

FLEX WAREHOUSE SPACE

1669 SE S Niemeyer Circle, Port St. Lucie FL 34952



Available May 1st 2024

FOR LEASE | \$18.00/SF

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Discover this flexible 1,500 square feet warehouse space available for lease in Port St. Lucie, FL.
- Built with durable tilt wall construction and featuring impact glass windows, this space offer a secure and well-lit environment. Each unit includes 10 x 12 overhead doors, 18-foot ceiling height, 3-phase electric supply, fully air-conditioned office areas, and ADA compliant restrooms.
- Ideal for manufacturing, distribution, storage, or light industrial activities, this space enjoys a strategic location with easy access to transportation routes and amenities.
- Site is in close proximity to the Crosstown Parkway extension that connect with I-95 in just under 20 minutes.



LEASE RATE	\$18.00/SF
BUILDING SIZE	17,250 SF
SUITE 105 (AVAILABLE MAY 1ST)	1,500 SF
BUILDING TYPE	Industrial-Flex
ACREAGE	1.48 AC
FRONTAGE	165'
YEAR BUILT	2007
CONSTRUCTION TYPE	Tilt Wall
PARKING SPACE	16
ZONING	Warehouse Industrial (PSL)
LAND USE	CS
PARCEL ID	3435-600-0030-000-6

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BUILDING PHOTO



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	6,446	1 Mile	\$52,765	1 Mile	50.1
3 Mile	53,797	3 Mile	\$68,780	3 Mile	45
5 Mile	121,395	5 Mile	\$75,163	5 Mile	44.3

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	6,725	1 Mile	\$39,839	1 Mile	54.7
3 Mile	56,244	3 Mile	\$54,987	3 Mile	46.8
5 Mile	127,473	5 Mile	\$62,191	5 Mile	46.1

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ZONING INFORMATION

Sec. 158.135. - Warehouse Industrial Zoning District (WI).

(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.

(2) The following principal uses which need not be fully enclosed in a building or structure are permitted.

a. Public utility facility, including water pumping plant, reservoir, and electrical substation.

b. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.

c. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.

d. Building material sales and/or lumber yard.

e. Self-service storage facility in accordance with 158.227.

TRADE AREA MAP



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