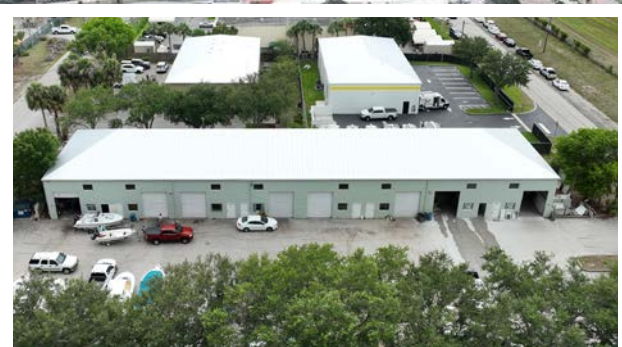


# 10,000 SF Industrial Building - For Sale

1337 SW South Macedo Blvd, Port St Lucie, FL 34986

# NAI Southcoast



1337 SW South Macedo Blvd | Bayshore Business District



**BAYSHORE BUSINESS DISTRICT**

*Presented by*

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FOR SALE:

**\$2,200,000**

# 10,000 SF Industrial Building - For Sale

1337 SW South Macedo Blvd, Port St Lucie, FL 34986

The Offering

## Property Details

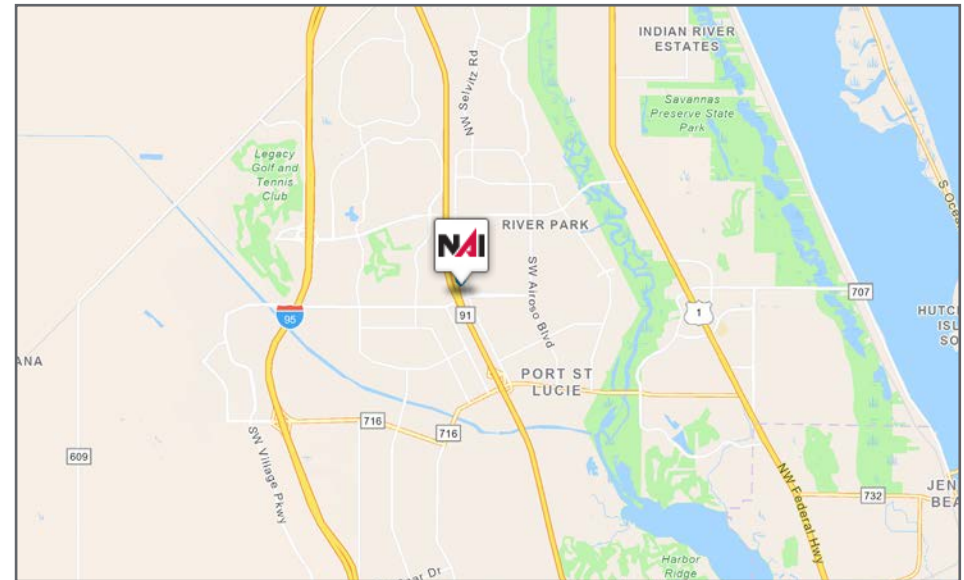
- Address: 1337 SW South Macedo Blvd, Port St Lucie, FL 34986
- Parcel ID: 3420-635-0606-000-7
- Pricing: \$2,200,000 (\$220/SF)
- Finished Area: 10,000 SF
- Land Size: 0.918 Acres
- Total Area: 40,000 SF
- Zoning: Light Industrial
- Overhead Doors: 8
- Year Built: 2001, New Roof 2023



## Property Overview

The subject property was originally designed as an 8 unit flex space warehouse, but could be easily converted to an owner/user facility. With a drive-thru parking lot having access on Macedo Boulevard and Biltmore Street, the subject is ideal for a company that requires vehicle maneuvering and storage. Located just 2-minutes from the Turnpike interchange with Port St. Lucie Boulevard, the subject is located in one of Port St. Lucie's most centrally located industrial parks.

Tenants are all on month to month leases. **Please contact our office for showing instructions.**



