

BRAND NEW WAREHOUSE BUILDINGS

BUSINESS PARK DRIVE, PORT ST LUCIE FL 34952

3 WAREHOUSES | SUMMER 2019 | 15,000 - 17,000 SF



EXCLUSIVELY MARKETING BY

Jeremiah Baron
& CO.

Commercial Real Estate, LLC



BRAND NEW WAREHOUSE BUILDINGS

PRESENTED BY:

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Jeremiah Baron & Co.

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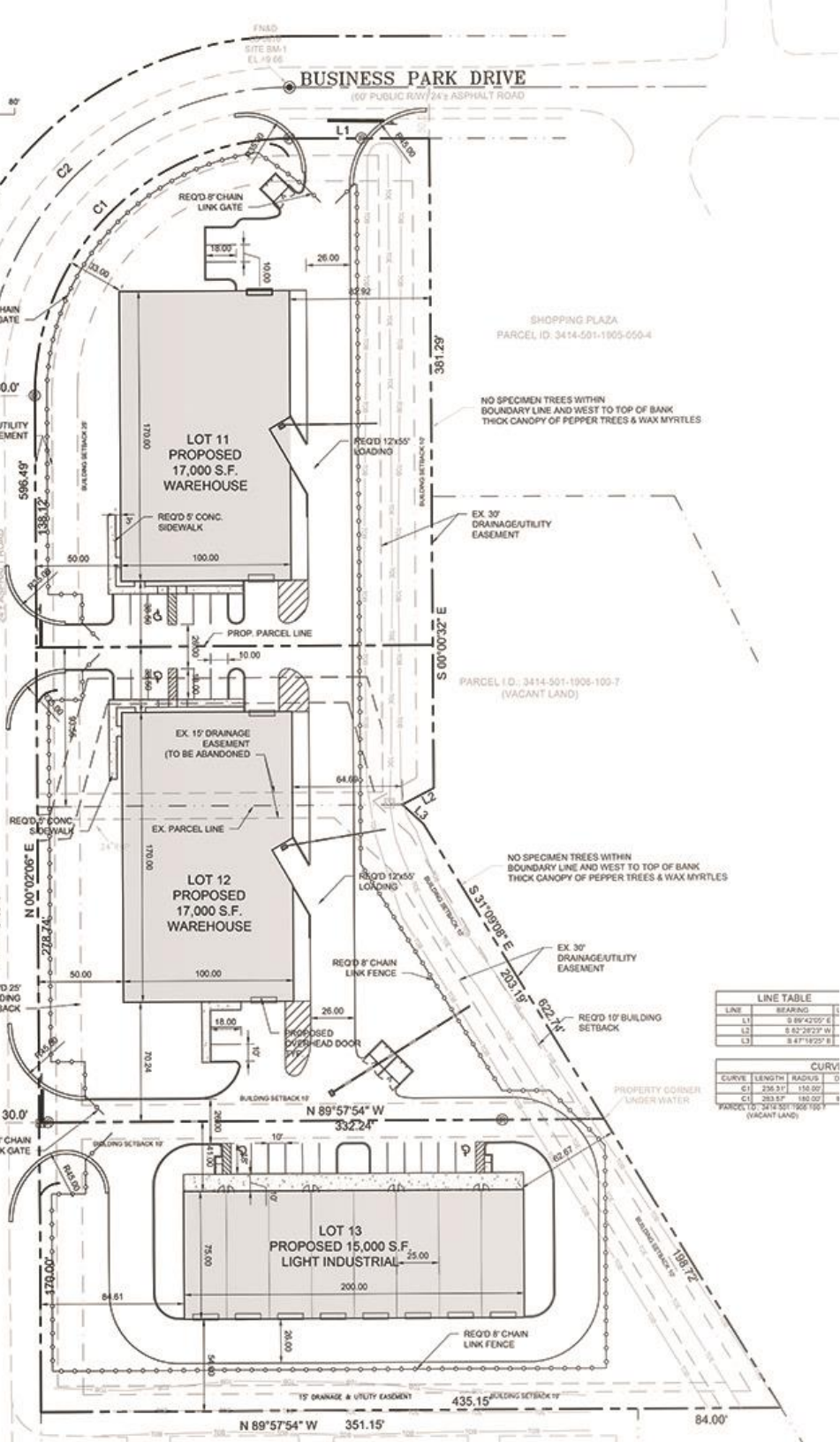
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**Jeremiah Baron
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PROJECT DATA:

OWNER/APPLICANT:

TABLE OF CONTENTS

772-696-8871

ADDRESS:

5615 SHORT & ABBOTT DR. UNIT 100
 800 EIGHTH STREET
 VERO BEACH, FLORIDA 32902
 772-296-7200
 4690 UPSHAW STREET NE, STE. 6A
 PALM BAY, FL 32909
 321-914-2975

PARCEL I.D.:

3414-501-0010-000-6
 3414-501-0010-000-7

SITE ADDRESS:

LOTS 11, 12 & 13 OF
 ST. LUDE BUSINESS PARK

ZONING:

PRD PLANNED NON-RESIDENTIAL DEVELOPMENT

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SITE AREA:

DEVELOPMENT AREA: 137,358 S.F. (3.15 AC)

