

1593 SE VILLAGE GREEN



HAMILTON LONG

Associate Director

hamilton.long@nrmk.com

561-315-8322

NEWMARK

EXECUTIVE SUMMARY

Newmark is pleased to present this 14,000 sq ft small-bay warehouse complex built in 1990 sited on 1.08 acres, offering flexible, multi-tenant space ideal for distribution, light manufacturing, or service businesses in a high-demand South Florida submarket.

The building includes multiple small bays with 14-foot roll-up doors, 3-phase power, private offices, restrooms, and ample parking plus fenced outdoor storage options. Its prime location provides excellent visibility and quick access to US-1, Crosstown Parkway, I-95, and Florida's Turnpike.

Zoned for warehouse and light industrial use, this turn-key asset delivers immediate leasing potential and strong long-term appreciation in one of the Treasure Coast's fastest-growing industrial corridors.

INVESTMENT HIGHLIGHTS

The majority of leases are month-to-month, creating immediate upside potential through targeted rent increases, lease restructurings, or selective tenant repositioning without long-term restrictions. With robust demand for small-bay space in Port St. Lucie and limited new supply, this asset delivers stable current income combined with significant value-add opportunities for an investor seeking quick NOI growth and long-term appreciation in a high-traffic South Florida market.

The estimated vacancy rate for industrial flex space of 5,000 square feet or smaller in Port St. Lucie currently sits at 3–5%, representing a very strong landlord's market. This tight availability closely aligns with national trends, where overall small-bay vacancy (under 20,000–50,000 sq ft) ranges from 3–4.8%, and true micro-bay units under 5,000 sq ft are often even lower due to limited new supply. Strong demand from small businesses, contractors, and last-mile users continues to keep these smaller spaces scarce. The small flex segment remains one of the strongest-performing submarkets across the entire Treasure Coast.

CONFIDENTIALITY AGREEMENT

Newmark Southern Region, LLC, a Georgia limited liability company, d/b/a Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 1593 SE Village Green Dr., Port St. Lucie, FL 34952 (the "Property") by Young Family Trust, Donald R. Young & Rita J. Young, Trustee (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Portfolio or Seller since the date of preparation (July 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Portfolio will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Portfolio, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion.

Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Portfolio, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Portfolio has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