# 10,000 SF Industrial Building - For Sale

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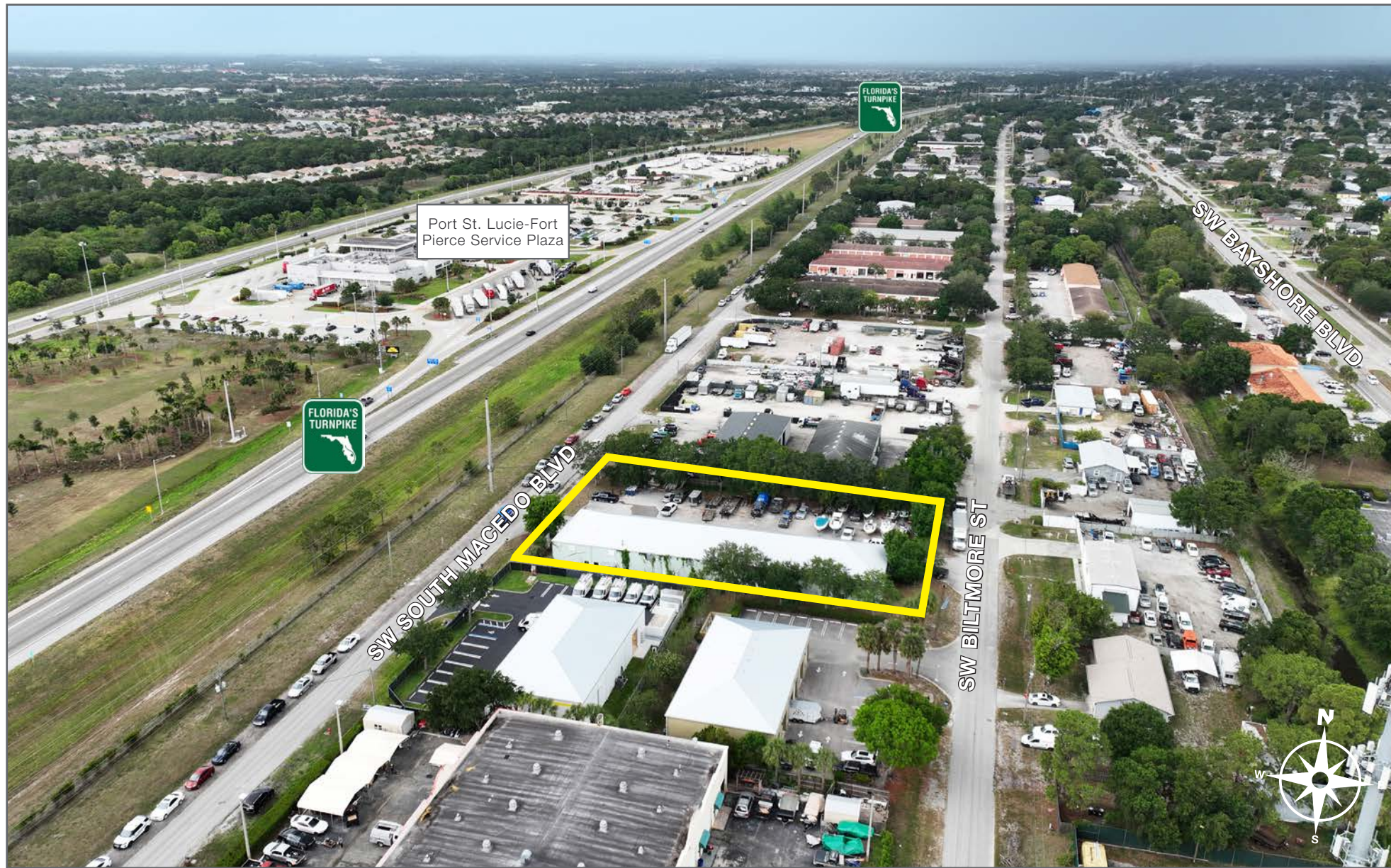
Aerials



# 10,000 SF Industrial Building - For Sale

1337 SW South Macedo Blvd, Port St Lucie, FL 34986

Aerials



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Aerials



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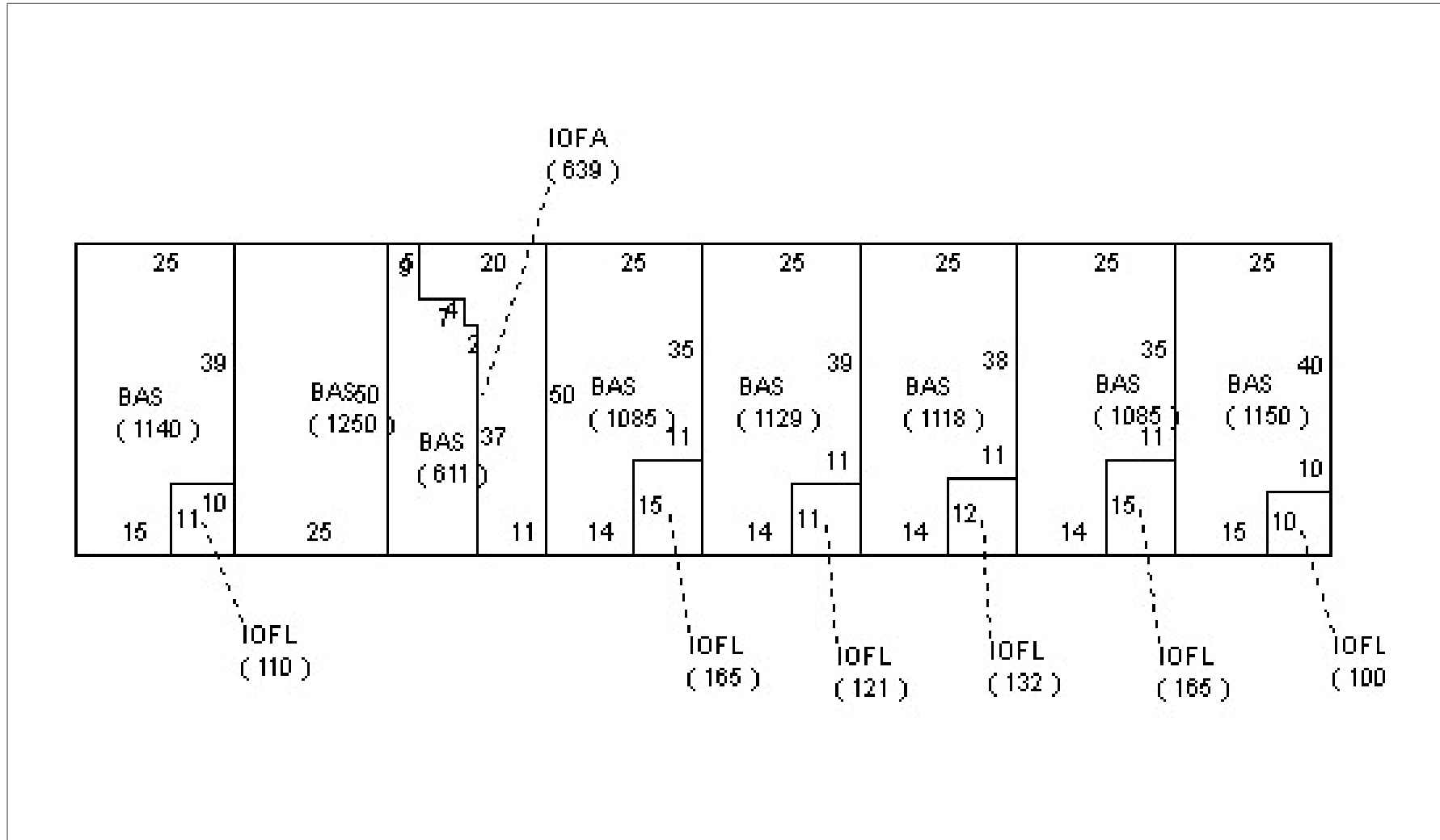
Aerials



