

FLEX WAREHOUSE UNITS FOR LEASE

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



Available Q1- 2026

FOR LEASE | \$19.50/sf NNN

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Brand New Industrial Warehouse Space now Pre-Leasing –
Reserve Your Unit Today!

Be among the first to secure space in this brand-new industrial development available in Quarter 1 of 2026. Designed for versatility, efficiency, and modern operational needs, these units are ideal for light industrial, distribution, fabrication, service contractors, and other commercial uses.

The property features 2 buildings totaling 11,827 SF each. They will include high quality finishes, a private office & restroom in each unit, 3-phase power supply, high ceilings & a 14' manual roll-up door. Unit sizes range from 1,245 SF to 23,654 SF.

Available Units:

Sixteen Units - 1,245 SF

- 1,065 SF Warehouse
- 180 SF Office

Two Units - 1,867 SF

- 1507 SF Warehouse
- 360 SF Office

PRICE	\$19.50/SF NNN
	Building 1: 11,827 SF
BUILDING SIZES	Building 2: 11,827 SF
BUILDING TYPE	Industrial
ACREAGE	2.28 AC
YEAR BUILT	2026
CONSTRUCTION TYPE	Masonry
ZONING	Commercial Service (City of PSL)
LAND USE	Commercial
PARCEL ID	3315-703-0009-000-7

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

PROPOSED COMPLETION PHOTOS



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"UNDER CONSTRUCTION" SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	2,313	1 Mile	\$85,413	1 Mile	52.3
3 Mile	33,580	3 Mile	\$88,073	3 Mile	48.3
5 Mile	95,160	5 Mile	\$84,998	5 Mile	43.8

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	2,823	1 Mile	\$68,011	1 Mile	58.6
3 Mile	40,890	3 Mile	\$73,460	3 Mile	52
5 Mile	115,192	5 Mile	\$71,948	5 Mile	45.2



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ZONING INFORMATION

Sec. 158.126. Service Commercial Zoning District (CS).

(A) **Purpose.** The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; 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.** 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, except where noted, with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:

- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
- (2) 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.
- (3) Building material sales.
- (4) Cabinet shop.
- (5) Contractor's shop.
- (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
- (7) Sign company.

(C) **Principal uses.** The following principal uses which need not be fully enclosed in a building or structure are permitted, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall, except as noted:

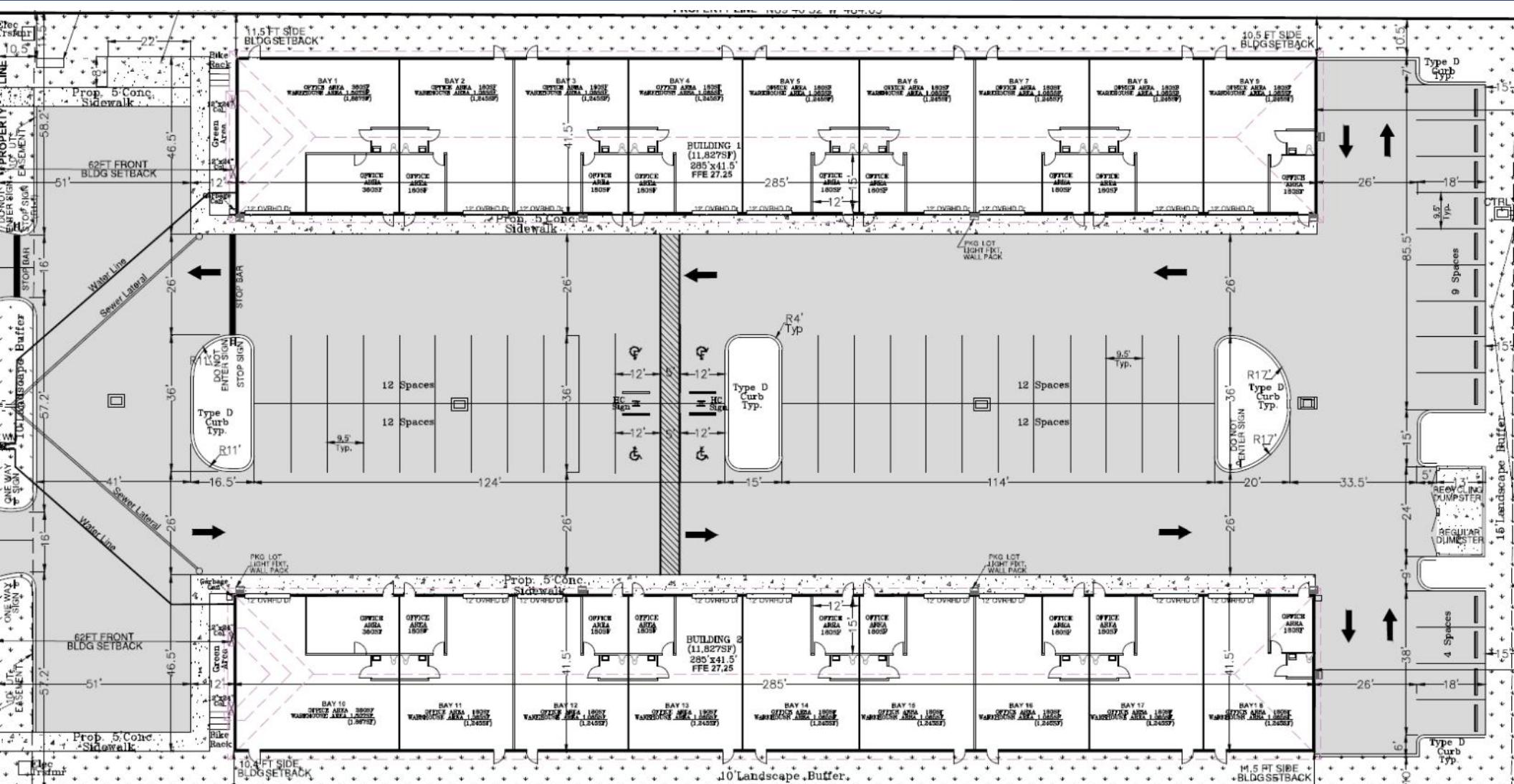
- (1) Public or semi-public facility use.
- (8) Public facility or semi-public facility or use.
- (9) Trade shop (roofing, plumbing, electrical, and the like).
- (10) Wholesale establishment.
- (11) Food processing facility.
- (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
- (13) Television and broadcasting station.
- (14) Analytical laboratory.
- (15) 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.
- (16) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (17) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (18) Kennel, enclosed.

ZONING INFORMATION

- (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.
- (3) Automobile, truck, boat, and/or farm equipment sales. No storage or display of vehicles shall be permitted outside the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
- (4) Lumber yard.
- (5) Material or vehicle storage yard.
- (6) Contractor's storage yard.
- (7) Mobile home sales or storage. No storage of vehicles permitted outside of the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
- (8) Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall
- (9) Warehousing provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and 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, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
- (10) Equipment rental business.
- (11) Self-service storage facilities in accordance with Section 158.227.



SITE PLAN



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TRADE AREA MAP



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