

FOR LEASE
\$14.50/SF NNN

Industrial/Warehouse | 645-651 NW Enterprise Drive, Port St. Lucie, FL 34986



Presented By:

NAI Southcoast

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Property Details

Available Units: 651 Enterprise Dr., Suite 103
1,536 SF
651 Enterprise Dr., Suite 104
1,536 SF
651 Enterprise Dr., Suite 107
1,536 SF

Base Rent: \$14.50/SF NNN

Zoning: Industrial

Utilities: 3-phase power, 220 amps

Municipality: Port St. Lucie

Ceiling Height: 18'

Roll-Up Doors: 10'x12'

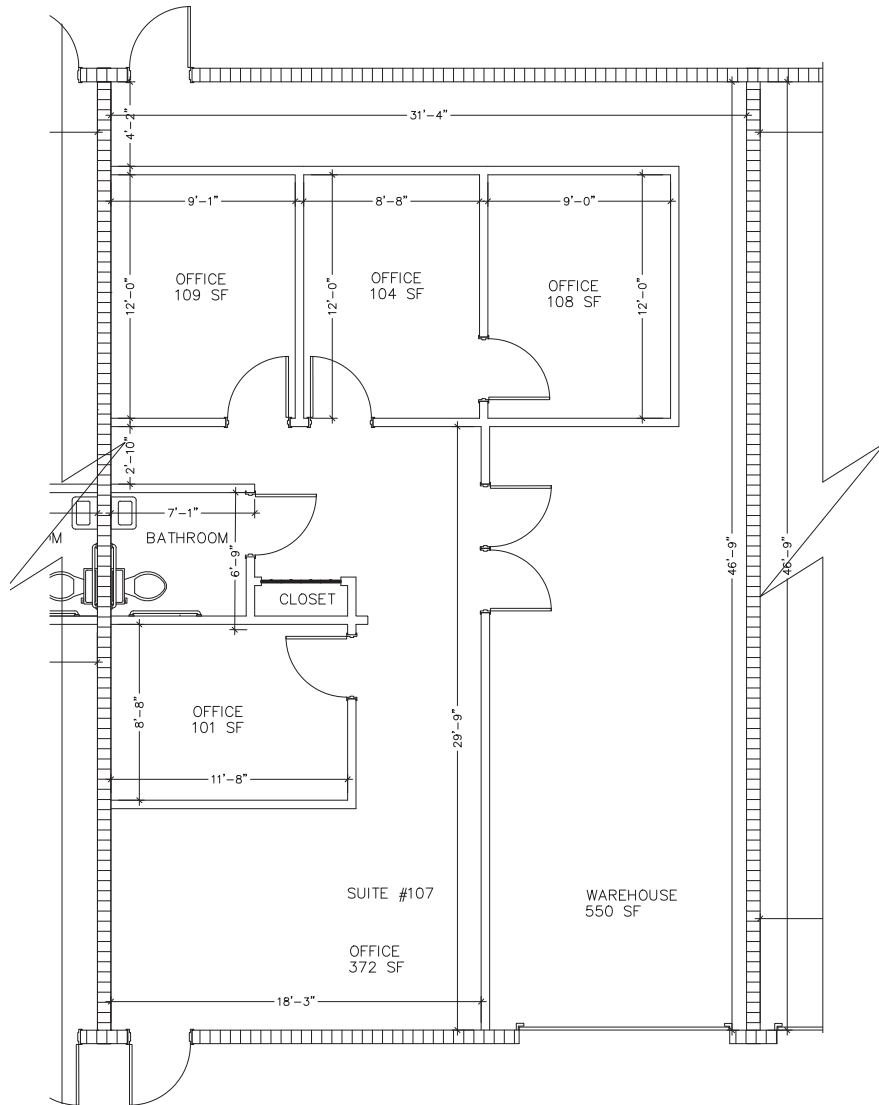
Property Overview

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.