# 10,000 SF Industrial Building - For Sale

1337 SW South Macedo Blvd, Port St Lucie, FL 34986

Site Plan



# 10,000 SF Industrial Building - For Sale

1337 SW South Macedo Blvd, Port St Lucie, FL 34986

Strong Economic Expansion  
2019-Present

## Economic Expansion by Year

Calendar Year 2019							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
A-1 Industries of Florida	Manufacturing	St. Lucie County	EXPANSION	28	257	290	60,000
ACCEL International	Manufacturing	Port St. Lucie	NEW	125	0	0	150,000
Aerex	Manufacturing	St. Lucie County	EXPANSION	10	25	31	10,000
Amazon	Distribution	St. Lucie County	NEW	500	0	**	60,000
Aquaco Farms	Aquaculture	St. Lucie County	NEW	5	0	8	20,000
Cleveland Clinic Lerner Research Institute	Life Sciences	Port St. Lucie	NEW	50	0	87	60,000
Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	38	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	27	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	684	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
				<b>1,015</b>	<b>770</b>	<b>1,218</b>	<b>707,000</b>

Calendar Year 2020							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	43	75ft. Tower
FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	543	245,000
Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000
Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000
Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,376*‡	0	‡	3,600,000‡
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	15	30,000
				<b>3,701</b>	<b>79</b>	<b>664</b>	<b>5,089,780</b>

\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 \*\* Jobs transferred to Port St. Lucie facility in 2022. Projected new jobs and facility square footage net of announced projects within the park.

Calendar Year 2021							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	14	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	5	8,000
Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	0	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	84	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	85	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	22	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	83	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	67,193
Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	580	106,000
South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	12	32,000
				<b>2,611</b>	<b>664</b>	<b>885</b>	<b>3,873,568</b>

Calendar Year 2022							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	170	220,000
Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	0	89,000
Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	0	207,458
Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	0	19,841
Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	0	688,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	684	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
				<b>2,864</b>	<b>804</b>	<b>864</b>	<b>3,384,924</b>

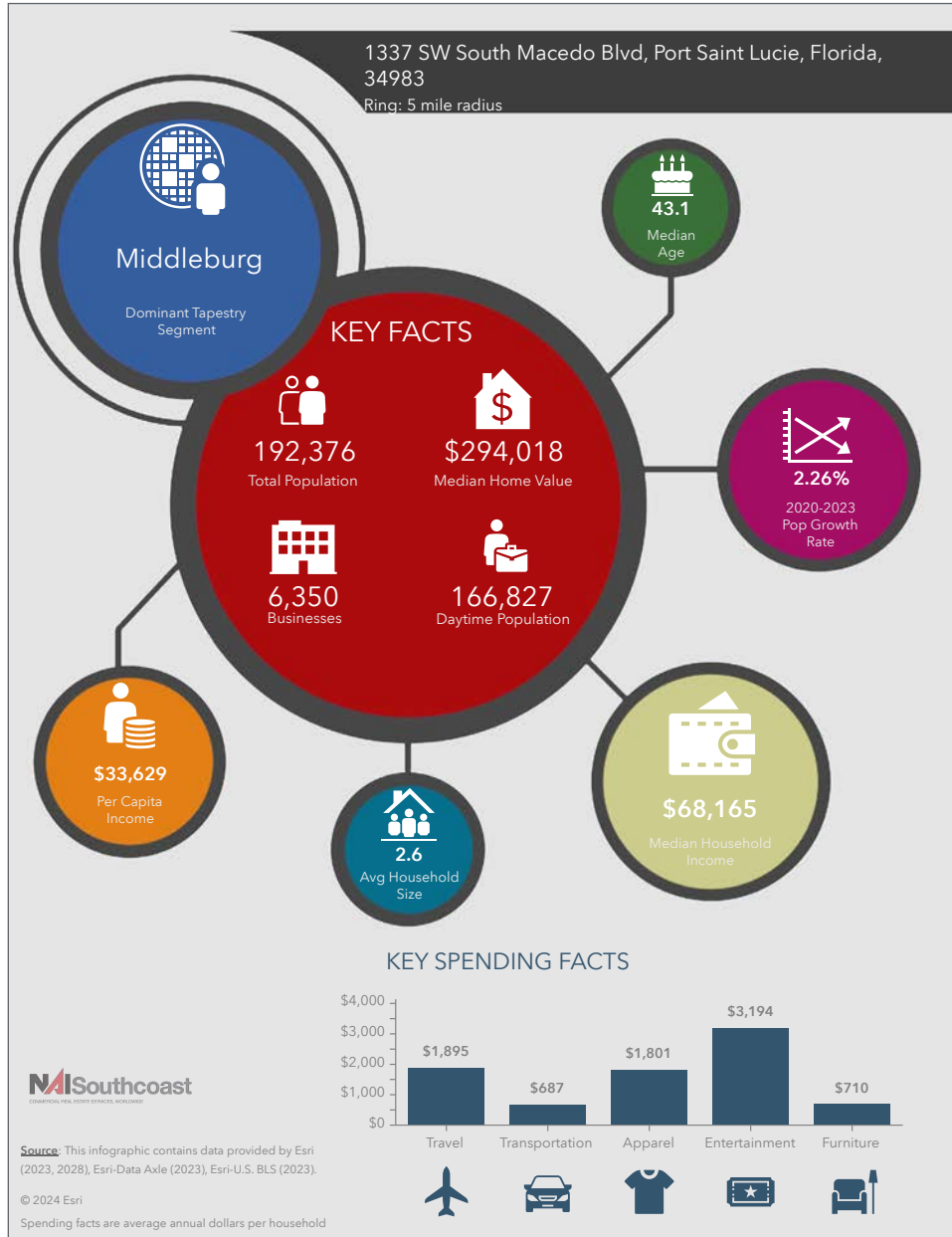
\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = median square feet per worker at 1,500 \*\* New facility in 2022, jobs transferred from 2029 project. Includes full-time, part-time and per diem workers



