

FOR SALE



OFFERING MEMORANDUM
NEW CONSTRUCTION INDUSTRIAL PARK
TWO MULTI-BAY BUILDINGS | 23,654 SF TOTAL
2095 NW COMMERCE LAKES DR. PORT ST. LUCIE, FL 34986

JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

TABLE OF CONTENTS

New Construction Industrial Park

Port St. Lucie, FL

- 3** EXECUTIVE SUMMARY
- 4** INVESTMENT OVERVIEW
- 5** AREA SURROUNDINGS
- 6** PROPERTY RENDERINGS
- 7** CONSTRUCTION PROGRESS
- 8** SITE PLAN
- 9** DEMOGRAPHICS
- 10** CONTACT INFORMATION

CONTACT INFORMATION

Matthew Mondo

Sales & Leasing Associate

772.236.7780

mmando@commercialrealestatellc.com



JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

We are pleased to present a brand-new industrial park currently under development, located along NW Commerce Lakes Drive in Port St. Lucie, Florida. Upon completion, the project is expected to consist of two modern industrial buildings, each totaling 11,827 square feet, for a combined rentable area of 23,654 square feet.

The development is designed to include 18 total bays, offering significant pre-leasing opportunities that allow ownership to capture tenant demand ahead of project delivery and stabilize the asset upon completion.

The property is currently under construction with a projected completion in **Q1 2026**. The buildings are planned to feature high clear ceiling heights, 3-phase power and 14-foot manual roll-up doors at each unit, accommodating a broad range of light industrial, service, and flex users. The planned unit mix includes sixteen (16) units measuring approximately 1,245 square feet, along with two (2) larger 1,867 square foot flex units designed to accommodate both warehouse and office functionality.

The site benefits from a strategic location near the I-95 interchange, providing efficient regional access throughout the Treasure Coast and South Florida. The surrounding area continues to experience strong industrial growth, with multiple new construction industrial developments reinforcing the corridor's long-term demand fundamentals.



INVESTMENT OVERVIEW

PRICE	\$6,400,000 ($\pm \$270/\text{SF}$)
BUILDING SIZE TOTAL	23,654 SF (11,287 SF ^{x2})
BUILDING TYPE	Industrial
NO. OF UNITS	18
ACREAGE	2.28 AC
FRONTAGE	205'
PROJECTED COMPLETION	Q1 2026
CONSTRUCTION TYPE	CBS
ZONING	CS—Service Commercial
LAND USE	Commercial Service
PARCEL ID	3315-703-0009-000-7

Investment Highlights

- New 2026 Construction (Under Development)
- 18 Total Bays with Pre-Leasing Upside
- Attractive Unit Mix
- Growing Industrial Corridor
- Flexible Commercial Service Zoning
- Competitive Basis



AREA SURROUNDINGS



PROPERTY RENDERINGS



CONSTRUCTION PROGRESS | NOVEMBER 2025



SITE PLAN



DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	1,830	28,885	86,199
2024 Population	2,297	35,993	105,882
2029 Population Projection	2,668	41,752	122,592
Annual Growth 2020-2024	6.4%	6.2%	5.7%
Annual Growth 2024-2029	3.2%	3.2%	3.2%
Median Age	56.6	52.2	45.5
Bachelor's Degree or Higher	39%	33%	28%
U.S. Armed Forces	0	14	188

Income	1 mile	3 miles	5 miles
Avg Household Income	\$108,489	\$106,571	\$103,173
Median Household Income	\$89,052	\$84,585	\$80,896
< \$25,000	68	1,249	3,750
\$25,000 - 50,000	233	2,460	6,211
\$50,000 - 75,000	109	2,686	8,511
\$75,000 - 100,000	153	2,882	6,915
\$100,000 - 125,000	100	1,633	4,632
\$125,000 - 150,000	139	1,352	3,500
\$150,000 - 200,000	87	1,108	2,606
\$200,000+	103	1,630	4,081

Housing	1 mile	3 miles	5 miles
Median Home Value	\$404,348	\$427,478	\$401,680
Median Year Built	2001	2005	2004



CONTACT INFORMATION

NEW CONSTRUCTION INDUSTRIAL PARK

2095 NW Commerce Lakes Drive
Port St. Lucie, FL 34986

\$6,400,000

PURCHASE PRICE

Matthew Mondo

Sales & Leasing Associate
772.236.7780
mmondo@commercialrealestatellc.com

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Jeremiah Baron & Co. Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of Jeremiah Baron & Co. Commercial Real Estate LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Jeremiah Baron & Co. Commercial Real Estate LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Jeremiah Baron & Co. Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jeremiah Baron & Co. Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Jeremiah Baron & Co. Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

