

INDUSTRIAL WAREHOUSE BAYS

1602 SE S Niemeyer Circle, Port St. Lucie, FL 34952



FOR LEASE | \$18.00/SF

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Newly constructed industrial warehouse building features six functional bays designed to accommodate a wide range of light industrial, service, and contract users.
- Each unit measures \pm 1,500 sf consisting of several features including: 12' roll-up overhead door, front pedestrian entrance, an 8' rear door, and a private office with a dedicated restroom.
- Option to add A/C to suit tenant operational needs.
- **End corner unit** features a concrete deck for added yard/outdoor workspace.
- Convenient location with access to major roadways such as US-1 and Crosstown Parkway, supporting efficient distribution and service operations throughout the Treasure Coast.



LEASE RATE	\$18.00/SF
UNIT SIZE	1,500 SF
NO. OF UNITS	6
BUILDING SIZE	+/- 9,000 SF
BUILDING TYPE	Warehouse
ACREAGE	0.68 AC
FRONTAGE	150'
TRAFFIC COUNT	13,900 ADT (from Village Green Dr.)
YEAR BUILT	2024
ZONING	WI—Warehouse Industrial
LAND USE	CS
PARCEL ID	3435-601-0039-000-2

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SITE PHOTOS



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	6,386	57,161	124,536
2024 Population	6,810	59,117	132,020
2029 Population Projection	8,204	70,931	158,339
Annual Growth 2020-2024	1.7%	0.9%	1.5%
Annual Growth 2024-2029	4.1%	4.0%	4.0%
Median Age	57.1	45.5	45
Bachelor's Degree or Higher	14%	19%	22%
U.S. Armed Forces	6	64	105

Income	1 mile	3 miles	5 miles
Avg Household Income	\$50,855	\$68,281	\$76,605
Median Household Income	\$38,513	\$55,696	\$63,036
< \$25,000	1,060	4,668	8,305
\$25,000 - 50,000	1,111	6,324	12,130
\$50,000 - 75,000	608	5,002	11,026
\$75,000 - 100,000	359	3,635	7,904
\$100,000 - 125,000	125	2,232	5,852
\$125,000 - 150,000	69	1,013	2,737
\$150,000 - 200,000	60	869	2,688
\$200,000+	39	588	1,779



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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. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.
- 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 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.
- t. Virtual auto sales in accordance with Section 158.212.

(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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