# 10,000 SF Industrial Building - For Sale

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## 2023 Demographics



### Population

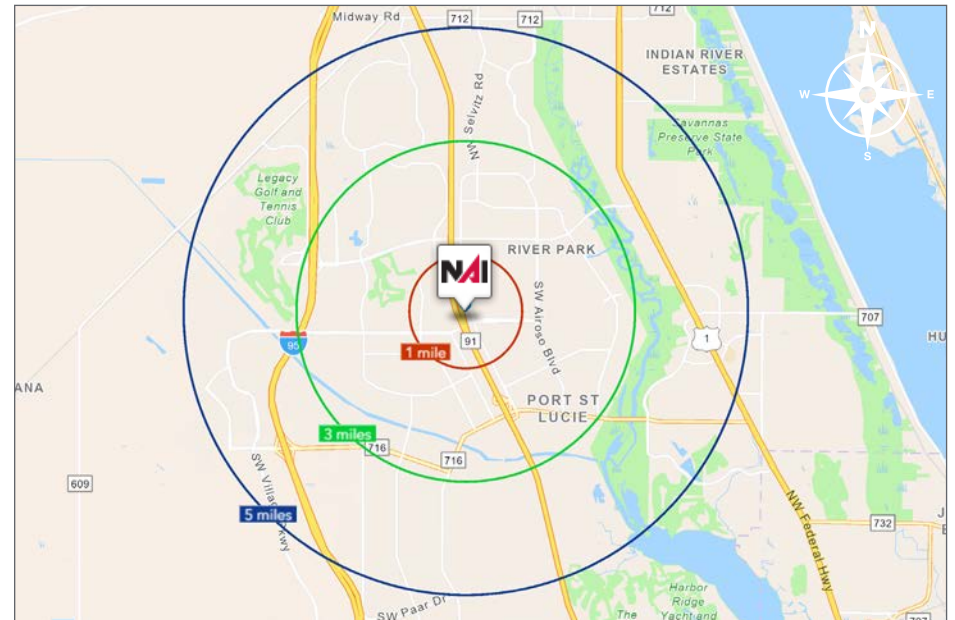
- 1 Mile: 170
- 3 Mile: 8,360
- 5 Mile: 50,415