LOT	EXISTING AREA	PROPOSED AREA
11	45,228 S.F. (1.03 AC)	45,228 S.F. (1.03 AC)
12	51,117 S.F. (1.17 AC)	73,835 S.F. (1.69 AC)
13	36,244 S.F. (0.83 AC)	34,223 S.F. (0.78 AC)

7 DEMOGRAPHICS

	LOT 11	LOT 12	LOT 13	
FRONT (WEST)	20'	44.81'	30.00'	30.00'
FRONT (NORTH)	20'	N/A	N/A	34.53'
REAR (EAST)	10'	42.87'	34.00'	30.00'
SIDE (SOUTH)	10'	34.00'	33.24'	30.00'
SIDE (NORTH)	10'	41.90'	30.00'	N/A

8 AERIAL

DEMGRAPHIC STANDARDS:
 LOT LESS THAN 10 AC = MIN. 20%
 10 TO 20 AC = 25%
 20 TO 50 AC = 30%
 50 TO 100 AC = 35%
 100 TO 200 AC = 40%
 200 TO 500 AC = 45%
 500 TO 1000 AC = 50%
 1000 TO 2000 AC = 55%
 2000 TO 5000 AC = 60%
 5000 TO 10000 AC = 65%
 10000 TO 20000 AC = 70%
 20000 TO 50000 AC = 75%
 50000 TO 100000 AC = 80%
 100000 TO 200000 AC = 85%
 200000 TO 500000 AC = 90%
 500000 TO 1000000 AC = 95%
 1000000 TO 2000000 AC = 100%

PARSONS REQUIREMENTS:

LOT 11:
 (1E) PARKING GENERATION - FORTH EDITION
 (1E) GENERAL LIGHT INDUSTRIAL, 3.25 PER 1,000 S.F. OF GFA

LOTS 12, 13:
 (1E) PARKING GENERATION - FORTH EDITION
 (1E) WAREHOUSING, 5.01 PER 1,000 S.F. OF GFA
 11,000 S.F. GFA = 5 SPACES
 11,000(1,000) = 17 x 0.21 = 3.57 SPACES w/ 9 SPACES

9 ZONING INFORMATION

10 SITE RENDERING

11 FLOOR PLANS & ELEVATIONS

PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional opportunity to own three proposed warehouse buildings projected to be completed by Summer of 2019. The warehouses will be situated in 3 separate lots totaling +/- 4.65 acres.

Two of the warehouses will measure 17,000 square feet and one will be 15,000 square feet. Each building will feature 40 foot high ceilings, three phase electric, metal construction among other high end amenities.

Both 17,000 square foot warehouses will feature an ample open floor concept plus a section with several offices, conference room, sales area, reception, restrooms, and optional break room or showroom section, in addition to a roll up bay door with a loading ramp.

The 15,000 square foot building will be divided into seven 1,250 sf units. Each unit will consist of ample open floor plan plus a section with two offices, reception, and a utility room, and 20 ft. roll up bay doors.

In the city Port St. Lucie there are traditional suburban neighborhoods, new mixed-use neighborhoods with a variety of housing types in walking distance to retail and dining establishments, and the beginning stages of a downtown that will integrate urban commercial development with outdoor nature trails, waterways and social opportunities.