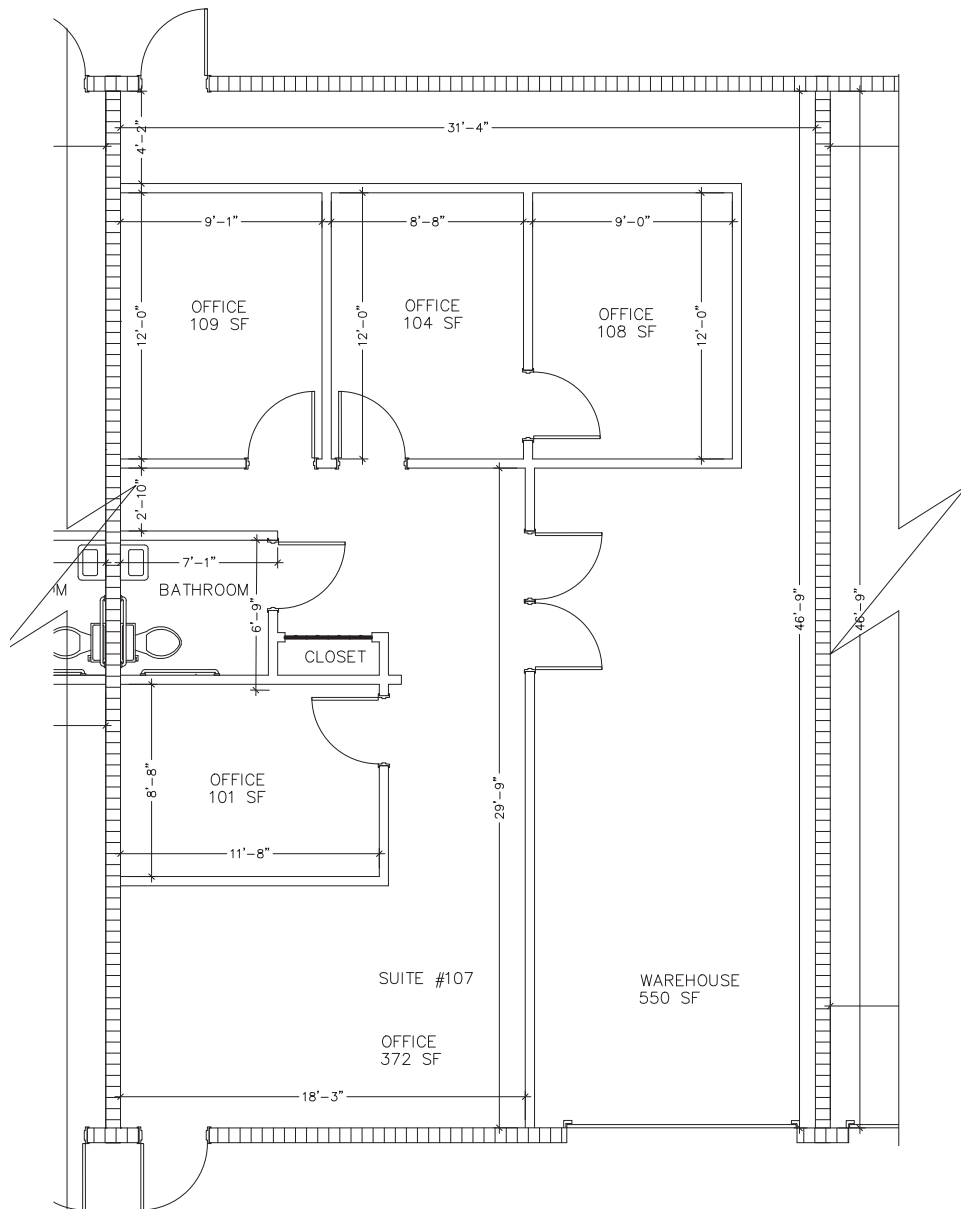
FLOORPLAN



UNIT 104



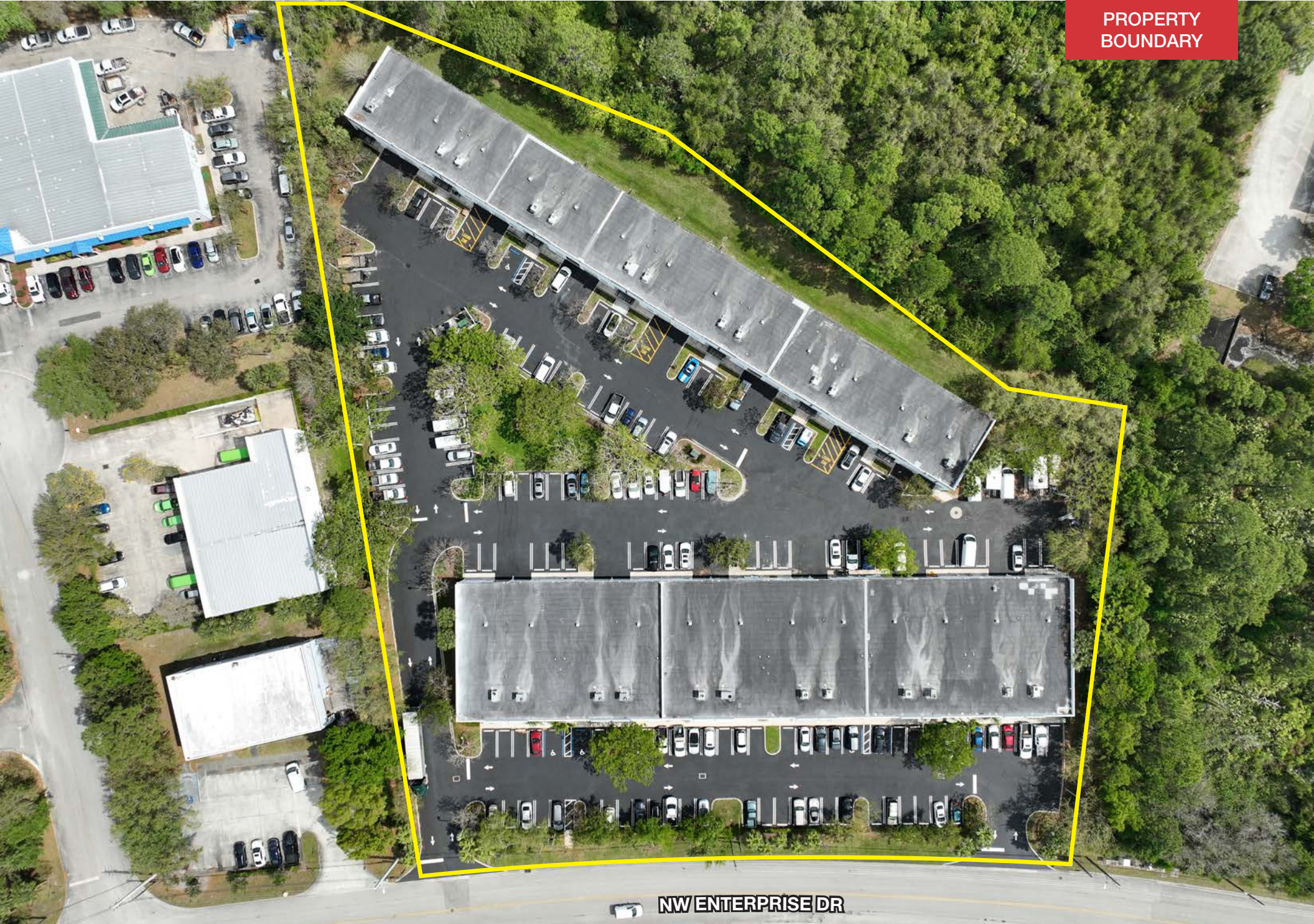
FLOORPLAN



UNIT 107



PROPERTY
BOUNDARY



NW ENTERPRISE DR