### Average Household Income

- 1 Mile: \$73,246
- 3 Mile: \$73,808
- 5 Mile: \$60,754

### Median Age

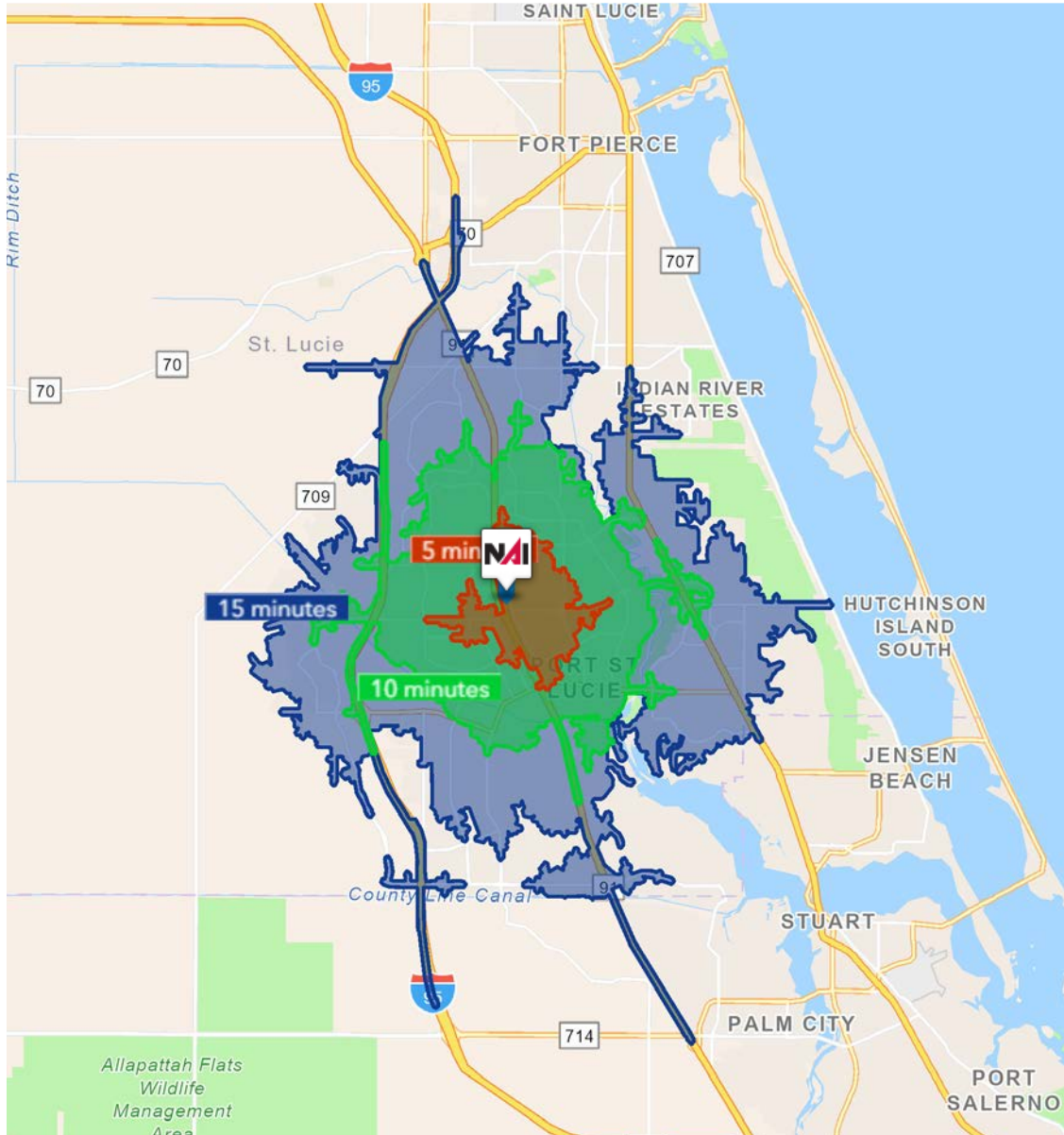
- 1 Mile: 42.7
- 3 Mile: 41.6
- 5 Mile: 38.8