PROPERTY DETAILS

OFFERING

PRICE	NEGOTIABLE
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PROPERTY SPECIFICATIONS

PROPOSED BUILDING SIZE	(1) 17,000 SF (1) 17,000 SF (1) 15,000 SF
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ACREAGE	+/- 4.65 AC Total
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FRONTAGE	+/- 914.97' on Business Park Drive
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PROJECTED COMPLETION	Summer 2019
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CEILING HEIGHT	40'
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CONSTRUCTION TYPE	Metal
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PARKING SPACE	Ample
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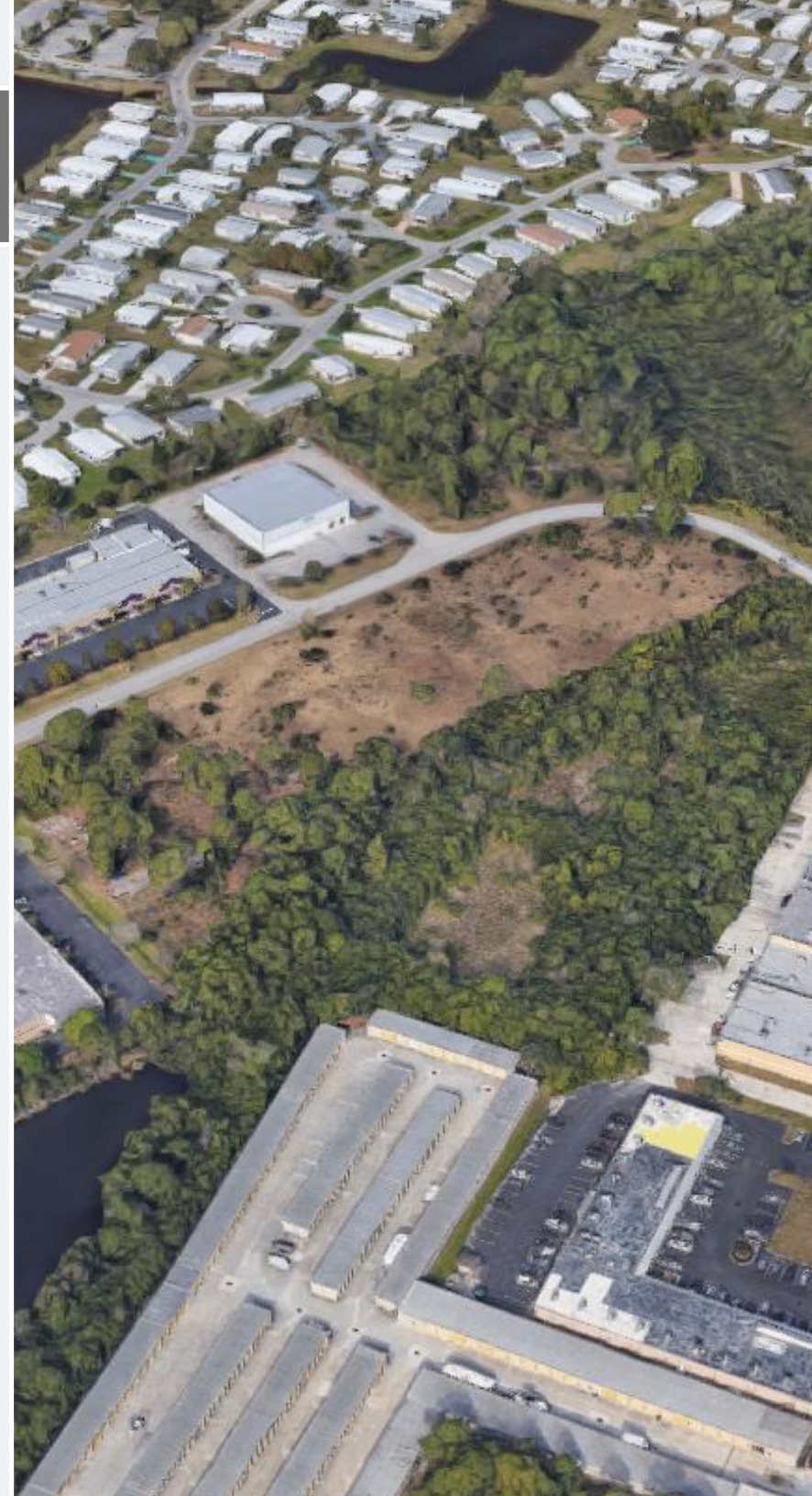
ZONING	PNRD
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LAND USE	Industrial
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3426-702-0014-000-3

3426-702-0013-000-6

PARCEL ID	3426-702-0012-000-9
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PROPERTY OVERVIEW



 ACCESS	US Highway 1
 TRAFFIC COUNTS	51,500 ADT (from US-1)
 IMPROVEMENTS	(2) 17,000 SF (1) 15,000 SF
 PARKING	Ample
 PROJECTED COMPLETION	Summer 2019
 PARCEL	3426-702-0014-000-3 3426-702-0013-000-6 3426-702-0012-000-9
 ZONING	PNRD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Estimated Population	4,920	58,297	130,802
2023 Projected Population	5,338	63,632	143,162
2010 Census Population	4,865	55,492	122,110
2018 Estimated HH	2,576	23,799	52,154
2023 Estimated HH	2,778	25,863	56,881
2010 Census HH	2,619	23,027	49,208
2018 Estimated White	4,480	47,084	104,682
2018 Estimated Black or African American	307	8,313	19,619
2018 Asian or Pacific Islander	47	1,159	2,778
2018 Estimated American Indian or Native Alaskan	12	266	577
2018 Estimated Other	68	1,414	3,030
2018 Estimated Average HH Income	\$46,516	\$52,633	\$58,792
2018 Estimated Median HH Income	\$36,759	\$42,436	\$45,464
Median Age	64.50	45.00	45.20
Average Age	57.10	43.40	43.40

AERIAL VIEW



ZONING INFORMATION

Planned Non-Residential Development

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.

