

For Lease Industrial/Warehouse

645-651 NW Enterprise Drive, Port St. Lucie, FL 34986

NAISouthcoast



Presented by

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FOR LEASE:

\$11.00/SF NNN

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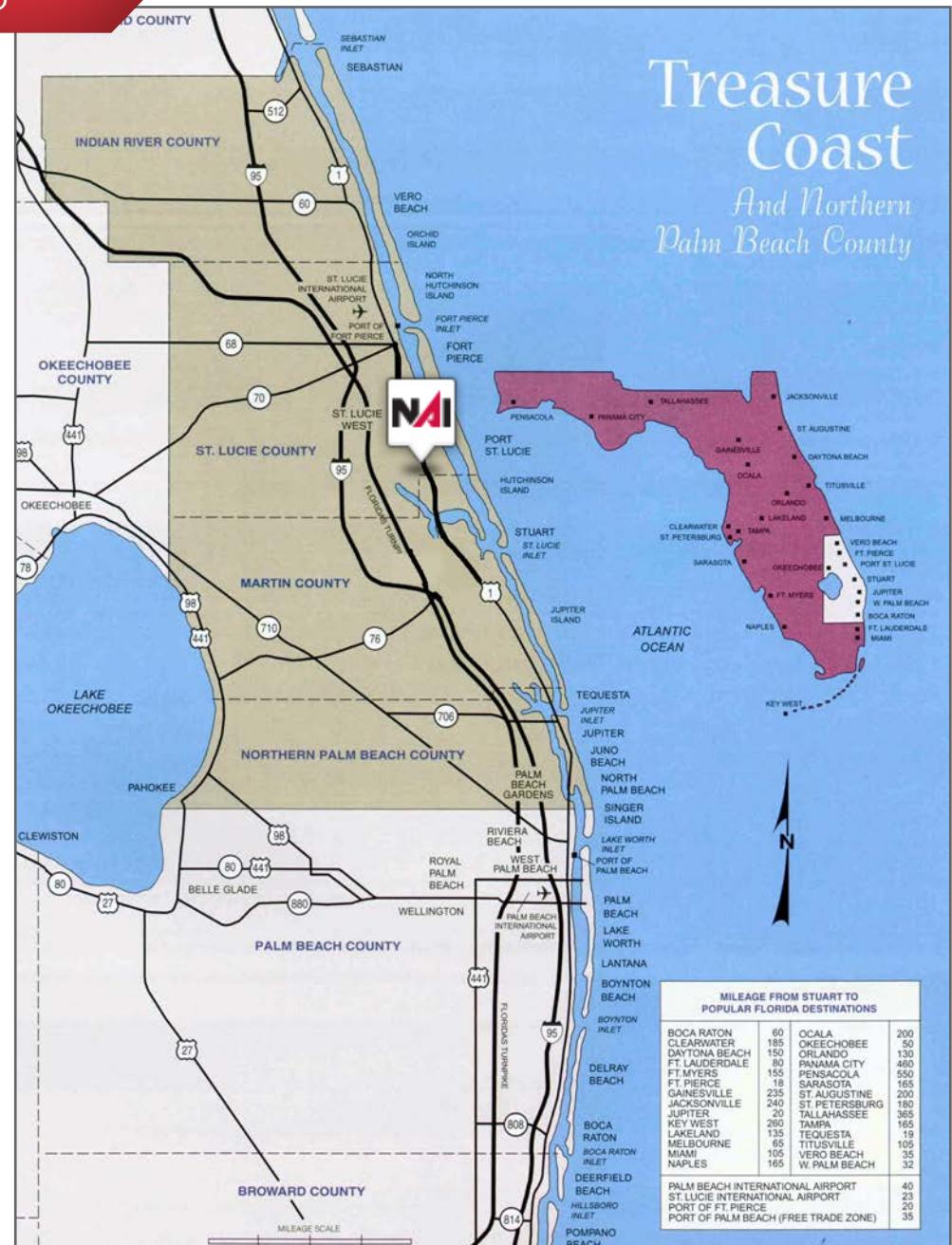
Property Details

Available Units:	651 Enterprise Dr., Suite 106 1,536 SF
	651 Enterprise Dr., Suite 107 1,536 SF
	651 Enterprise Dr., Suite 112 1,536 SF
Pricing:	\$11.00/SF NNN
Estimated NNN:	651 Enterprise Dr: \$7.08
Zoning:	Industrial
Utilities:	3-phase power, 220 amps

Property Overview

Excellent small bay industrial flex building located in Saint Lucie West industrial park. Each unit has air-conditioned office space. There are 10x12 roll up doors for each unit with 18' clear height. Built in 2007, the property is in excellent condition and in a prime location with newly painted buildings and resurfaced parking lot.