# 10,000 SF Industrial Building - For Sale

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## Drive Time

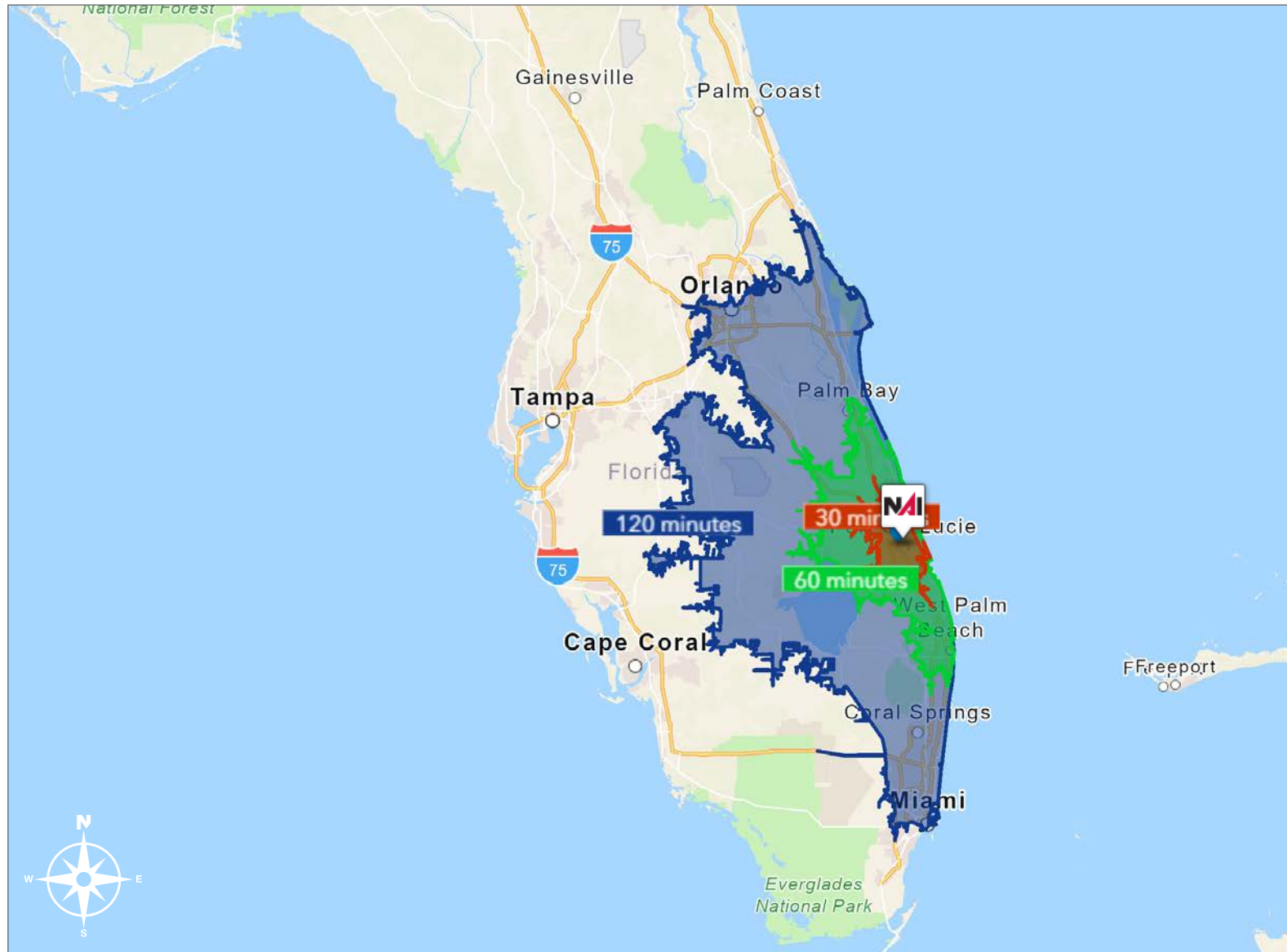


5 Minutes	10 Minutes	15 Minutes
<b>14,231</b> 2010 Population	<b>79,925</b> 2010 Population	<b>152,718</b> 2010 Population
<b>17,478</b> 2023 Population	<b>97,577</b> 2023 Population	<b>200,487</b> 2023 Population
<b>1.01%</b> 2023-2028 (Annual) Est. Population Growth	<b>0.81%</b> 2023-2028 (Annual) Est. Population Growth	<b>1.47%</b> 2023-2028 (Annual) Est. Population Growth
<b>39.4</b> 2023 Median Age	<b>42.7</b> 2023 Median Age	<b>43.1</b> 2023 Median Age
<b>\$84,397</b> Average Household Income	<b>\$89,519</b> Average Household Income	<b>\$88,030</b> Average Household Income
<b>39.3%</b> Percentage with Associates Degree or Better	<b>37.3%</b> Percentage with Associates Degree or Better	<b>39.8%</b> Percentage with Associates Degree or Better
<b>53.5%</b> Percentage in White Collar Profession	<b>57.4%</b> Percentage in White Collar Profession	<b>57.9%</b> Percentage in White Collar Profession

