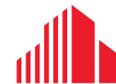




FOR LEASE \$14.50/SF NNN

INDUSTRIAL/WAREHOUSE
645-651 NW ENTERPRISE DRIVE
PORT ST. LUCIE, FL 34986



**CUSHMAN &
WAKEFIELD**

645-651 NW ENTERPRISE DRIVE

PORT ST. LUCIE, FL 34986

Property Overview

Excellent small bay industrial flex building located in Saint Lucie West industrial park. Each unit has air-conditioned office space. There are 10x12 roll up doors for each unit with 18' clear height. Built in 2007, the property is in excellent condition and in a prime location with newly painted buildings and resurfaced parking lot.

With quick access to I-95 and the Florida Turnpike, connectivity within the market area is excellent. The primary north/south artery is Interstate 95, a large interstate traveling from Florida to Maine, along the western side of Port Saint Lucie. Access to Florida's Turnpike is available at the intersection of SW St Lucie West Boulevard.

Property Details

Available Units: 651 Enterprise Dr., Suite 102 | 1,536 SF
 651 Enterprise Dr., Suite 104 | 1,536 SF
 651 Enterprise Dr., Suite 107 | 1,536 SF
 651 Enterprise Dr., Suite 108 | 1,536 SF

Base Rent: \$14.50/SF NNN

Zoning: Industrial

Utilities: 3-phase power, 220 amps

Municipality: Port St. Lucie

Ceiling Height: 18'

Roll-Up Doors: 10'x12'