With quick access to I-95 and the Florida Turnpike, connectivity within the market area is excellent. The primary north/south artery is Interstate 95, a large interstate traveling from Florida to Maine, along the western side of Port Saint Lucie. Access to Florida's Turnpike is available at the intersection of SW St Lucie West Boulevard.



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Unit 106



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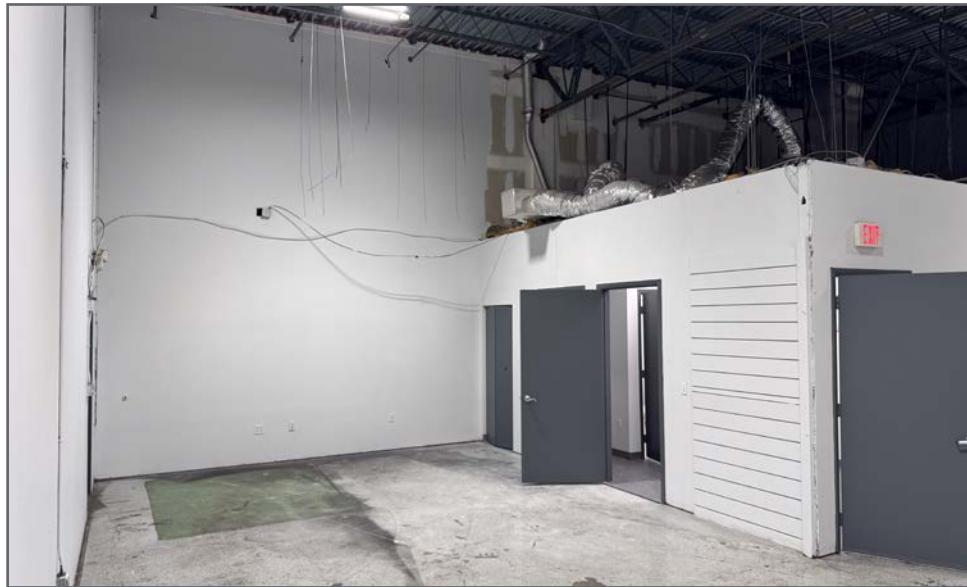
Unit 107



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Unit 112



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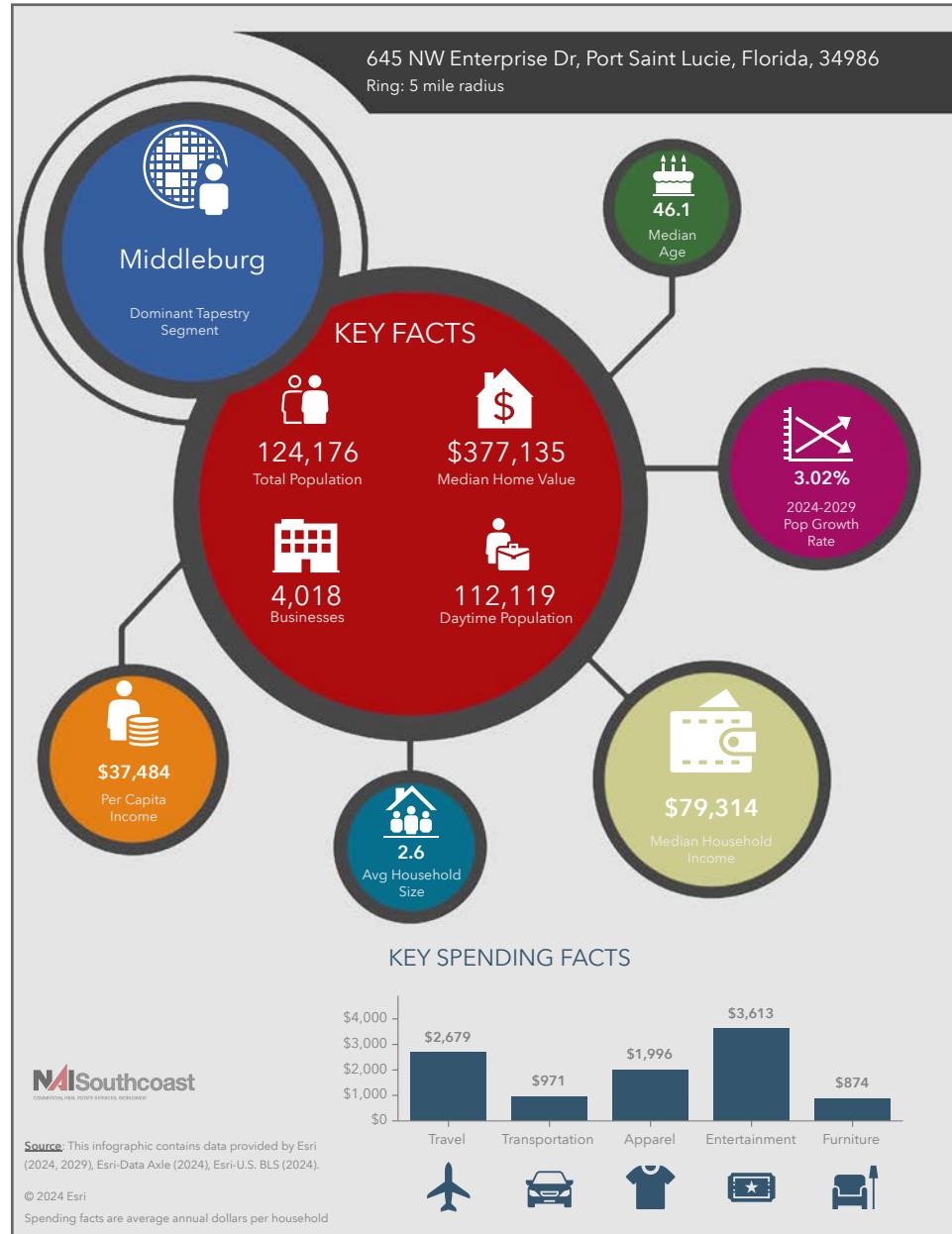
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2024 Demographics



