



COMMERCIAL REAL ESTATE SERVICES



13,500 SF AIR-CONDITIONED INDUSTRIAL SPACE IN ST. LUCIE WEST
750 NW ENTERPRISE DRIVE • PORT ST. LUCIE • FLORIDA

THE PROPERTY OVERVIEW

Dunn Commercial is pleased to bring to the market for lease a ±13,500 square foot **air-conditioned** industrial space located at 750 NW Enterprise Drive in Port St. Lucie, Florida. Situated within the highly sought-after **St. Lucie West corporate park**, the property offers a rare opportunity to secure functional, well-located industrial space in one of the region's most supply-constrained submarkets.

750 NW Enterprise Drive is strategically positioned just minutes from I-95 via St. Lucie West Boulevard, providing efficient north-south connectivity along Florida's East Coast and convenient access to Florida's Turnpike. The property benefits from immediate proximity to a deep roster of amenities including retail, dining, hospitality, and services, while remaining firmly embedded in a professional, business-oriented park setting ideal for distribution, light manufacturing, service, and flex users.

Port St. Lucie has emerged as one of Florida's fastest-growing markets, driven by sustained population growth, expanding infrastructure, and a pro-business environment that continues to attract regional and national employers. Combined with limited existing industrial inventory and strong tenant demand, 750 NW Enterprise Drive presents a compelling opportunity for users seeking modern industrial space with excellent access, strong fundamentals, and a strategic foothold in the heart of the Treasure Coast.



THE PROPERTY HIGHLIGHTS

Rare opportunity to lease a **100% air-conditioned** wide-open industrial space in St. Lucie West within a booming corporate park setting

Immediate access to I-95 via St. Lucie West Boulevard

The space features four (4) 12'x14' Grade Level roll up doors with cross-access and twelve (12) 36" wide egress man doors.

24' clear ceiling heights

Building width of 120 feet with drive thru capability

Solid concrete tilt wall construction

Space features two (2) multi-stall bathrooms.

The space is currently positioned as an open warehouse; however, there are capabilities to add up to 10% office for qualified tenants.

Centrally located with access to abundant amenities

PRICING INFORMATION

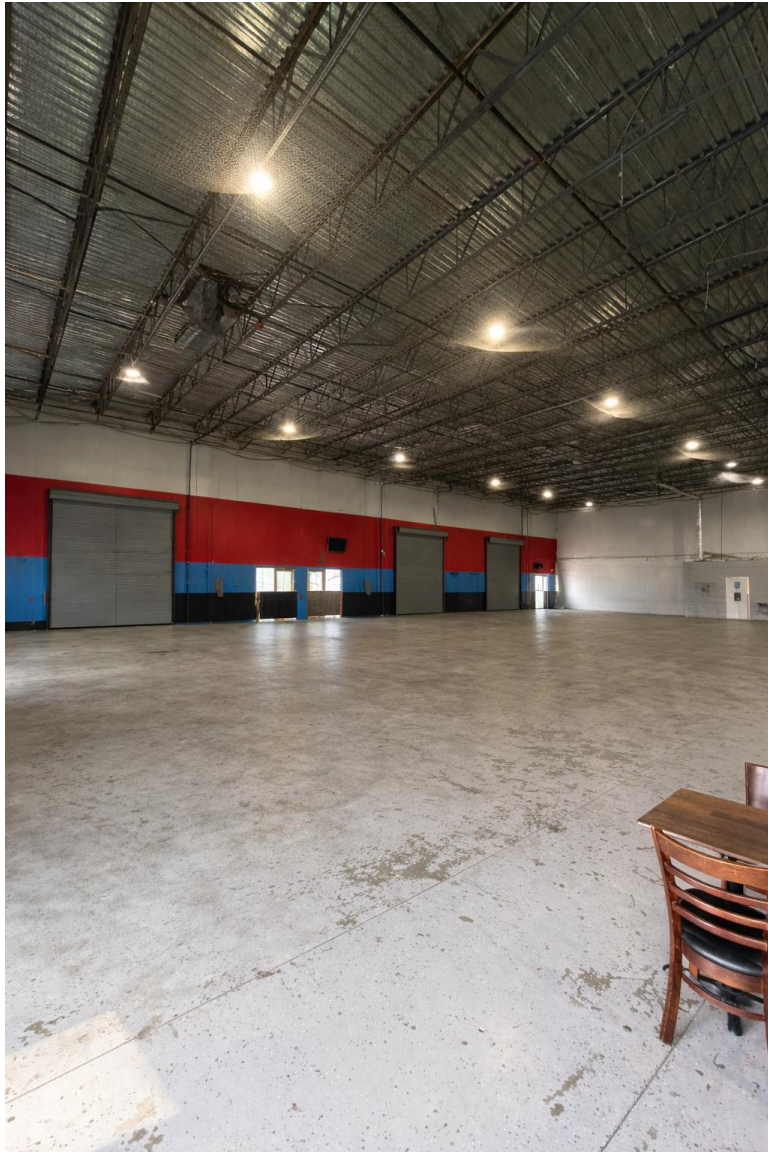
Base Rent starting from \$15.00 PSF NNN

2026 Operating Expenses estimated at \$5.36 PSF



INTERIOR PHOTO

750 NW ENTERPRISE DRIVE • PORT ST. LUCIE



THE LOCATION

750 NW ENTERPRISE DRIVE • PORT ST. LUCIE



NEARBY....

Publix
Walmart Supercenter
Panera Bread
Chipotle Mexican Grill
Chick-fil-A
Starbucks
First Watch
Jersey Mike's Subs
Wawa
CVS Pharmacy
Multiple National Banks
Marriott Courtyard
PGA Village Retail
& Dining

DRIVE TO....

Interstate 95 Access (± 1.0 mi.)
Florida's Turnpike Access (± 5.6 mi.)
Tradition Square
(± 6.9 mi.)
Downtown Stuart (± 17.2 mi.)
Vero Beach (± 23.8 mi.)
Fort Pierce Inlet / Port Facilities
(± 20 mi.)

COMMUTE VIA...

Martin County Airport
(± 25.2 mi.)
Palm Beach International Airport
(± 54.8 mi.)
Fort Lauderdale–Hollywood
International Airport (± 98 mi.)
Miami International Airport
(± 120 mi.)
Brightline Rail (future Treasure
Coast expansion planned)

WHY ST. LUCIE COUNTY?

390K

TOTAL POPULATION

5%

TOP 5% FASTEST-GROWING
METRO AREAS IN FLORIDA

3.5%

UNEMPLOYMENT RATE
(CONSISTENTLY BELOW STATE AVG.)

50K+

NEW RESIDENTS ADDED
SINCE 2020

0%

STATE INCOME TAX



 **DUNN**
COMMERCIAL

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