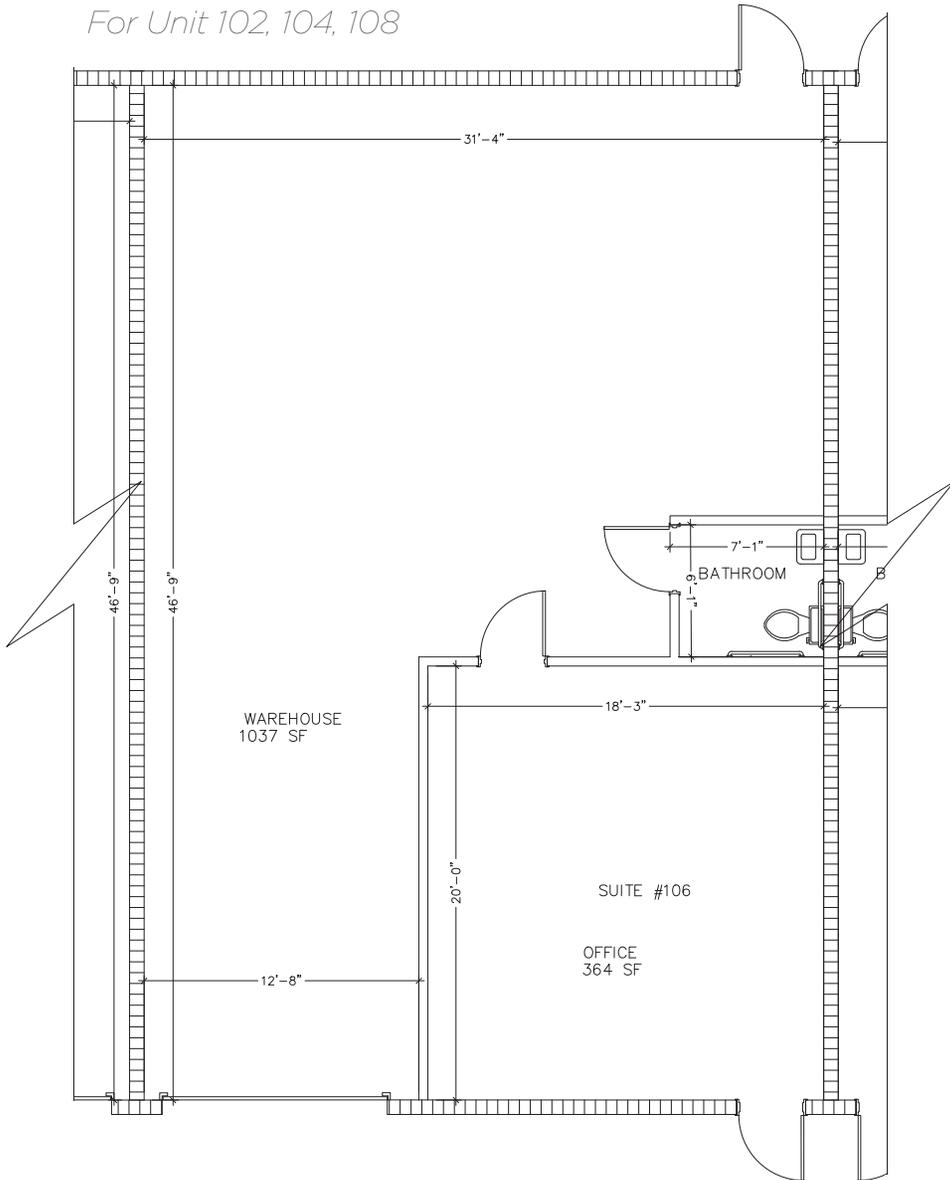


AERIAL VIEW

645-651 NW ENTERPRISE DRIVE
PORT ST. LUCIE, FL 34986

FLOOR PLAN

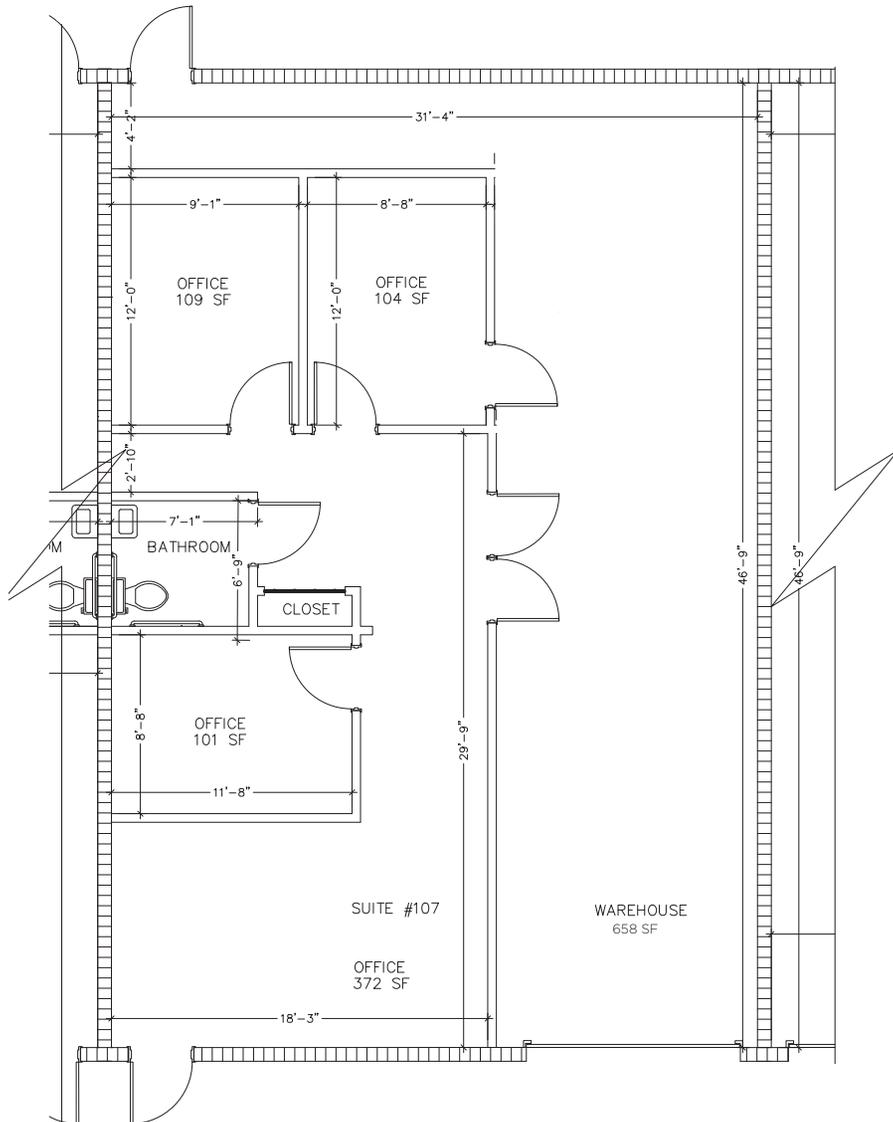
For Unit 102, 104, 108



645-651 NW ENTERPRISE DRIVE
PORT ST. LUCIE, FL 34986

FLOOR PLAN

Unit 107



**PROPERTY
BOUNDARY**



NW ENTERPRISE DR

AERIAL VIEW



NW PEACOCK BLVD

UNIT 108
UNIT 107

UNIT 104

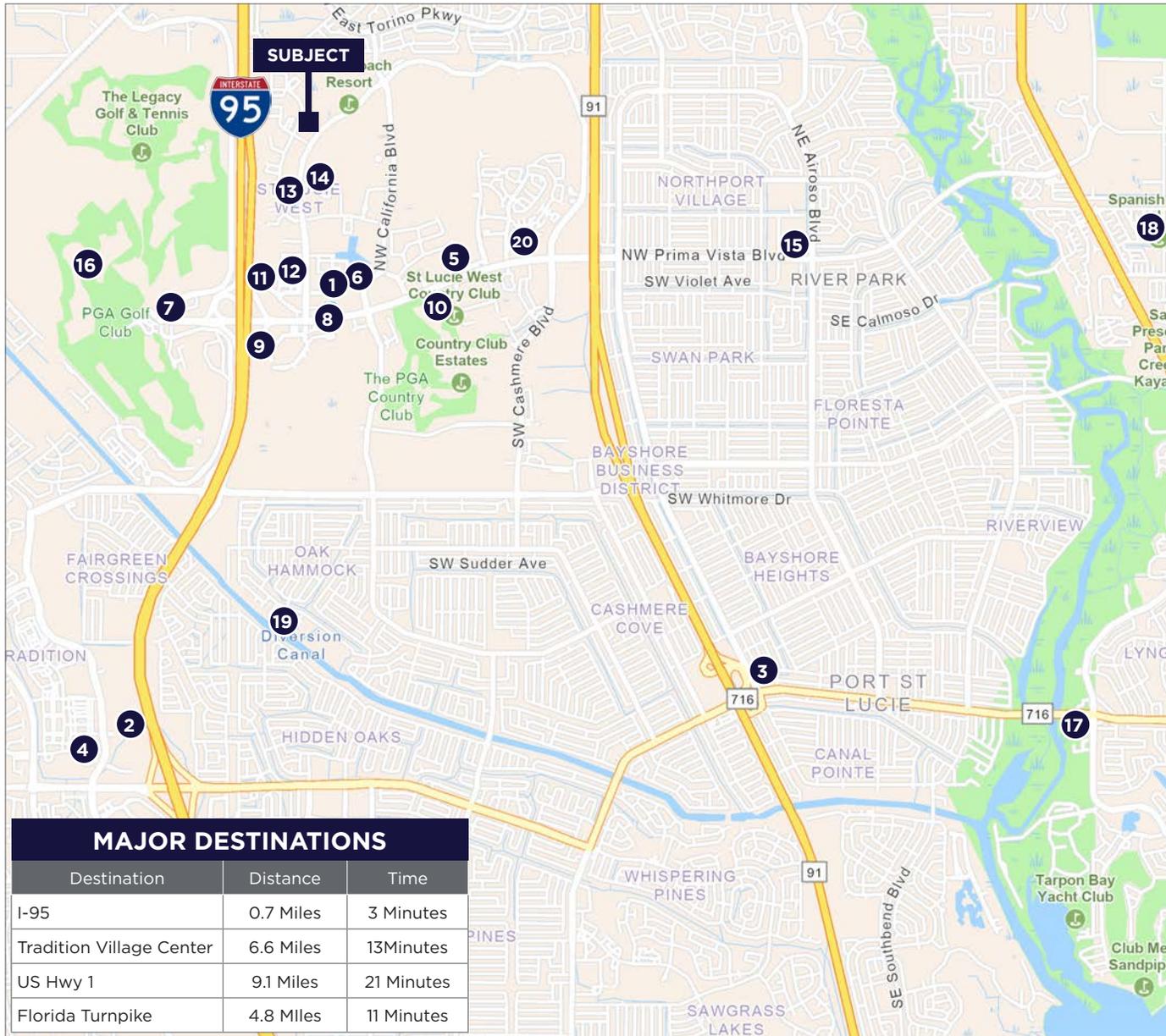
UNIT 102

NW ENTERPRISE DR

645-651 NW ENTERPRISE DRIVE