Population

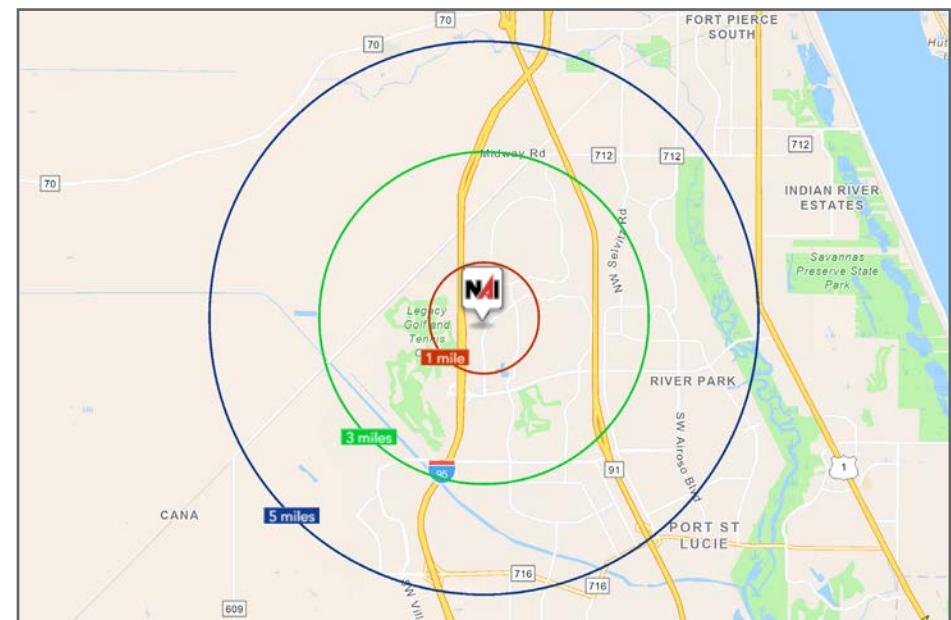
- 1 Mile: 2,313
- 3 Mile: 46,876
- 5 Mile: 124,176

Average Household Income

- 1 Mile: \$99,569
- 3 Mile: \$105,167
- 5 Mile: \$98,656

Median Age

- 1 Mile: 66.3
- 3 Mile: 52.0
- 5 Mile: 46.1



What's it like to live in Port St. Lucie, FL?

Port St. Lucie is nestled along Florida's Treasure Coast, along the state's southeast side, about halfway between Miami and Orlando. Port St. Lucie has a more relaxed atmosphere than its larger neighbors. Its clean streets and quiet neighborhoods are woven around scenic waterways and lush green golf courses. Homes in the area are affordable to buy or rent, compared with other South Florida housing markets. However, this may change as Port St. Lucie's popularity rises.