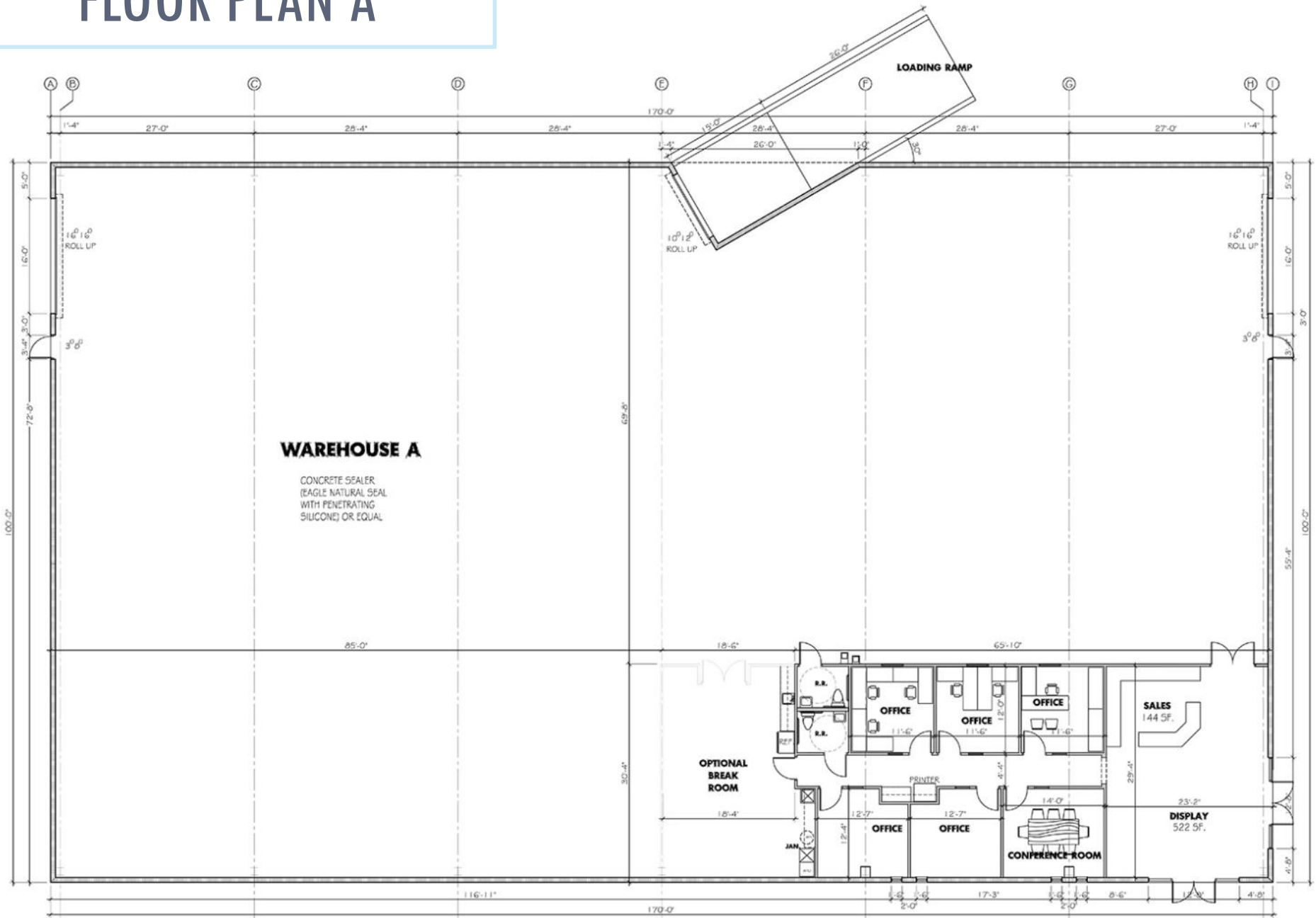
B. For properties located in any Commercial or Industrial classified land use area: Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); 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