PORT ST. LUCIE, FL 34986

AMENITY MAP



MAJOR DESTINATIONS		
Destination	Distance	Time
I-95	0.7 Miles	3 Minutes
Tradition Village Center	6.6 Miles	13 Minutes
US Hwy 1	9.1 Miles	21 Minutes
Florida Turnpike	4.8 Miles	11 Minutes



POINTS OF INTEREST

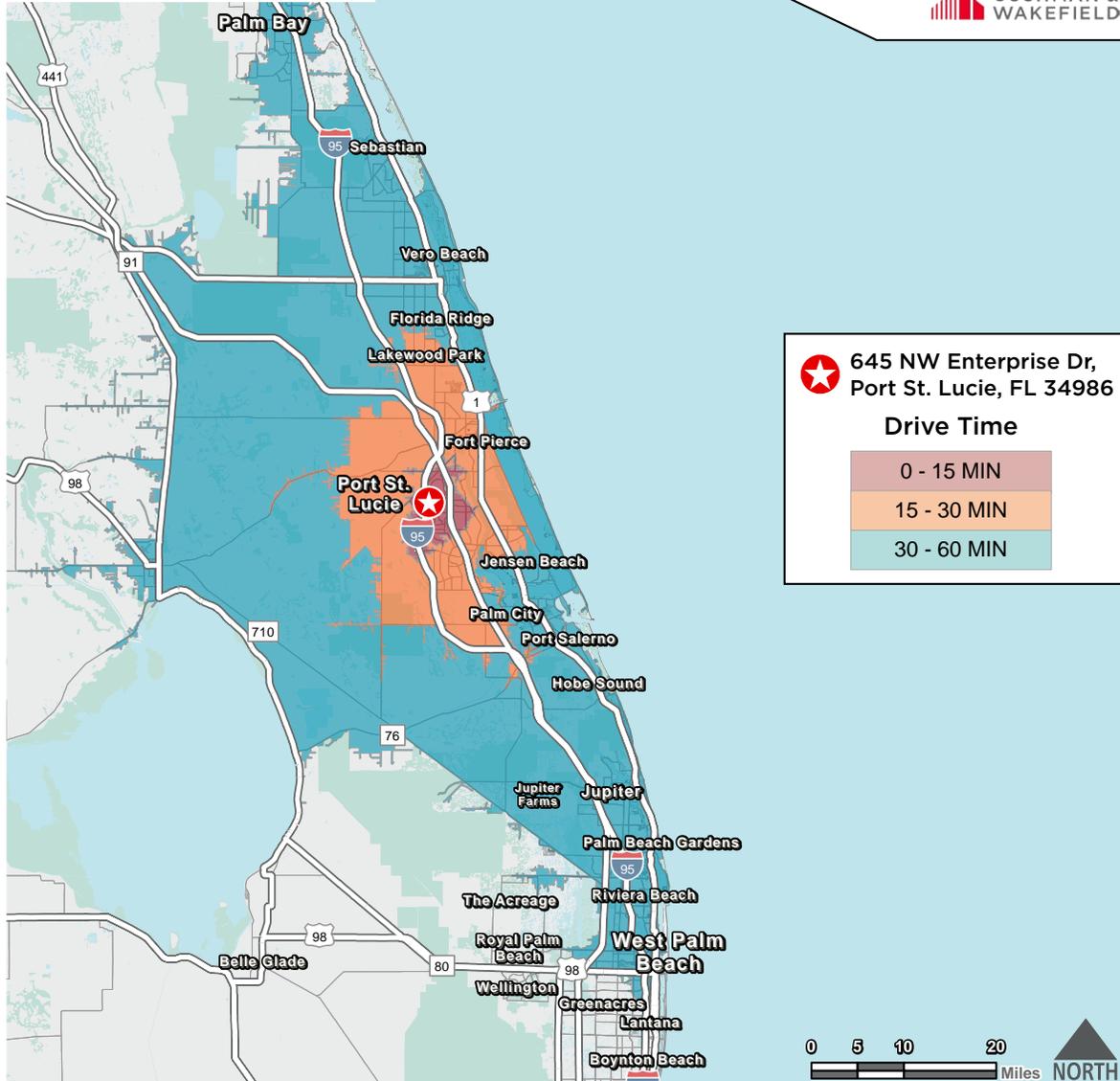
SHOPPING			
	Destination	Distance	Time
1	Town Center at St Lucie West	16 Miles	6 Minutes
2	The Landing at Tradition	6.7 Miles	13 Minutes
3	Shoppes of Victoria Square	7.4 Miles	18 Minutes
