

FOR SALE

\$1,647,954

High Volume Warehouse

8281 Business Park Dr. Port St. Lucie FL 34952

ONLY \$99/PSF



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

High Volume Warehouse

8281 Business Park Dr. Port St. Lucie FL 34952

PRICE	\$1,647,954
BUILDING SIZE	16,646 sf (ONLY \$99/psf)
BUILDING TYPE	Industrial Warehouse
ACREAGE	1.88 AC
CEILING HEIGHT	28' - 34'
FRONTAGE	340'
YEAR BUILT	1996 (Effective Year 2015)
CONSTRUCTION TYPE	CBS stucco secondary wall / metal building
PARKING SPACE	34
ZONING	PNRD
LAND USE	Warehouse
UTILITIES	St. Lucie County

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PRIDE OF OWNERSHIP! Excellent move-in ready warehouse property features 15,386 of warehouse space plus 1,260 sf of Class A office space (16,646 sf in total). Building sits on 1.88 acres of land and features (7) overhead doors (4) grade level and (3) dock high doors. With over \$100k worth of insulation installed which allows for low electric bills. The entire property is fenced in for security and boasts plenty of outdoor storage and parking. Located in the heart of Port St. Lucie!



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Site Photos

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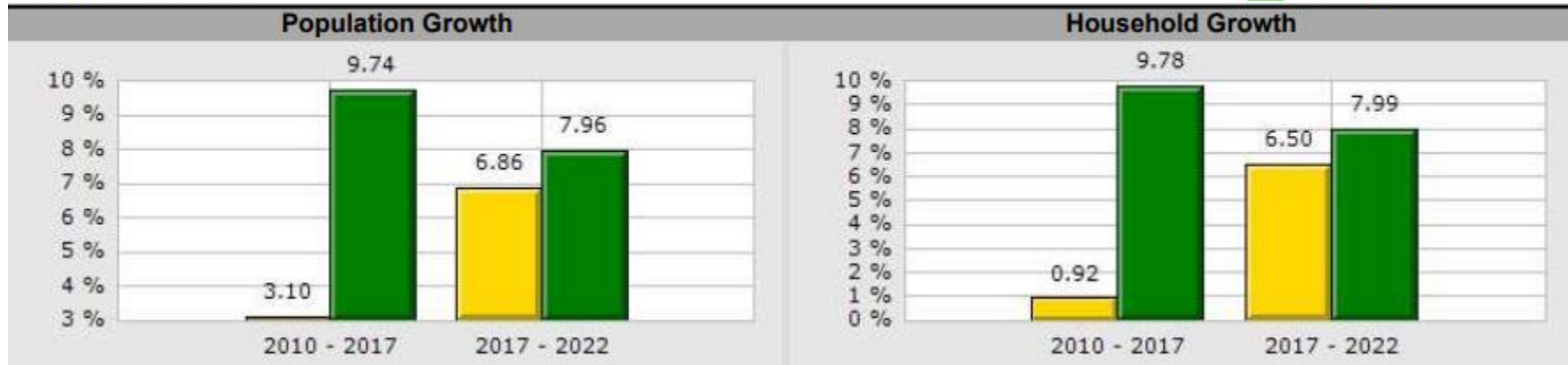
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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,448	1 Mile	\$47,101	1 Mile	55.40
3 Mile	58,430	3 Mile	\$51,142	3 Mile	43.50
5 Mile	131,105	5 Mile	\$59,159	5 Mile	43.50

Type: **Industrial/Warehouse**
 County: **St Lucie**

■ 1 Mile
■ County



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Zoning Information

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Planned Non-Residential Development

7.02.01. - Purpose.

The Planned Non-Residential Development (PNRD) District is intended to achieve non-residential land development of superior quality through the encouragement of flexibility and creativity in design options that:

A. Permit creative approaches to the development of non-residential land reflecting changes in the technology of land development; B. Allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs; C. Allow design options that encourage an environment of stable character, compatible with surrounding land uses; and D. Permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space.

7.02.02. - Permitted Uses.