The St. Lucie River, a valuable resource to the community, is used by residents for boating and fishing.

Port St. Lucie's natural side is strengthened by its world-class amenities. The New York Mets play spring training games at Clover Park, and Port St. Lucie is home to the PGA Center for Golf Learning and Performance, as well as an all-inclusive resort on the St. Lucie River.

What is there to do in Port St. Lucie, FL?

The St. Lucie River and nearby Atlantic Coast beaches make exploring the outdoors one of the region's most popular pastimes. Boaters will find several boat ramps within the metro area. The docks at Sewall's Point on the St. Lucie River is a year-round fishing hot spot. Hiking trails can be found at the Oxbow Eco-Center and Savannas Preserve State Park. The Port St. Lucie Botanical Gardens, tucked beside the St. Lucie River, is another excellent outdoor attraction with regularly scheduled programs for families, as well as jazz nights for adults.

The MidFlorida Credit Union Event Center is a hub for activity: Retirees who come for a game of racquet ball cross paths with the preschool crowd enjoying a playgroup. Port St. Lucie also hosts a number of annual festivals, most of which take place between November and February when the weather is cool. Oktoberfest, the Festival of Lights and many other celebrations are held on the Village Square, a public plaza. Another place people gather for special events is Tradition Square, where the annual Taste of Little Italy festival, semimonthly Food Truck Invasion and New Year's Eve celebration and fireworks take place.

The New York Mets come to town for spring training each year, and residents can cheer on the home minor league team, the St. Lucie Mets, from April to September. Club Med Sandpiper Bay, an all-inclusive resort on the St. Lucie River, gives locals the chance to escape, offering day and evening passes granting access to the spa, restaurants, entertainment, swimming pools, paddle boarding on the river and kids' activities.

The PGA Village features courses designed by Tom Fazio and Pete Dye. There are also several more affordable courses located in Port St. Lucie, and the weather allows golfers to play year-round.



Rankings

U.S. News analyzed 150 metro areas in the United States to find the best places to live based on quality of life and the job market in each metro area, as well as the value of living there and people's desire to live there.

Port St. Lucie is ranked:

- **#12 in Best Places to Live in Florida**
- **#83 in Best Places to Live in the U.S.**
- **#11 in Best Places to Retire in Florida**
- **#3 in Fastest-Growing Places in U.S.**

City Overview

Port St. Lucie, Florida



In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.

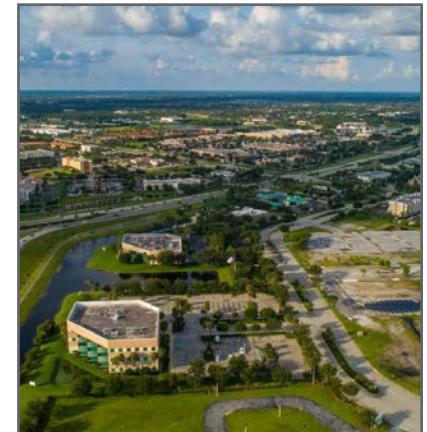
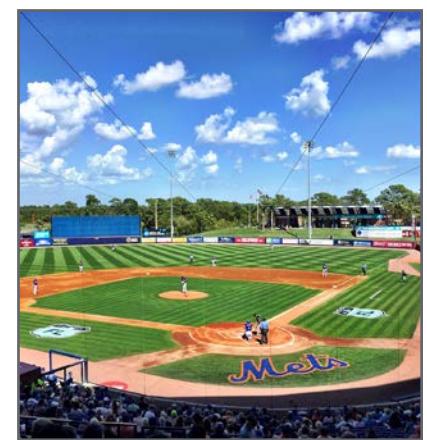
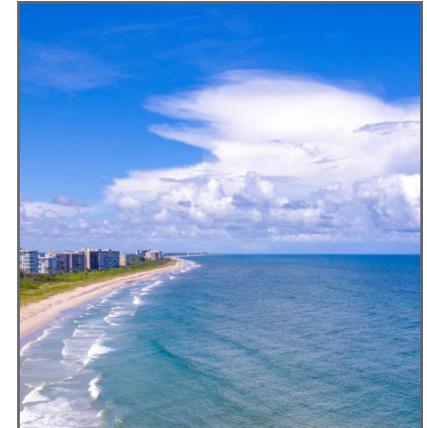
Regional Overview

St. Lucie County, FL

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring Training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%) and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%) and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job-creating projects with a net growth of building area of approximately 6,500,000 square feet.



Offering Summary



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