4	Tradition Village Center	6.6 Miles	13 Minutes
5	Shoppes at St Lucie West	2.6 Miles	8 Minutes
6	Walmart Supercenter	2.1 Miles	5 Minutes
DINING			
	Destination	Distance	Time
7	Tutto Fresco	2.5 Miles	8 Minutes
8	Berry Fresh Cafe	1.8 Miles	7 Minutes
9	Carrabba's	2.1 Miles	8 Minute
ENTERTAINMENT			
	Destination	Distance	Time
10	St Lucie West Country Club	3.3 Miles	9 Minutes
11	AMC Port St Lucie 14	1.6 Miles	5 Minutes
12	Bowlero Port St Lucie	1.4 Miles	5 Minutes
13	Sky Zone Trampoline Park	0.8 Miles	2 Minutes
14	Clover Park	0.8 Miles	3 Minutes
15	Sportsman's Park	5.6 Miles	12 Minutes
RECREATION			
	Destination	Distance	Time
16	PGA Golf Village	3.0 Miles	10 Minutes
17	The Port District	9.9 Miles	23 Minutes
18	Spanish Lakes Golf Club	7.0 Miles	17 Minutes
19	Oak Hammock Park	5.3 Miles	15 Minutes
HEALTHCARE			
	Destination	Distance	Time
20	Cleveland Clinic Tradition Hosp.	7.0 Miles	15 Minutes