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AERIAL



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AERIAL

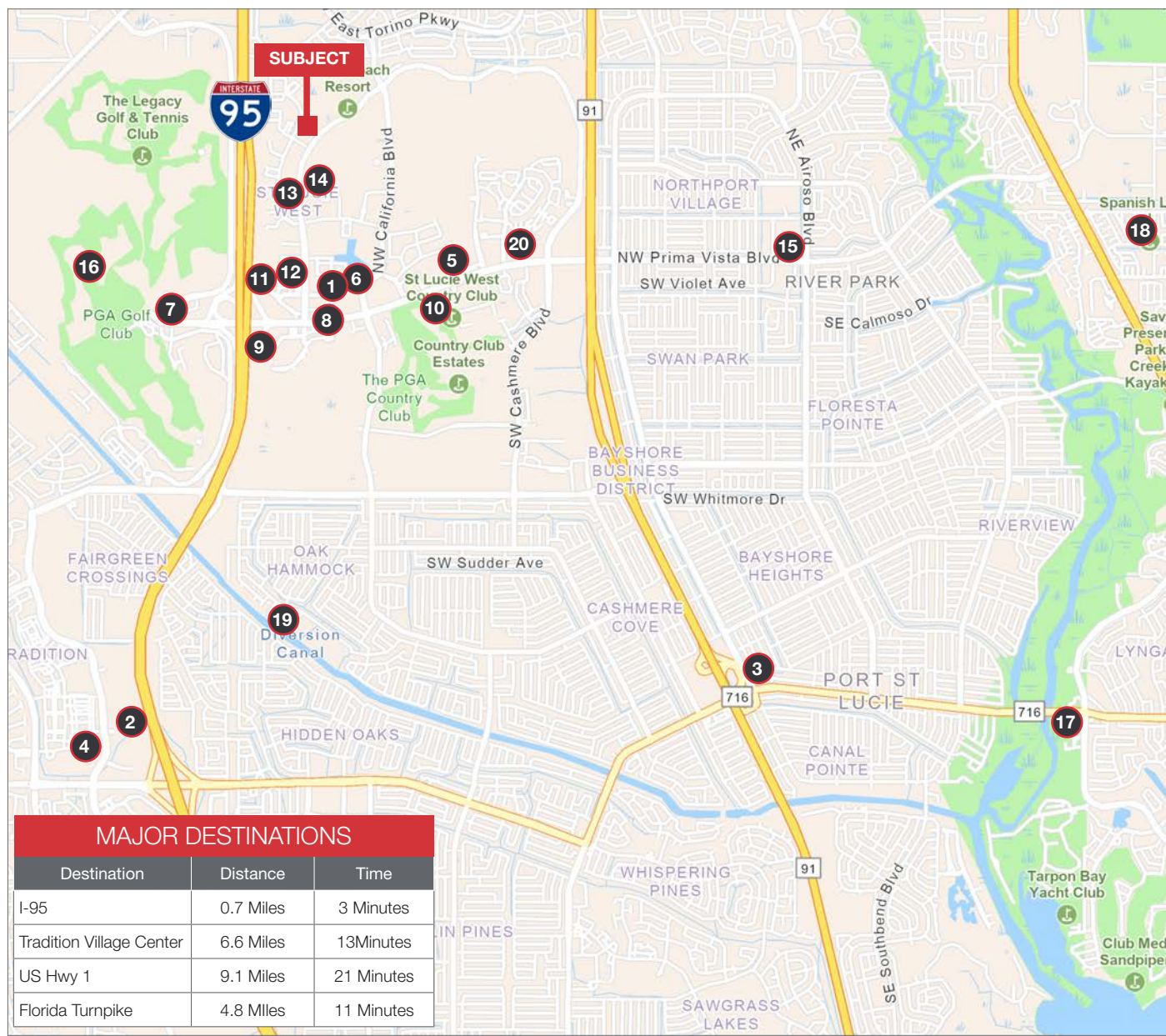