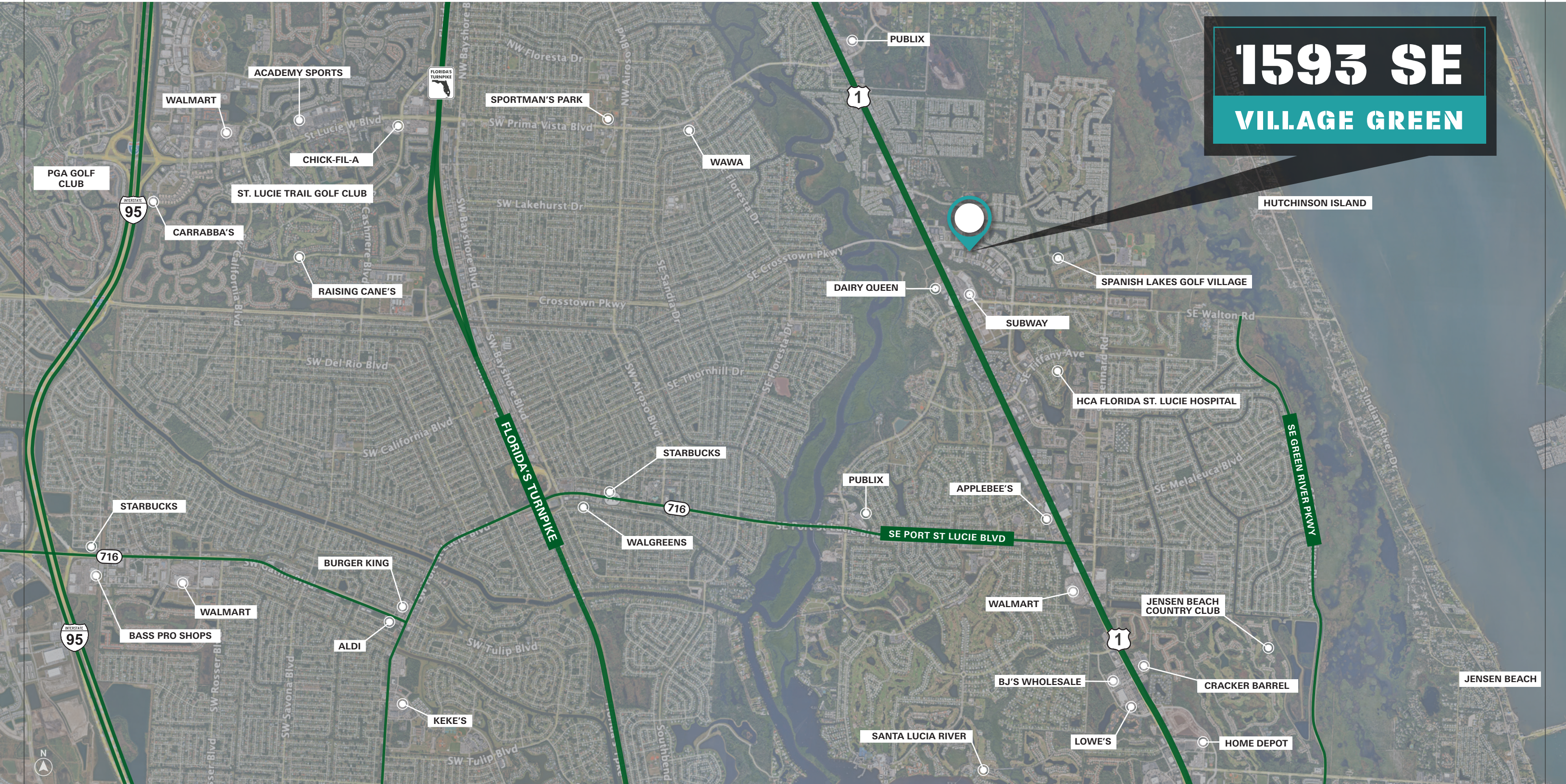
PROPERTY DESCRIPTION

PROPERTY ADDRESS	1593 SE Village Green Dr., Port St. Lucie, FL 34952
TYPE	Single story industrial building
SIZE	14,000 SF
LAND	1,08 acres
YEAR BUILT	1990
CLEAR HEIGHT	22'
FEATURES	3-phase electric, fenced outside storage area, 12'x14' overhead doors
ZONING	WI-PSL
PARCEL	3435-600-0011-000-7
PARKING	1.57/1,000 SF
AIRPORT	Palm Beach International Airport (50 miles)



LOCATION OVERVIEW

1593 SE VILLAGE GREEN



PROFORMA

	Unit #	Square feet per unit	Price per sq foot	Current Annual Rent	5% Annual Increase	Projected Year 2 Income
PATRIOT STONE	1	3,000	\$17.50	\$52,500.00	\$2,625.00	\$55,125.00
THIERRY	5	2,000	\$16.26	\$32,520.00	\$1,626.00	\$34,146.00
INLAWS #7	7	2,000	\$17.50	\$35,000.00	\$1,750.00	\$36,750.00
CARMELO #8	8	2,000	\$17.28	\$34,560.00	\$1,728.00	\$36,288.00
VACANT #10	10	2,000	\$17.50	\$35,000.00	\$1,750.00	\$36,750.00
AUTO DYNAMICS #14	14	3,000	\$17.50	\$52,500.00	\$2,625.00	\$55,125.00
TOTAL	-	14,000	\$17.26	\$242,080.00	\$12,104.00	\$254,184.00



PHOTOS



ABOUT ST. LUCIE COUNTY

ST. LUCIE COUNTY

The St. Lucie MSA is the 11th most populous metro in the state and the 114th largest metro by population in the nation. Home to 529,490 people, the metro consists of St. Lucie County and Marin County. Located on the southeastern coast of Florida, St. Lucie County is part of the broader treasure coast region that stretches from the Atlantic Ocean to Florida's agricultural inland. The county has easy access to major markets, Orlando to the north and Miami to the south, through both I-95 and the Florida Turnpike. Fort Pierce and Port St. Lucie are the county's two largest cities. St. Lucie County's coastal location is home to a diverse range of industries including Healthcare, education, agriculture and tourism. Significant growth over the past decades has helped transform the county from a predominantly agricultural base to a more diversified economy.

DOWNTOWN FORT PIERCE

Fort Pierce, known as the sunrise city, is the County seat of St. Lucie County and known for its historic waterfront and diverse cultural Heritage. With history stretching back to the late 19th century, downtown Fort Pierce is lined with Historic landmarks and buildings, including the Sunrise theatre and the Fort Pierce City Hall, highlighting Mediterranean Revival architecture. The Sunrise Theatre is the hub of downtown Fort Pierce's cultural scene and arts on the Treasure Coast. Additionally, the A.E. Backus Museum and Gallery features artwork of regional artists. The Downtown area of Fort Pierce combines historical Architecture with scenic waterfront, including the Fort Pierce Marina and a river walk promenade that is central to the appeal of downtown."

PORT ST. LUCIE

As the largest city in St. Lucie County, Port St. Lucie does not have a designated downtown area like most other cities. The city is characterized by its sprawling master-planned communities, commercial hubs, and natural landscapes. Hubs within the city include the master-planned Community around Tradition with its downtown-like atmosphere with a mix of residential, commercial, and recreational spaces. Other hubs include the area around the civic center, St. Lucie West where Clover Park Stadium is located, and the riverwalk boardwalk along the St. Lucie River.