645-651 NW ENTERPRISE DRIVE

PORT ST. LUCIE, FL 34986

DRIVE TIME

DRIVE TIME AREA SITE MAP PORT ST. LUCIE, FLORIDA



**645 NW Enterprise Dr,
Port St. Lucie, FL 34986**

Drive Time

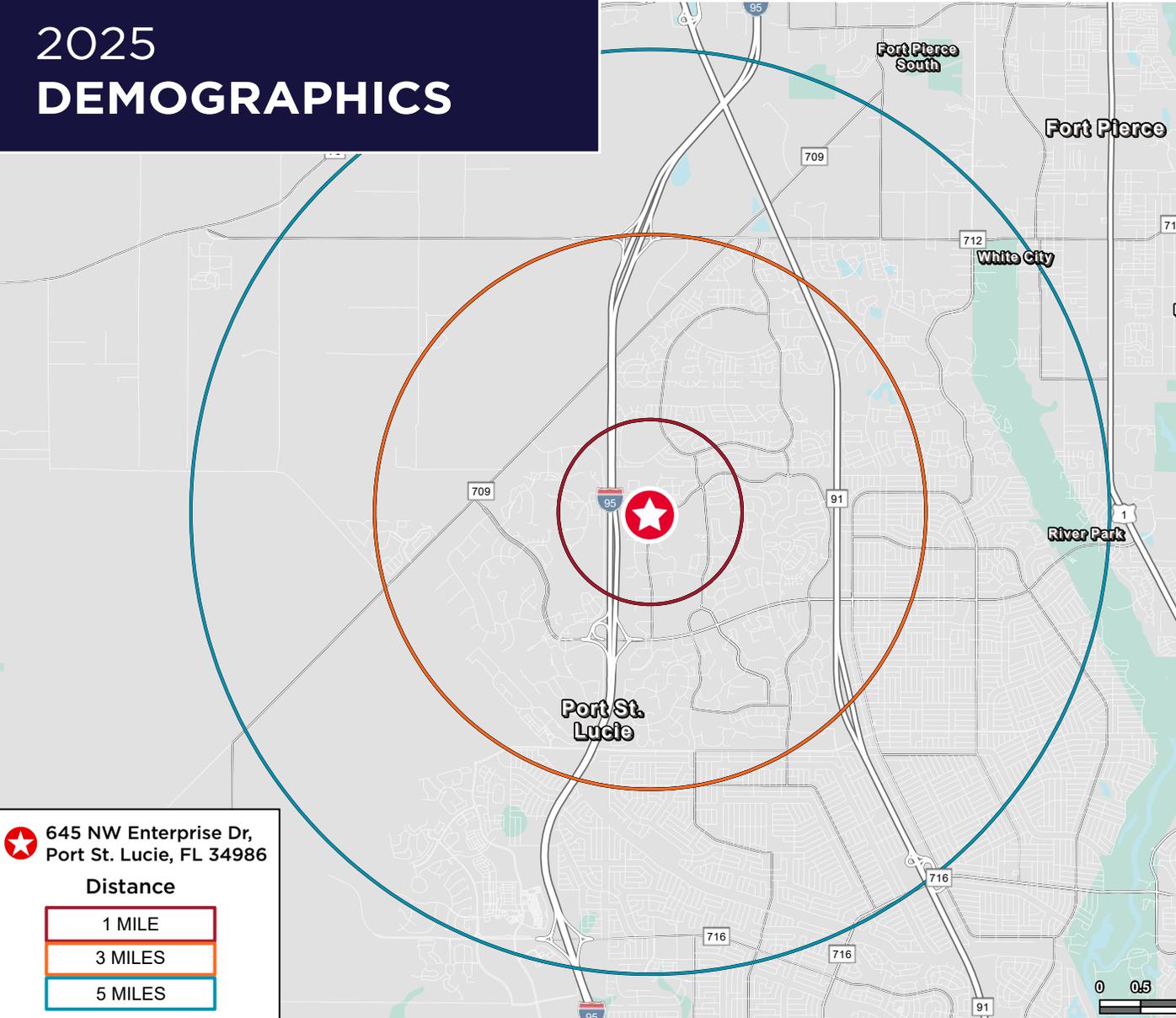
- 0 - 15 MIN
- 15 - 30 MIN
- 30 - 60 MIN

15 Minutes	30 Minutes	60 Minutes
1,668 2010 Population	32,696 2010 Population	86,818 2010 Population
2,255 2025 Population	46,894 2025 Population	126,571 2025 Population
2.62% 2025-2030 (Annual) Est. Population Growth	2.62% 2025-2030 (Annual) Est. Population Growth	2.79% 2025-2030 (Annual) Est. Population Growth
65.9 2025 Median Age	52.1 2025 Median Age	46.3 2025 Median Age
\$103,632 Average HH Income	\$107,489 Average HH Income	\$1102,573 Average HH Income
43.8% Associates Degree or Better	45.3% Associates Degree or Better	42.8% Associates Degree or Better
80.7% Percentage in White Collar Profession	67.7% Percentage in White Collar Profession	60.6% Percentage in White Collar Profession

