

FOR LEASE

\$7.00/psf + sales tax

Flex Industrial Spaces

513 & 519 NW Enterprise Dr. Port St. Lucie FL 34986



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

Property Details

Flex Industrial Spaces

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LEASE RATE	\$7.00/psf + sales tax
LEASE SPACE(S)	(Unit 513) 5,300 sf end cap (Unit 519) 5,300 sf (Unit 515) 5,300 sf LEASED
BUILDING TYPE	31,160 sf
ACREAGE	2.66 AC
FRONTAGE	475.57
TRAFFIC COUNT	16,275 AADT from NW Peacock Blvd.
YEAR BUILT	1994
CONSTRUCTION TYPE	Masonry
PARKING SPACE	75+
ZONING	WI - PSL
LAND USE	Warehouse
UTILITIES	Undisclosed

Excellent flex warehouse spaces available at a commerce park! Site features storefront, office and warehouse space, plus dock level and grade level doors. Spaces won't last long!! Located in industrial area in St. Lucie West, easy accessibility to I-95.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	1,870	1 Mile	\$72,013	1 Mile	54.10
3 Mile	37,798	3 Mile	\$69,381	3 Mile	44.50
5 Mile	101,024	5 Mile	\$68,215	5 Mile	41.50

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WI - Warehouse Industrial Zoning

(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.
- 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.



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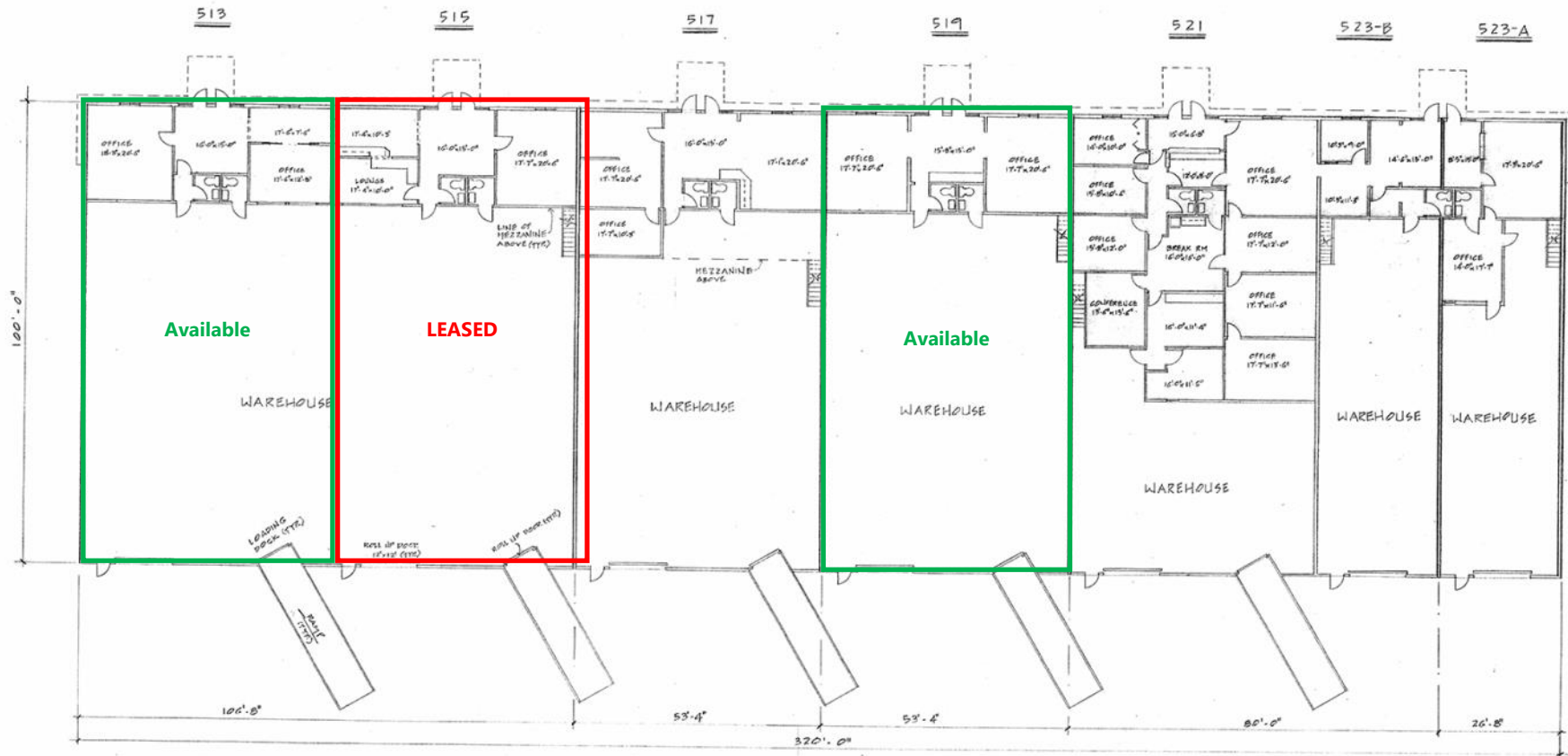
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Floor Plan