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SITE RENDERING



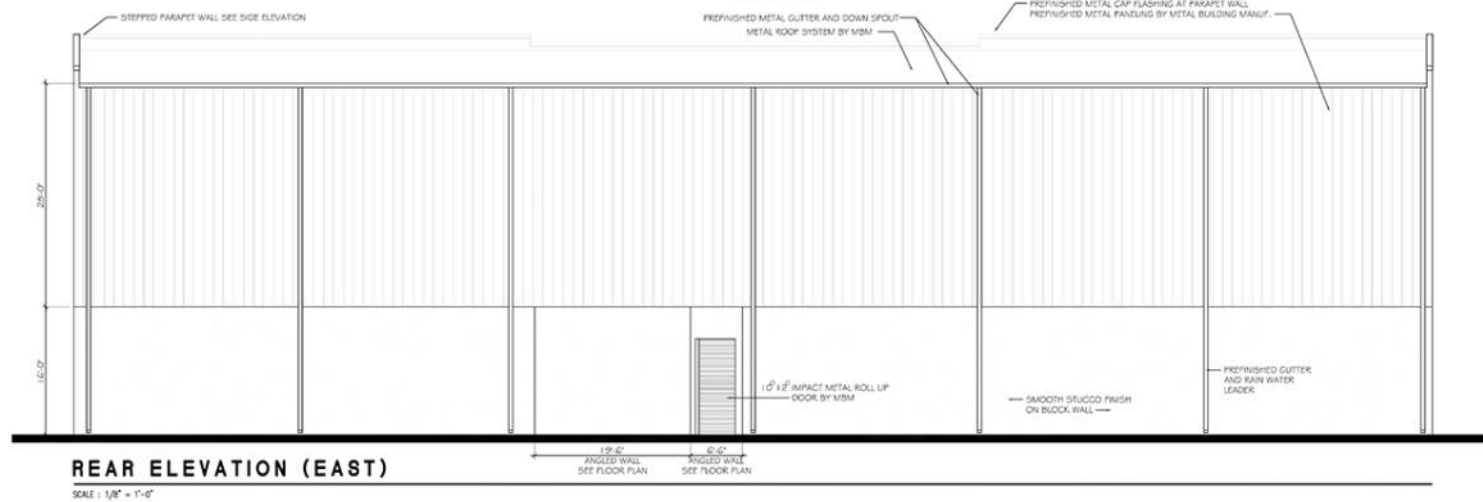
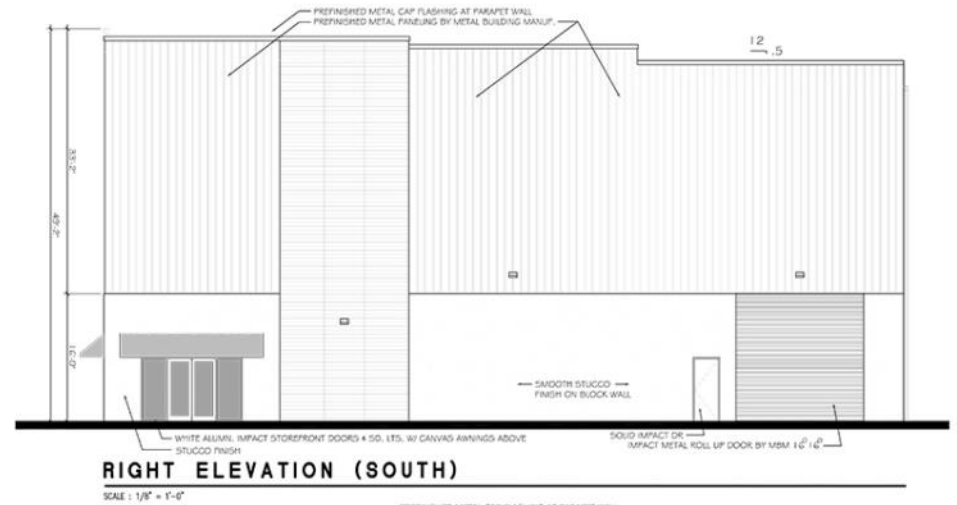
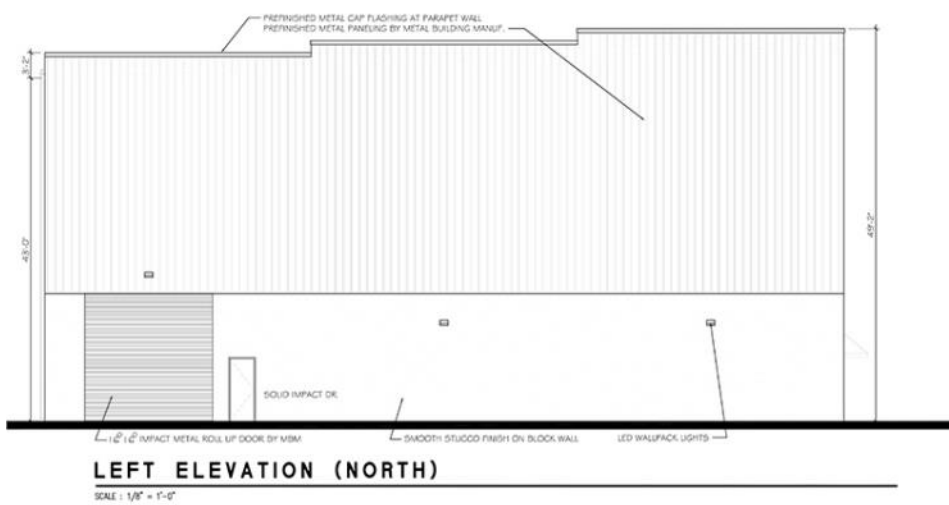
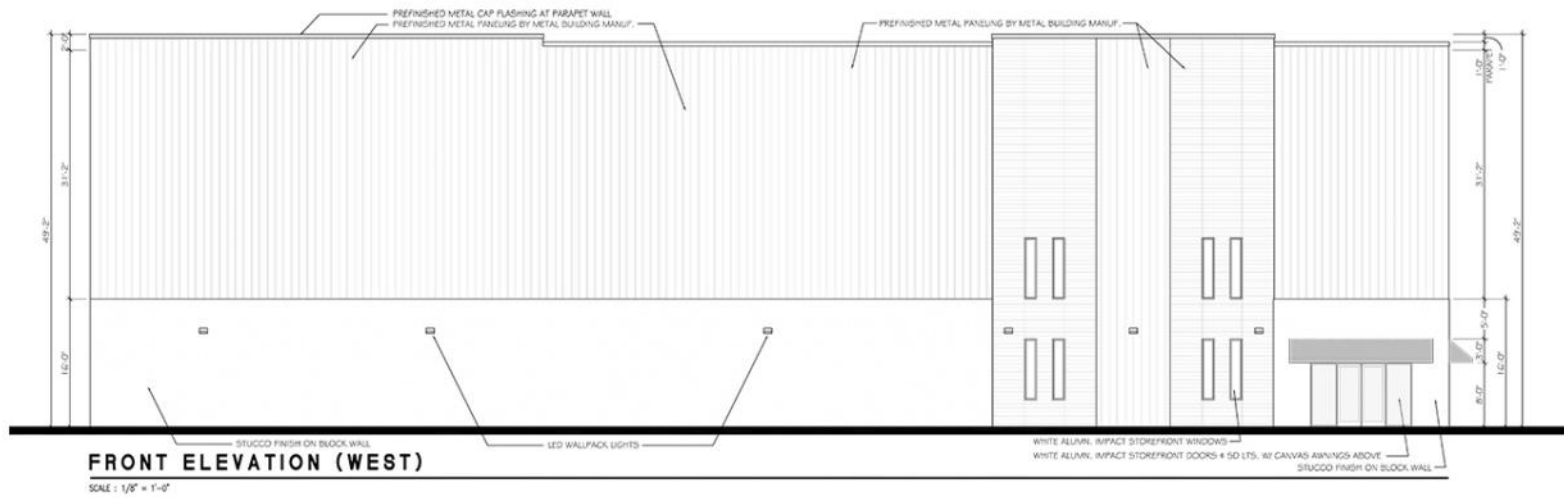
FLOOR PLAN A