645-651 NW ENTERPRISE DRIVE

PORT ST. LUCIE, FL 34986

2025 DEMOGRAPHICS



POPULATION

1 MILE:	2,255
3 MILES:	46,894
5 MILES:	126,571

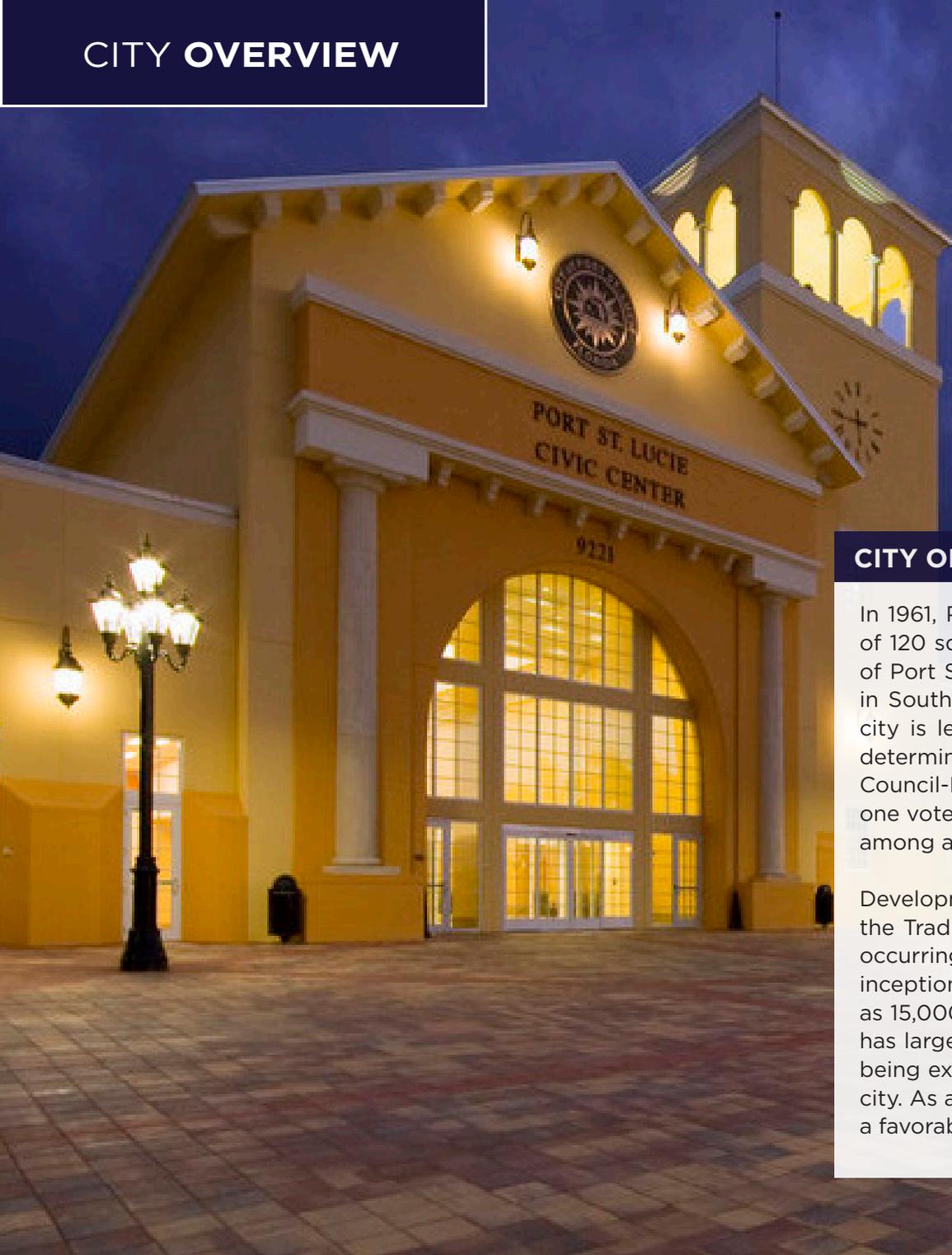
AVERAGE HOUSEHOLD INCOME

1 MILE:	\$90,532
3 MILES:	\$82,839
5 MILES:	\$79,829

MEDIAN AGE

1 MILE:	65.9
3 MILES:	52.1
5 MILES:	46.3

CITY OVERVIEW



CITY OF PORT ST LUCIE, FLORIDA

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 255,000, the City of Port St. Lucie is the 6th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.

ST. LUCIE COUNTY, FLORIDA

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 375,226 and has experienced growth of over 35% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.

REGIONAL OVERVIEW





FOR MORE INFORMATION, CONTACT:



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