SHOPPING

St. Lucie County offers a variety of shopping from large retailers to local boutiques and markets. Treasure Coast Square, located in the nearby city of Jensen Beach, offers a traditional mall shopping experience with departments stores, brand-name retailers, and dining options. A short drive north of St. Lucie County, outlets of Vero Beach is an outlet mall offering discounted merchandise from various brands. The historic downtown area of Fort Pierce features a more eclectic mix of shops and boutiques with clothing, jewelry, art, and antiques for unique gifts or handcrafted items. Tradition, a master-planned community, also has various retailers and specialty stores. Fort Pierce Farmers Market is held every Saturday along the Fort Pierce waterfront and features fresh produce, baked goods, and crafts. For more locally grown produce, AL's Family Farms offer a selection of local fresh citrus and other seasonal items, along with tours about the citrus industry.

TRAVEL

St. Lucie County is easily accessed by car via two of Florida's main highways, I-95 and the Florida Turnpike. The county also has its own general aviation airport, Treasure Coast International Airport, which plays a significant role in air cargo and private flying. Other airports that support commercial airline passengers are either located in Orlando, Palm Beach, Fort Lauderdale, or Miami. Home to the Fort Pierce Inlet, the county supports marina and boating via Fort Pierce City Marina and Harbortown Marina – Fort Pierce. Cruise ports are located further from the county, either north at Port Canaveral or south at Port of Palm Beach, Port Everglades, or Port Miami. Located approximately 30 miles north of Fort Myers, Port Charlotte is the closest port and primarily supports cargo rather than cruise operations.