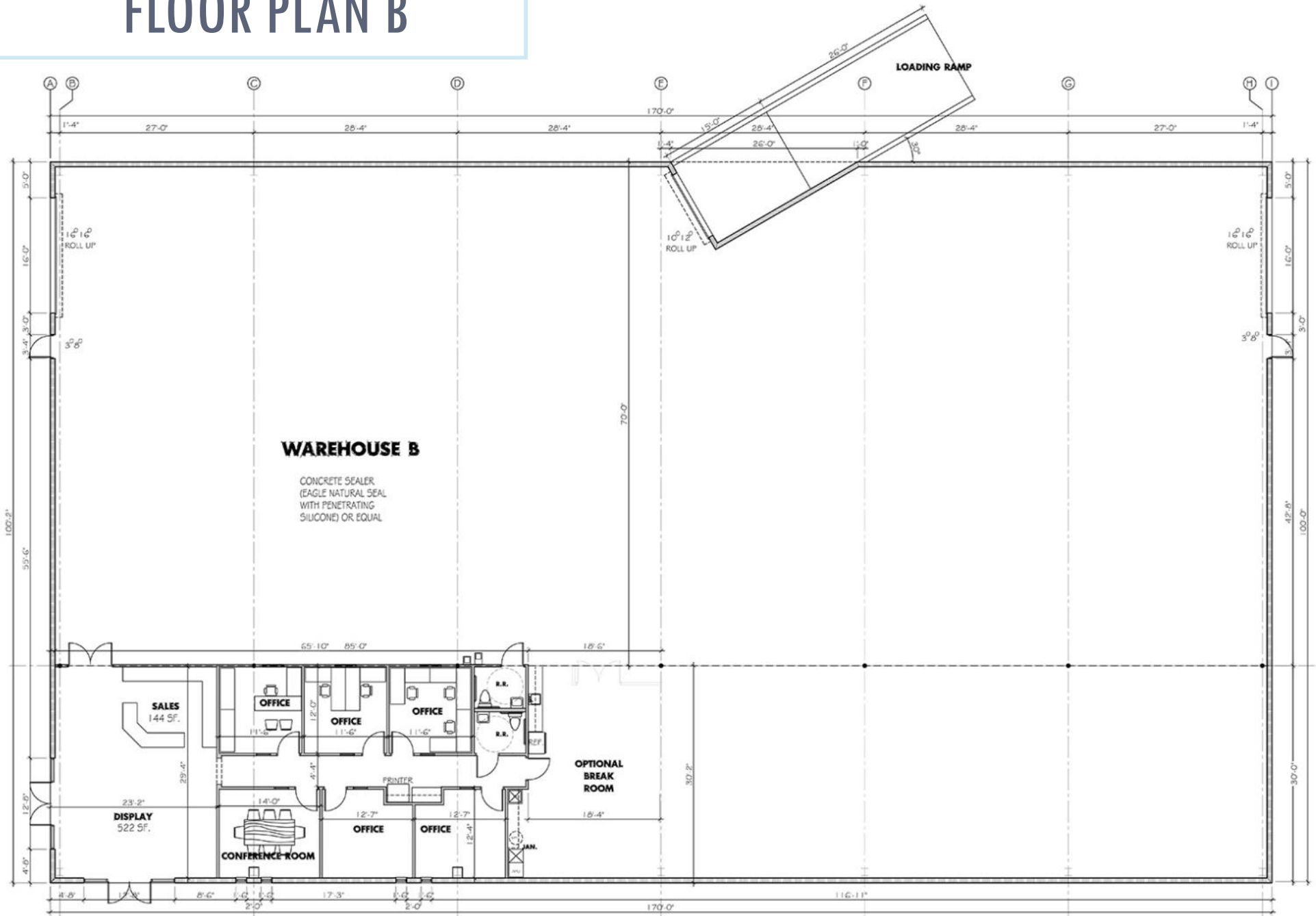
BUILDING A FLOOR PLAN

SCALE : 1/8" = 1'-0"