The following general guidelines shall be used in determining the permitted use possibilities in any Planned Nonresidential Zoning Development:

A. For properties located in any Residential or Agricultural classified land use area: Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Institutional (I) Zoning Districts, and in the Agricultural land use classified areas only, any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23.

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the

compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

B. For properties located in any Commercial or Industrial classified land use area: Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Commercial Resort (CR); Industrial Light (IL); Industrial Heavy (IH), Utility (U) and (I) Institutional zoning districts, and any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

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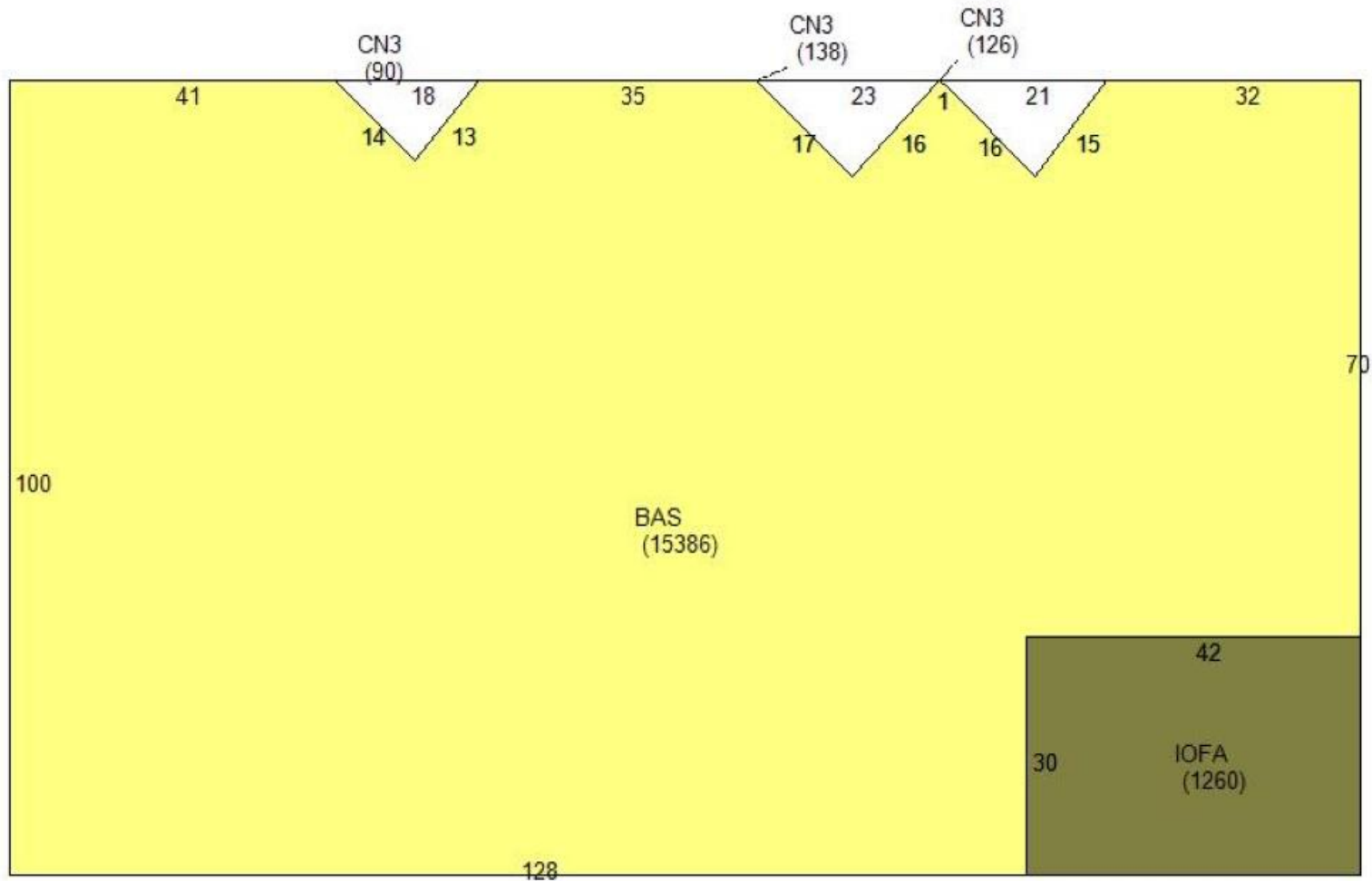
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Floor Plan