# 10,000 SF Industrial Building - For Sale

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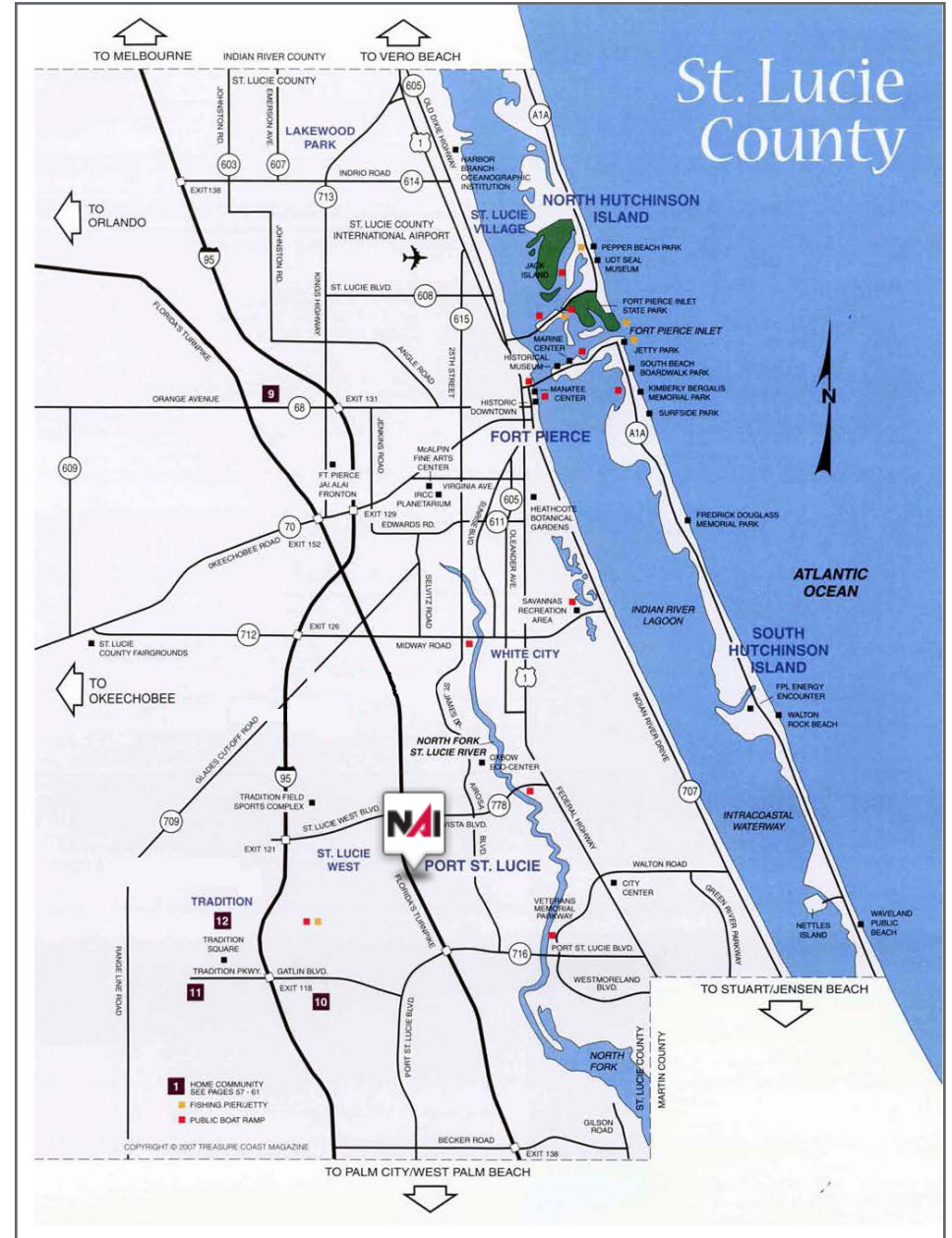
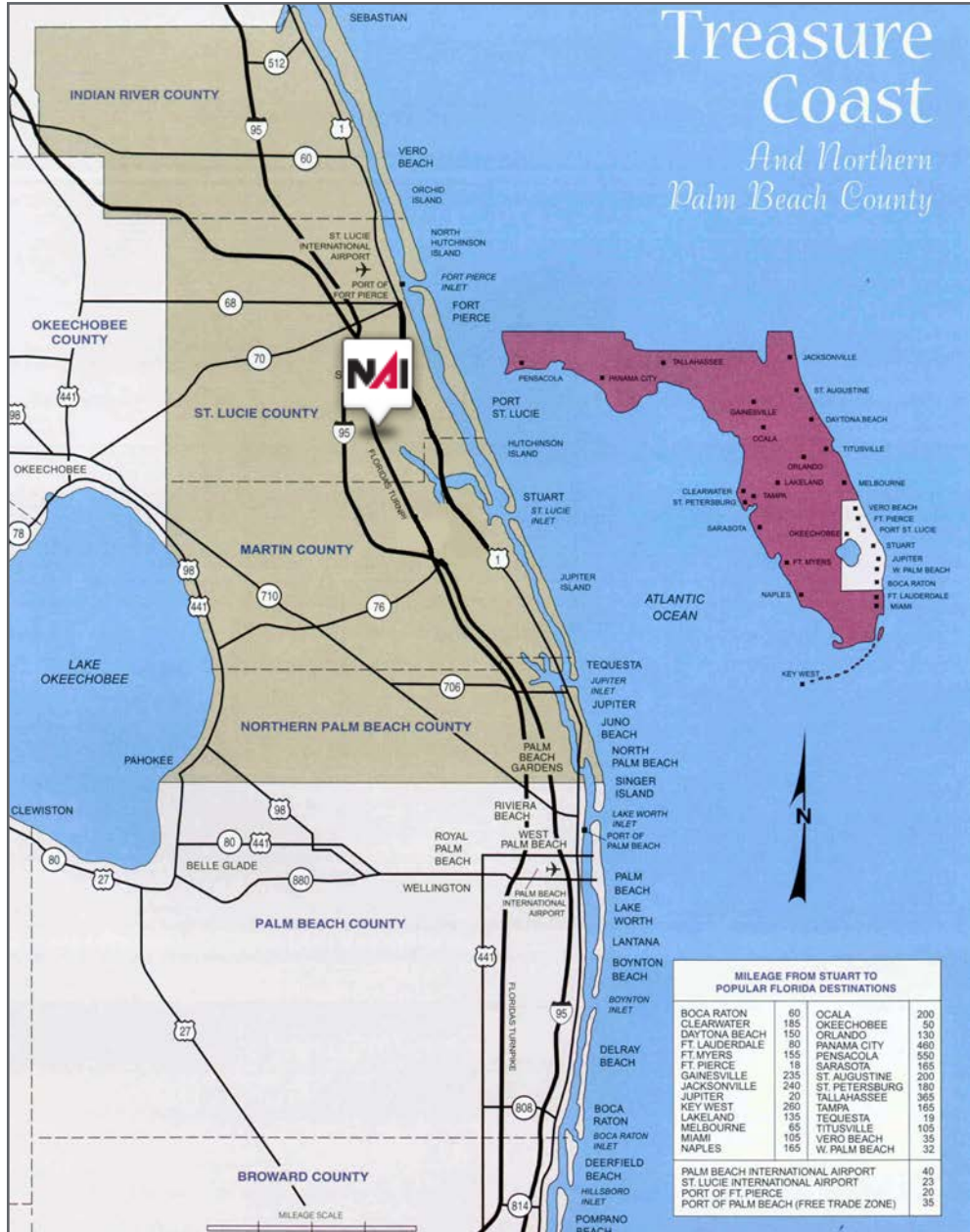
## Drive Time