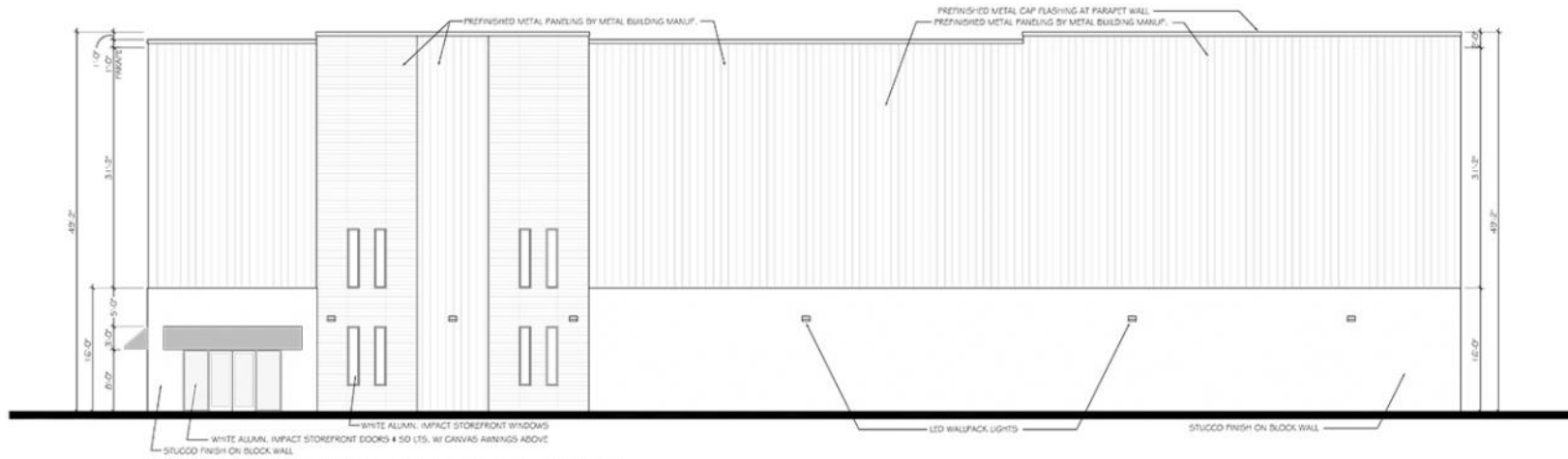
FLOOR PLAN B



BUILDING B FLOOR PLAN

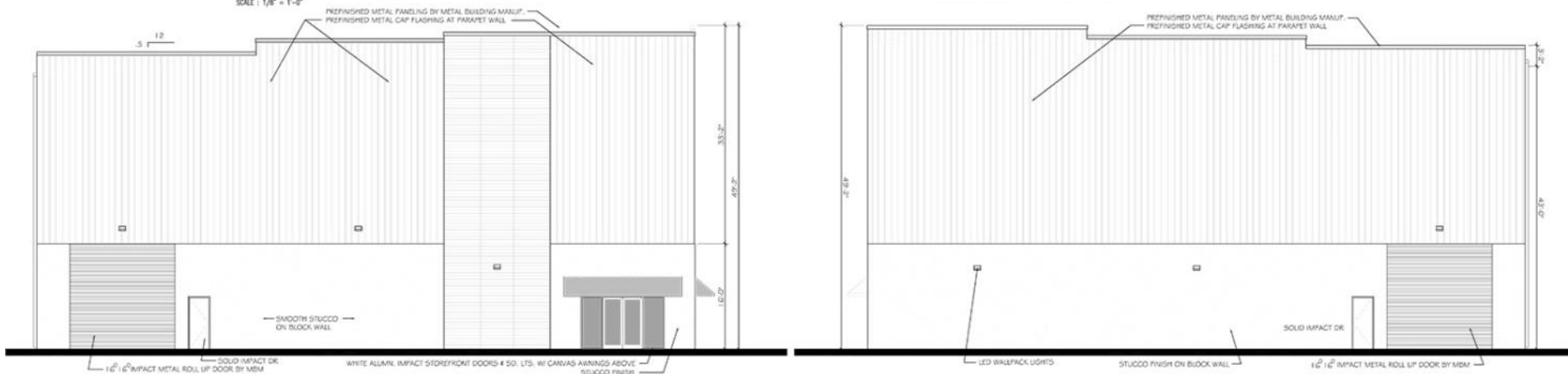
SCALE : 1/8" = 1'-0"





