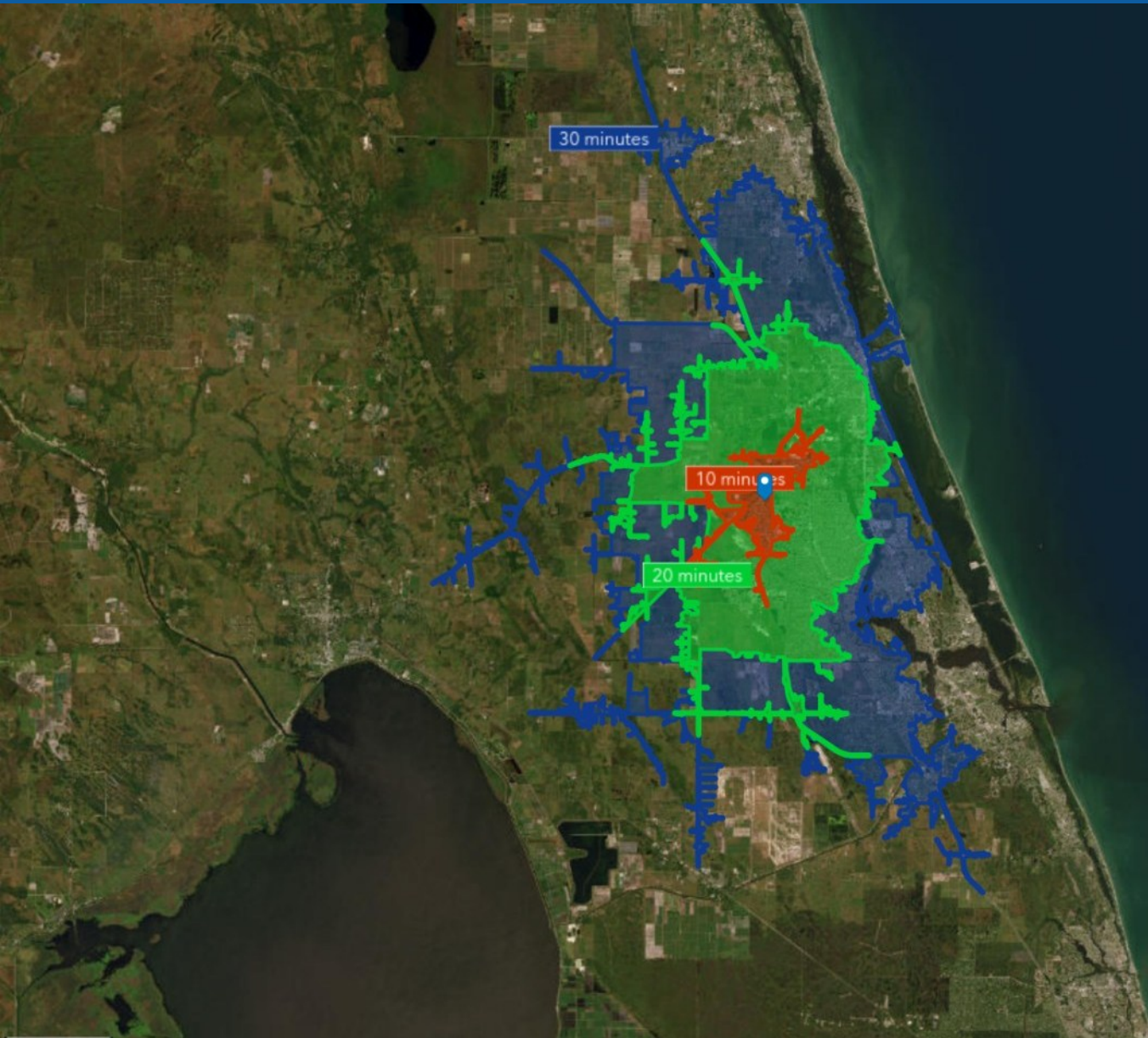


Why CS Works for Flex Users

- ▶ **Broad use list:** manufacturing, trades, wholesale and repair
- ▶ **Plus retail:** all CG general commercial uses
- ▶ **Small assembly:** enclosed assembly areas up to 3,000 SF

Condensed. Buyer/tenant to verify uses with the City of Port St. Lucie.

DRIVE TIMES (10 · 20 · 30 MIN)



AREA GROWTH



Proposed & Developing Residential

- **Wylder:** developing master-planned community northwest of the site
- **3,000+ acre community:** future development to the southwest
- **St. Lucie West & Tradition:** established, growing neighborhoods nearby
- **Demand driver:** new rooftops fuel need for contractors, trades and service businesses

TRADE AREA MAP

