

# For Lease Industrial/Warehouse

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

# NAI Southcoast



*Presented by*

**Nikolaus M. Schroth, CCIM**

Principal | Broker Associate  
+1 772 286 6292  
nikschroth@naisouthcoast.com  
www.naisouthcoast.com

**J. Jeffery Allman, Jr.**

Sales Associate  
+1 772 286-6292 c +1 772 283 1555  
jeff@naisouthcoast.com  
www.naisouthcoast.com

**James McKinney**

Sales Associate  
+1 772 349 3414  
jamesmckinney@naisouthcoast.com  
www.naisouthcoast.com

FOR LEASE:

# \$12.50/SF NNN



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## Property Details

Available Units: 645 NW Enterprise Dr, Suite 104  
2,400 SF  
651 Enterprise Dr., Suite 106  
1,536 SF  
651 Enterprise Dr., Suite 112  
1,536 SF  
651 Enterprise Dr., Suite 113  
1,536 SF

Pricing: \$12.50/SF NNN

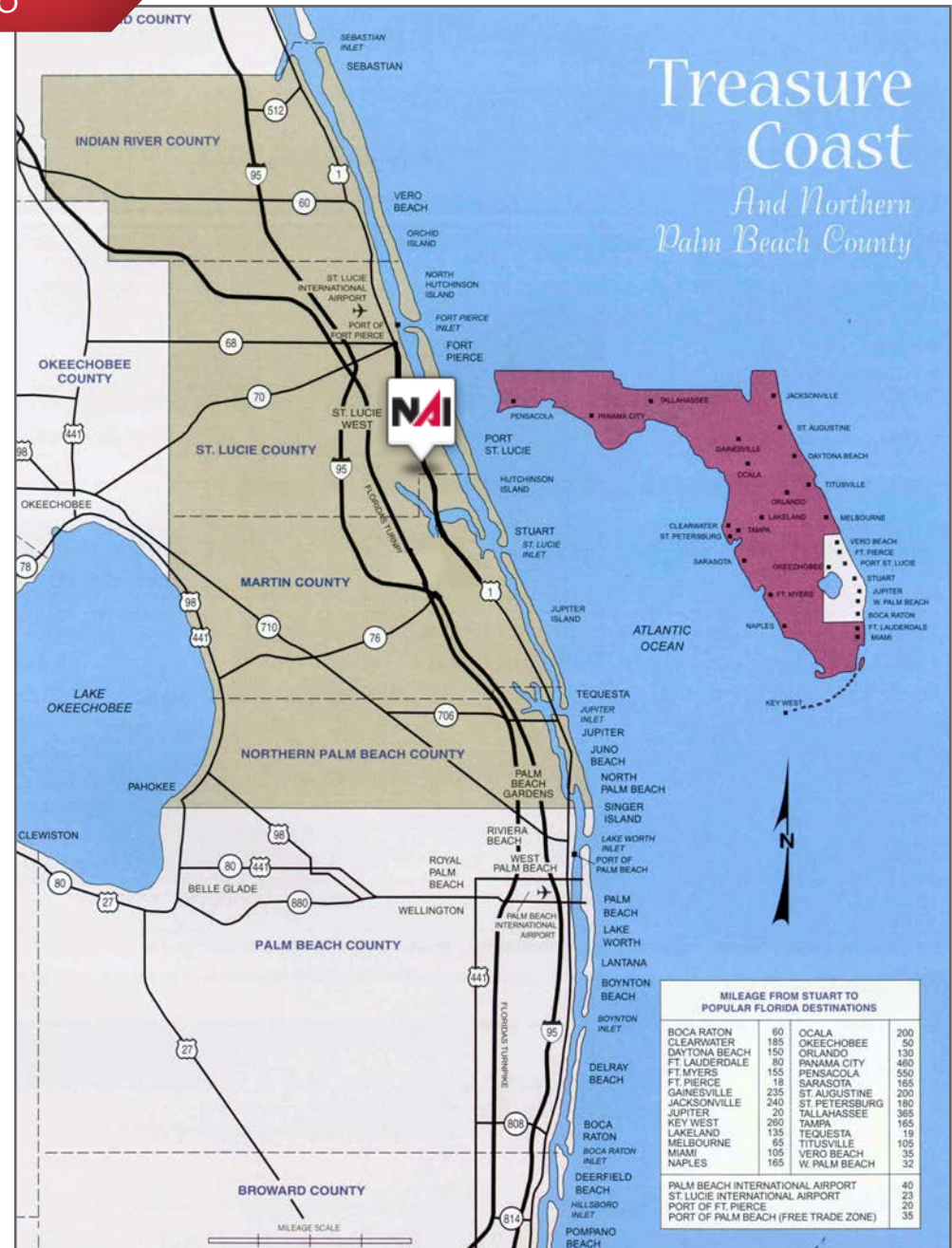
Estimated NNN: \$5.40/SF

Zoning: Industrial

## Property Overview

Excellent small bay industrial flex building located in Saint Lucie West industrial park. Each Unit will have small air conditioned office space. There are 10x12 roll up doors for each unit. Property was built in 2007 and is in great condition and location

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



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## Unit 104





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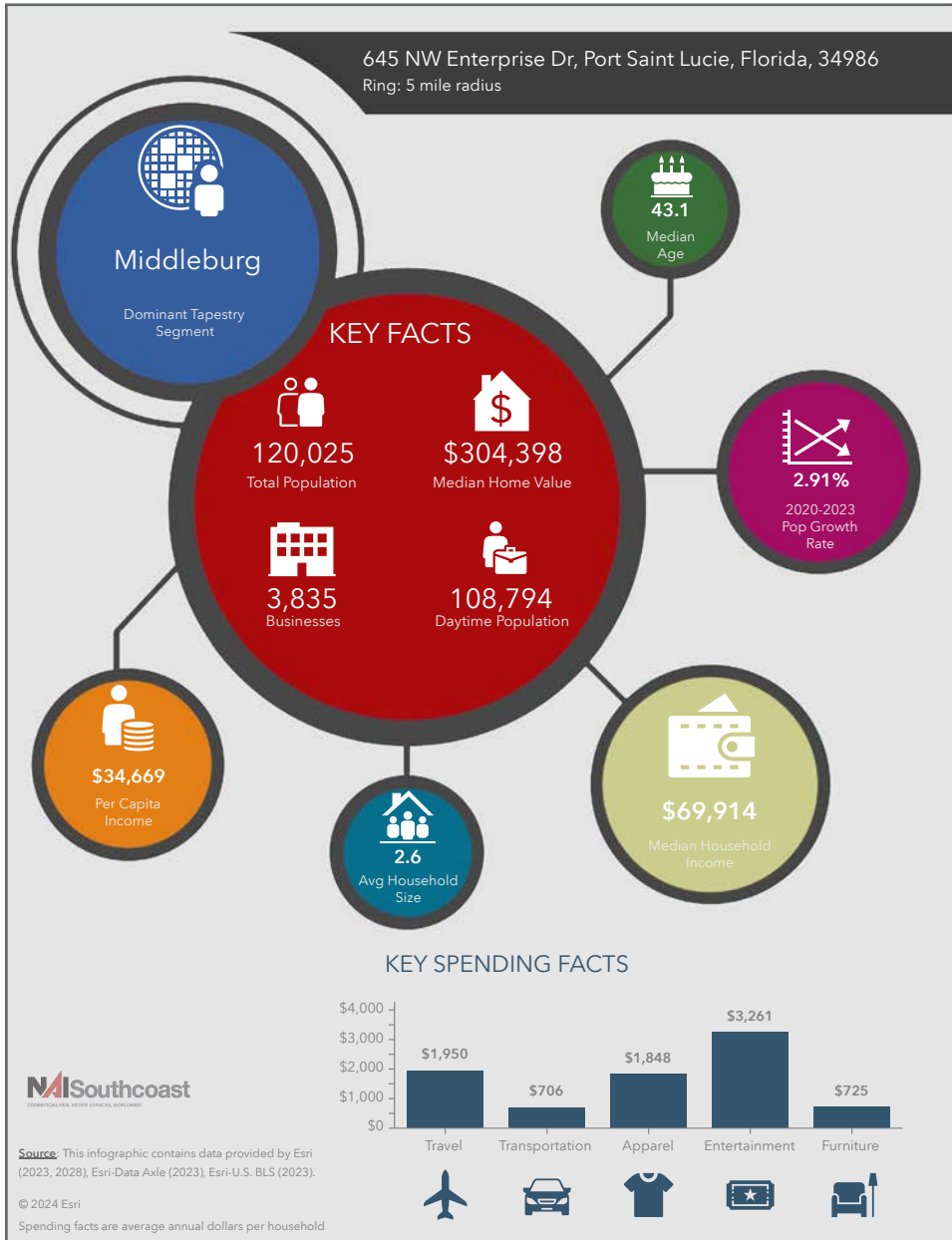