BUILDING B FRONT ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

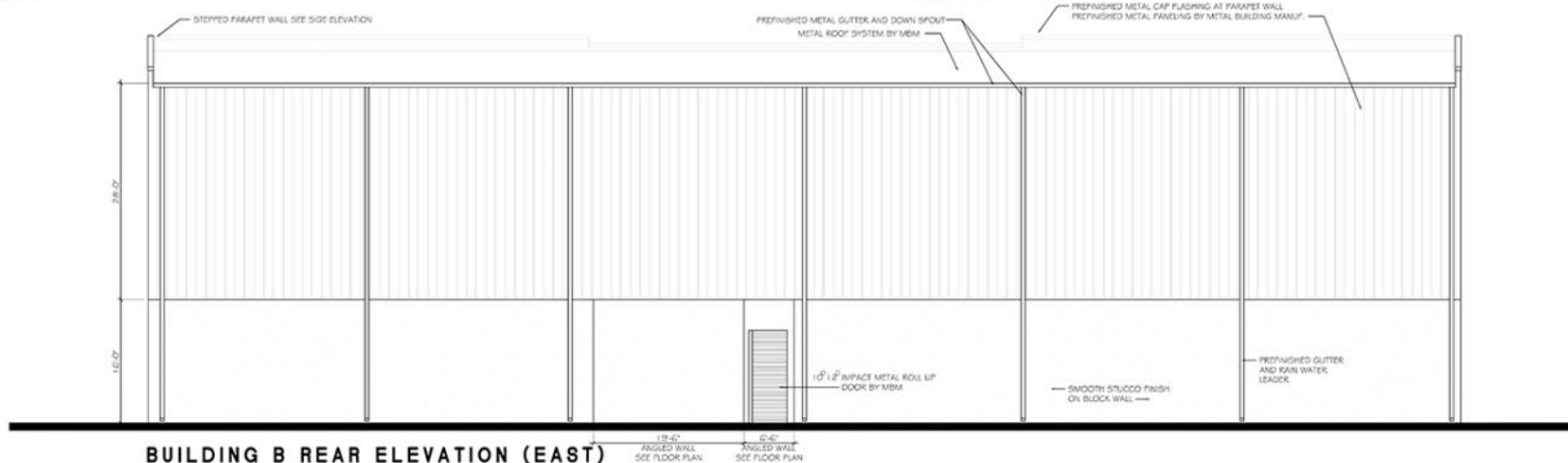


BUILDING B LEFT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"

BUILDING B RIGHT ELEVATION (SOUTH)

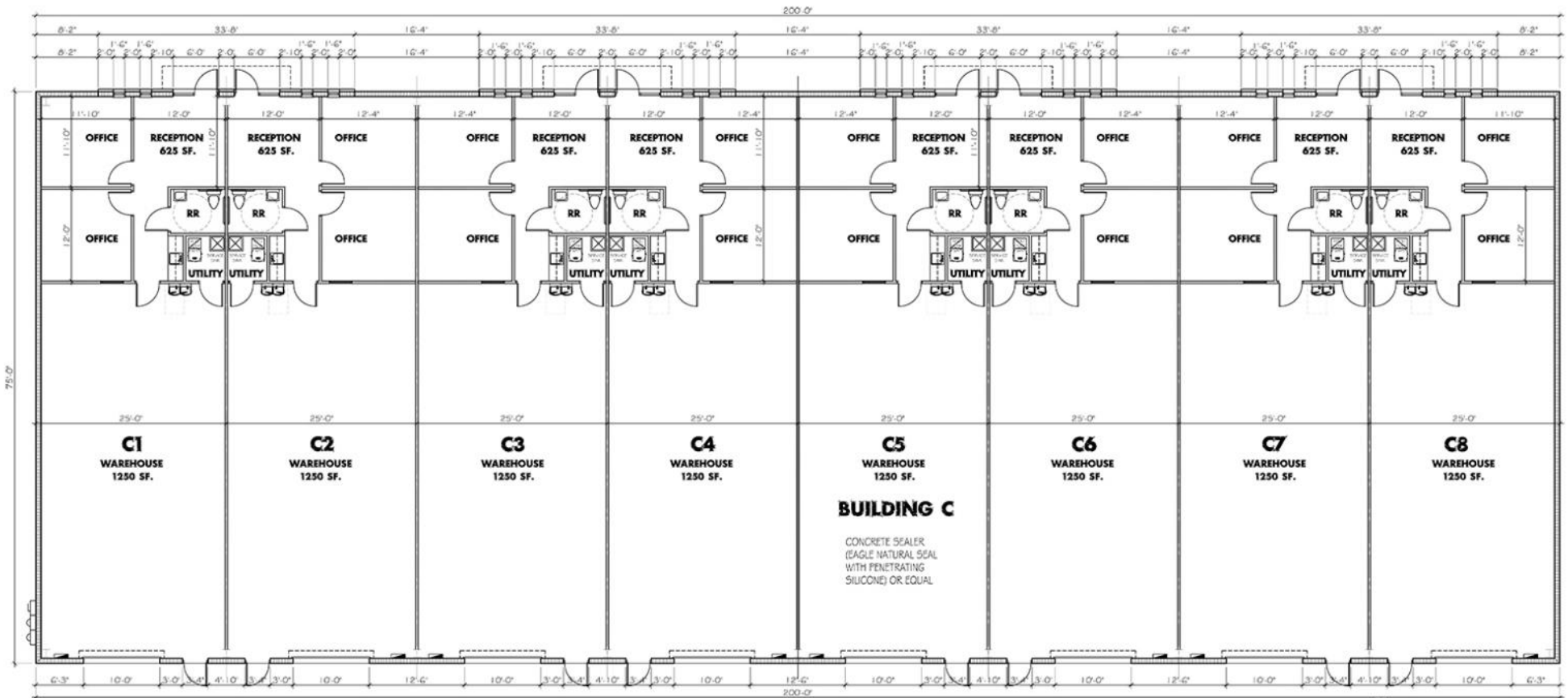
SCALE: 1/8" = 1'-0"



BUILDING B REAR ELEVATION (EAST)

SCALE: 1/8" = 1'-0"

FLOOR PLAN C



BUILDING C FLOOR PLAN

SCALE : 1/8" = 1'-0"