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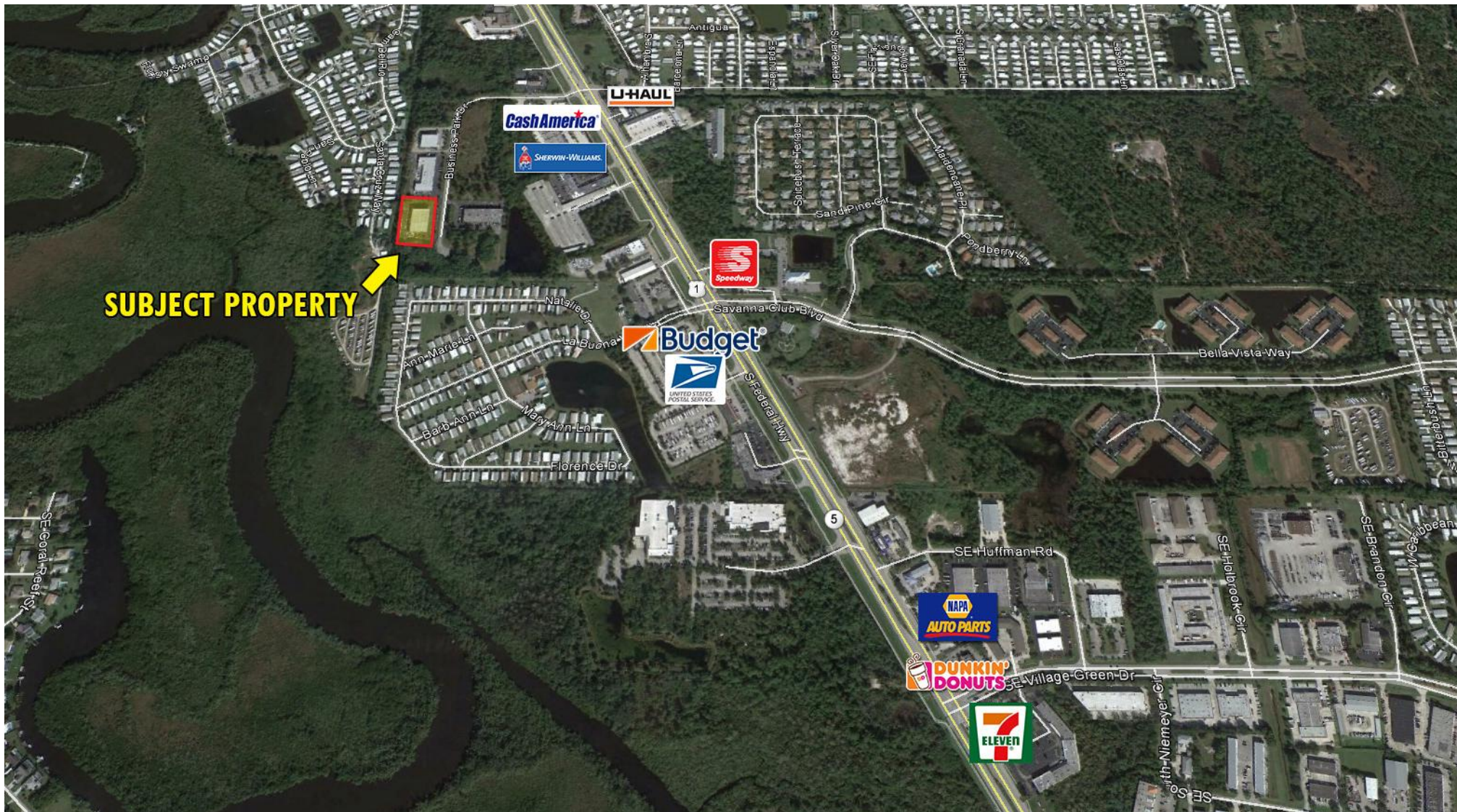
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Property Aerial

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