



COMMERCIAL REAL ESTATE SERVICES



10,000 SF INDUSTRIAL SPACE IN ST. LUCIE WEST
680 NW ENTERPRISE DRIVE • PORT ST. LUCIE • FLORIDA

THE PROPERTY OVERVIEW

Dunn Commercial is pleased to bring to the market for lease a ±10,000 square foot industrial/flex double bay located at 680-682 NW Enterprise Drive in Port St. Lucie, Florida – the Palm Oak Building. Situated within the highly sought-after **St. Lucie West corporate park**, the property offers a rare opportunity to secure functional, well-located industrial space in one of the region's most supply-constrained submarkets.

680 NW Enterprise Drive is strategically positioned just minutes from I-95 via St. Lucie West Boulevard, providing efficient north-south connectivity along Florida's East Coast and convenient access to Florida's Turnpike. The property benefits from immediate proximity to a deep roster of amenities including retail, dining, hospitality, and services, while remaining firmly embedded in a professional, business-oriented park setting ideal for distribution, light manufacturing, service, and flex users.

Port St. Lucie has emerged as one of Florida's fastest-growing markets, driven by sustained population growth, expanding infrastructure, and a pro-business environment that continues to attract regional and national employers. Combined with limited existing industrial inventory and strong tenant demand, 680 NW Enterprise Drive presents a compelling opportunity for users seeking modern industrial space with excellent access, strong fundamentals, and a strategic foothold in the heart of the Treasure Coast.



THE PROPERTY HIGHLIGHTS

Rare opportunity to lease industrial space in St. Lucie West!

Well located in a booming corporate park setting

Immediate access to I-95 via St. Lucie West Boulevard

12'x16' Grade Level roll up doors

22' to 24' clear ceiling heights

Secured poured concrete loading area

Solid concrete tilt wall construction with in panel natural light windows

100% Fire Sprinkled

Centrally located with access to abundant amenities

THE SPACE HIGHLIGHTS

±10,000 Square Foot space with an office component and four (4) roll up doors.

PRICING INFORMATION

Base Rent starting from \$14.25 PSF NNN

2026 Operating Expenses estimated at \$6.56 PSF

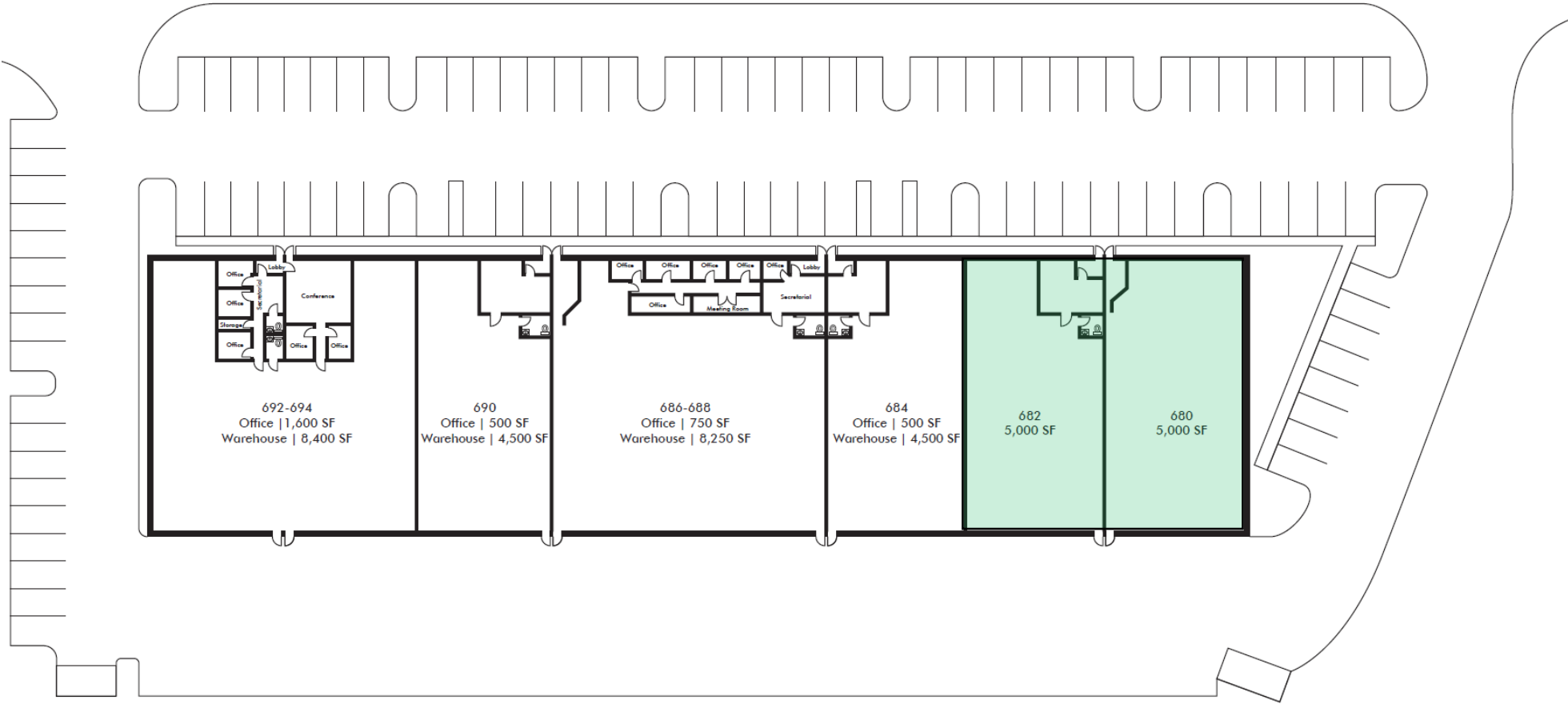


SITE PLAN • PALM OAK BUILDING

684 NW ENTERPRISE DRIVE • PORT ST. LUCIE



NW ENTERPRISE DR



FLOOR PLAN • 10,000 SQUARE FEET

680-682 NW ENTERPRISE DRIVE • PORT ST. LUCIE



PHOTOS AND FLOOR PLAN COMING SOON

THE LOCATION

684 NW ENTERPRISE DRIVE • PORT ST. LUCIE



NEARBY....

Publix
Walmart Supercenter
Panera Bread
Chipotle Mexican Grill
Chick-fil-A
Starbucks
First Watch
Jersey Mike's Subs
Wawa
CVS Pharmacy
Multiple National Banks
Marriott Courtyard
PGA Village Retail
& Dining

DRIVE TO....

Interstate 95 Access (± 1.0 mi.)
Florida's Turnpike Access (± 5.6 mi.)
Tradition Square
(± 6.9 mi.)
Downtown Stuart (± 17.2 mi.)
Vero Beach (± 23.8 mi.)
Fort Pierce Inlet / Port Facilities
(± 20 mi.)

COMMUTE VIA...

Martin County Airport
(± 25.2 mi.)
Palm Beach International Airport
(± 54.8 mi.)
Fort Lauderdale–Hollywood
International Airport (± 98 mi.)
Miami International Airport
(± 120 mi.)
Brightline Rail (future Treasure
Coast expansion planned)

WHY ST. LUCIE COUNTY?

390K

TOTAL POPULATION

5%

TOP 5% FASTEST-GROWING
METRO AREAS IN FLORIDA

3.5%

UNEMPLOYMENT RATE
(CONSISTENTLY BELOW STATE AVG.)

50K+

NEW RESIDENTS ADDED
SINCE 2020

0%

STATE INCOME TAX



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