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## 2023 Demographics



### Population

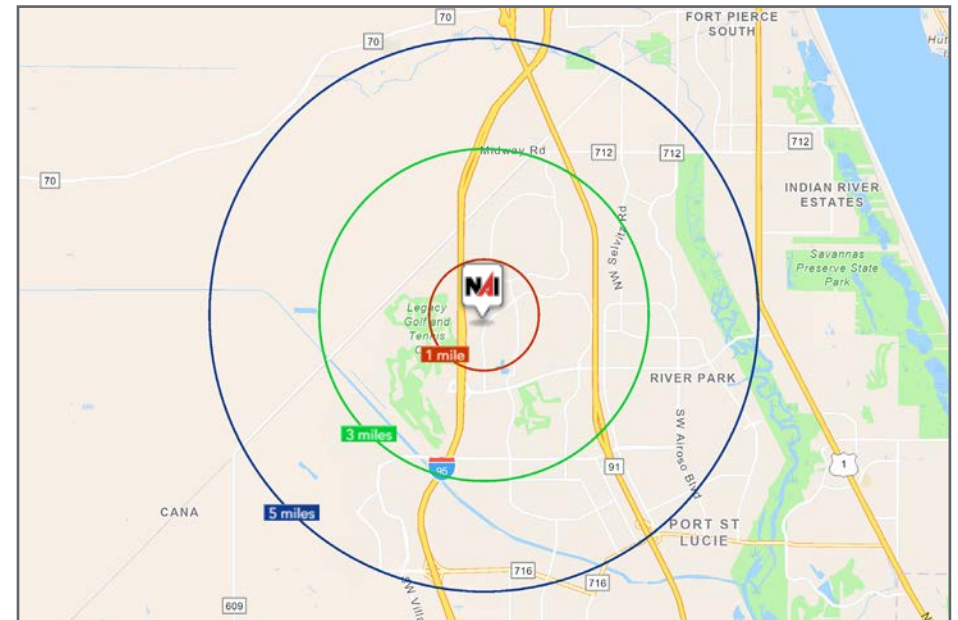
- 1 Mile: 2,326
- 3 Mile: 46,392
- 5 Mile: 120,025

### Average Household Income

- 1 Mile: \$92,818
- 3 Mile: \$94,351
- 5 Mile: \$91,550

### Median Age

- 1 Mile: 63.9
- 3 Mile: 45.8
- 5 Mile: 43.1



## 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:

- **#10 in Best Places to Live in Florida**
- **#63 in Best Places to Live in the U.S.**
- **#11 in Best Places to Retire in Florida**
- **#5 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 200,000, 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 328,000 and has experienced growth of over 18% 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 39 schools with a total of 41,409 students and 5,205 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.







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