PALM BEACH INDUSTRIAL MARKET

Market Snapshot
4Q25

Inventory
48.5M SF

Overall Vacancy
8.1%

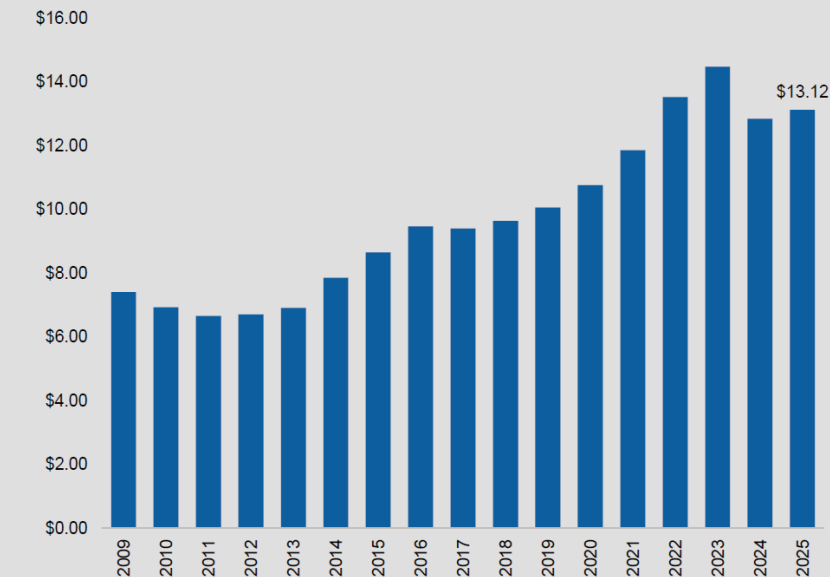
YTD Net Absorption
435,722 SF

AVG Asking Rent
\$13.12 SF

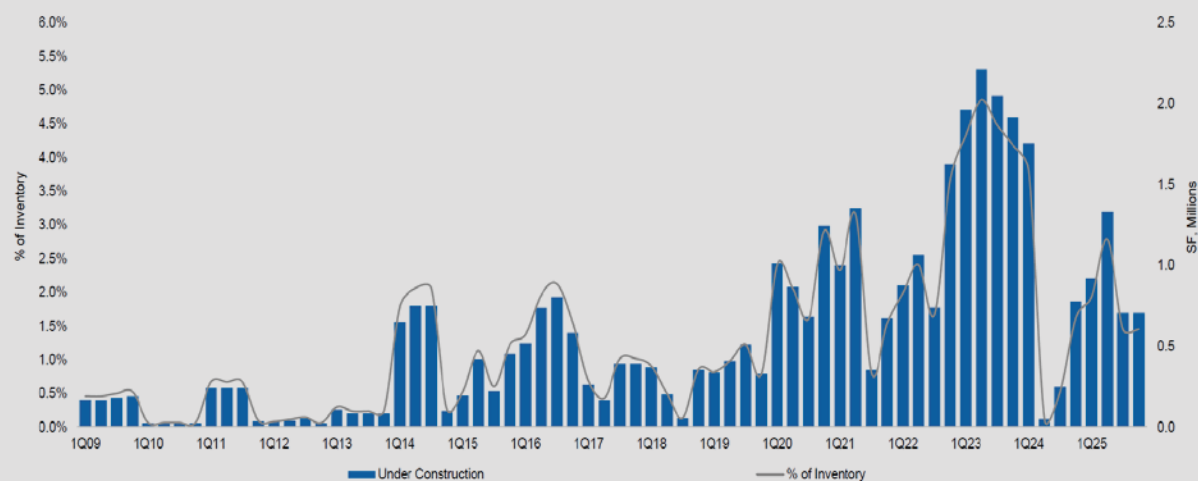
Under Construction
706,392 SF

The Palm Beach County industrial market will see a decline in new supply in the near term as only 1.5% of the market's total inventory is under construction. Vacancy rates are expected to remain elevated in the near term and asking rents will likely continue easing in the near term amid elevated availability and softening demand.

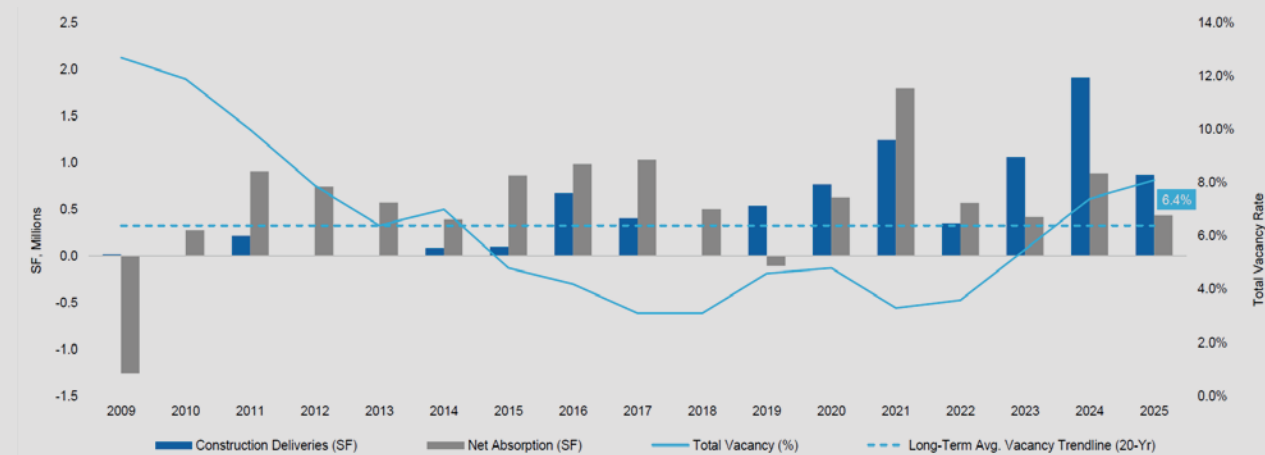
INDUSTRIAL AVERAGE ASKING RENT



INDUSTRIAL UNDER CONSTRUCTION AND % OF INVENTORY



HISTORICAL CONSTRUCTION DELIVERIES, NET ABSORPTION & VACANCY



Source: Newmark Research; CoStar

MEET THE TEAM

Brokerage Services



HAMILTON LONG

Research



LISA DENIGHT



CHING-TING WANG

Marketing



MARTA SOFI



PENNY EZELL



Hamilton Long

ASSOCIATE DIRECTOR

hamilton.long@nmrk.com

561-315-8322

AREAS OF SPECIALIZATION:

- INDUSTRIAL
- LAND
- MEDICAL/OFFICE

PROFESSIONAL BACKGROUND

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company's South Florida office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

Hamilton came to Newmark after serving as a Research Analyst Intern for three years where he was responsible for gathering information from local and regional markets.

LIST OF TRANSACTIONS

- Flex, 111,200 SF, Atlanta, \$14.2 million
- Industrial, 87,350 SF, Orlando/Tampa/Ft. Myers, \$9.2 million
- Industrial, 32,100 SF, Port St. Lucie, \$3.5 million
- Industrial, 24,554 SF, Orlando, \$5.9 million
- Industrial, 37,750 SF, Orlando/Tampa/Port St. Lucie, \$6.5 million

PARTIAL CLIENT LIST

- Home Depot
- FIS Outdoor
- Certified Slings & Supply
- Spectrum
- SF Partners
- Nichols Contracting, Inc.
- Collection Capital, LLC

PROFESSIONAL RECOGNITIONS/AFFILIATIONS

- Ambassador of The Honda Classic
- Habitat for Humanity

EDUCATION

Hamilton received a Master of Business Administration degree in international business from Florida International University and a Bachelor of Science from the University of Alabama in finance with a minor in real estate.

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NEWMARK

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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