# 10,000 SF Industrial Building - For Sale

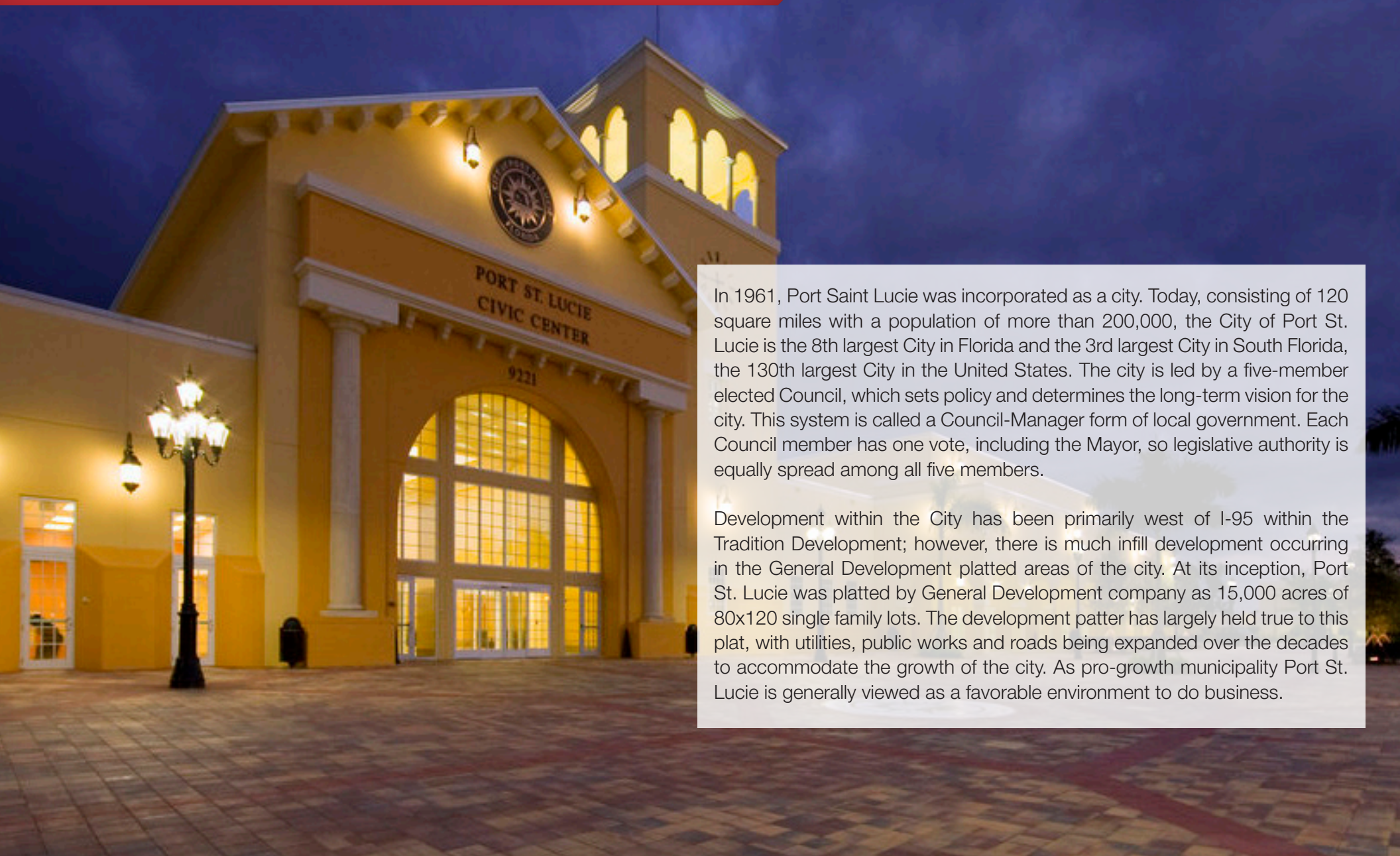
1337 SW South Macedo Blvd, Port St Lucie, FL 34986

Area Maps



# City Overview

City of 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.

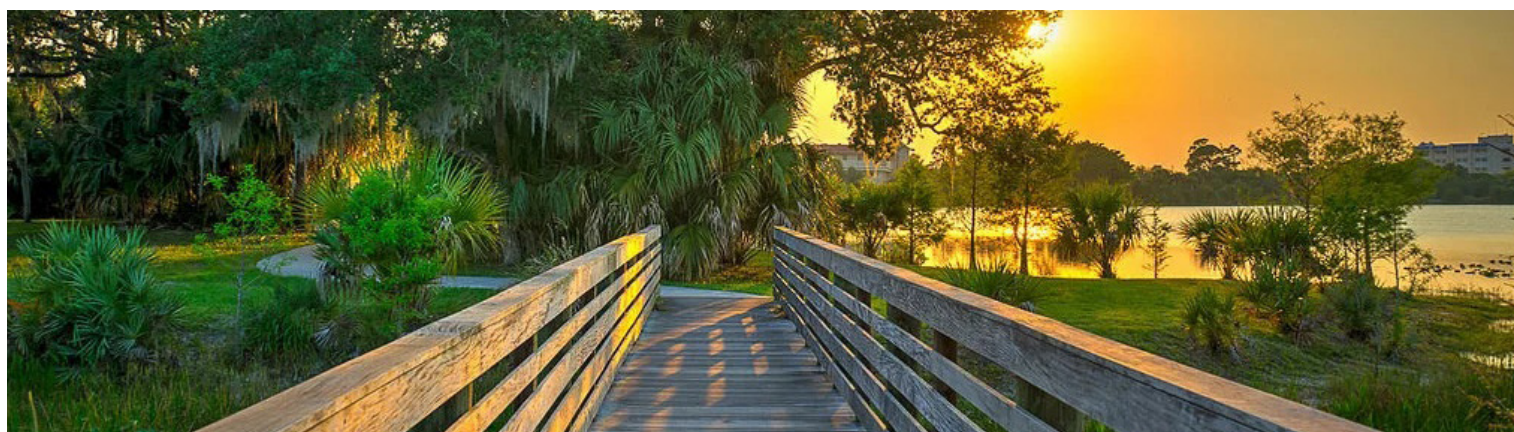
# Regional Overview

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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FOR SALE:  
**\$2,200,000**