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ENTERPRISE PLAZA
FLOOR PLAN

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Site Photos

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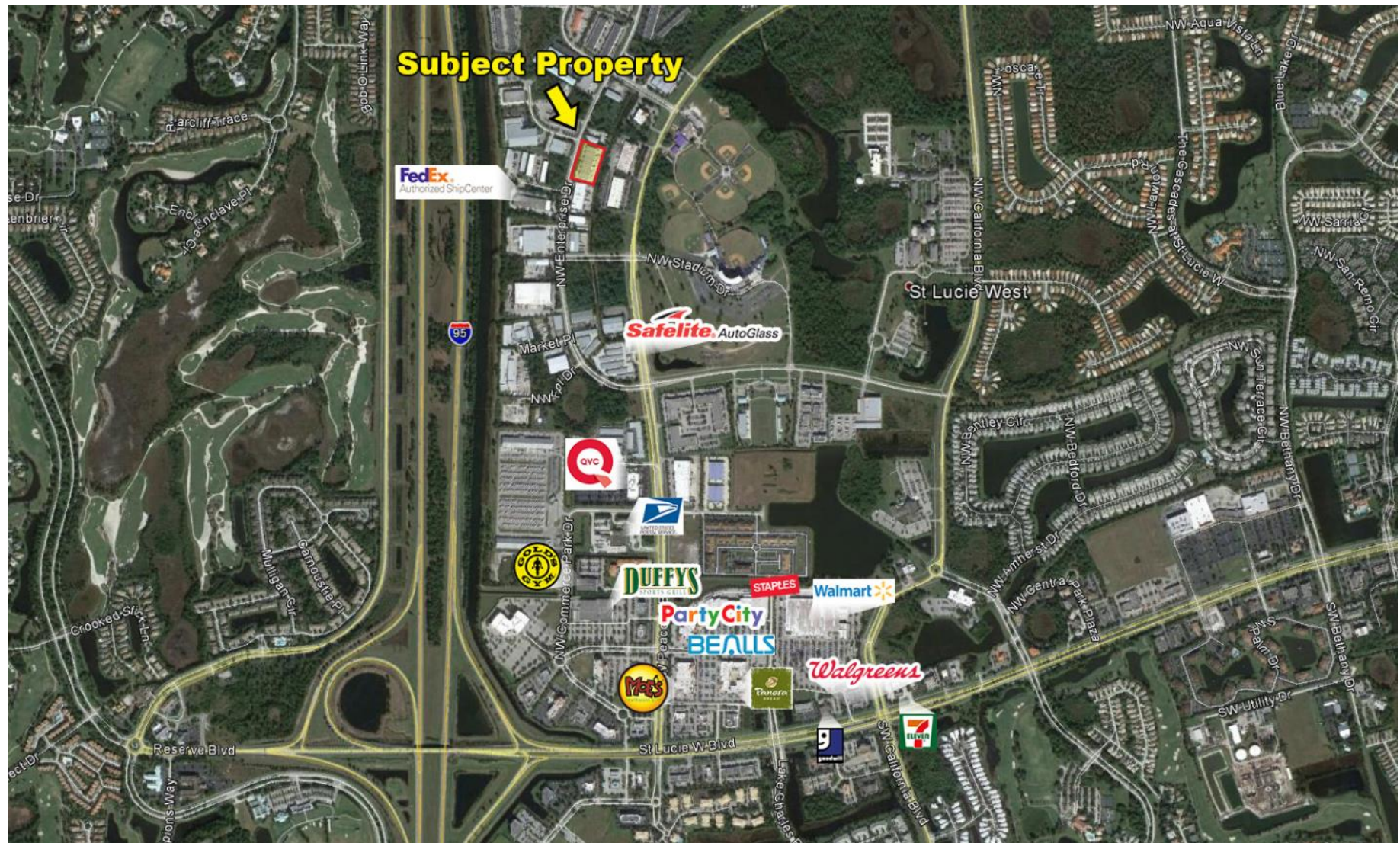
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Property Aerial

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