NW PEACOCK BLVD

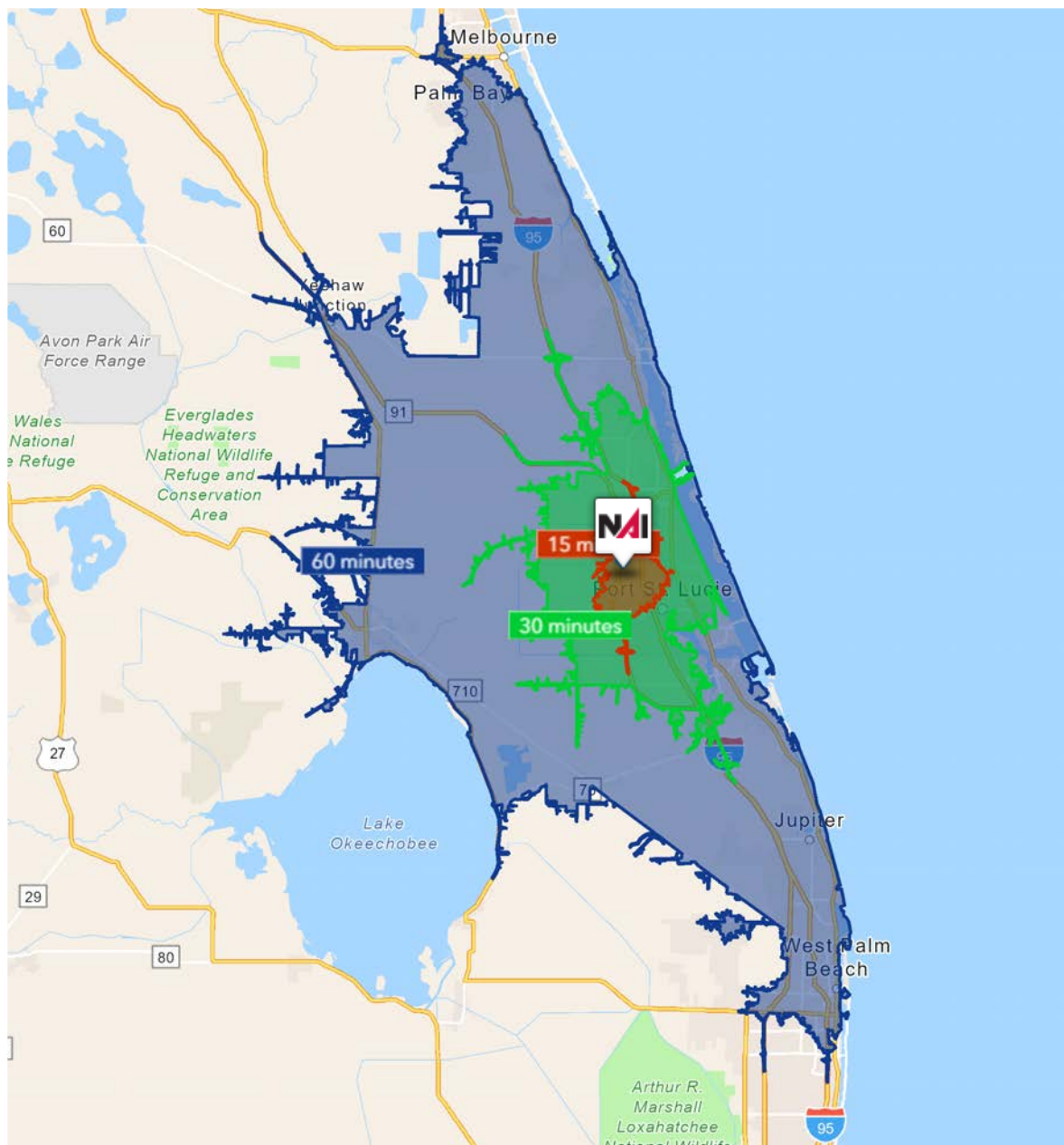
NW ENTERPRISE DR

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| POINTS OF INTEREST | | | |
|--------------------|----------------------------------|-----------|------------|
| SHOPPING | | | |
| | Destination | Distance | Time |
| 1 | Town Center at St Lucie West | 16 Miles | 6 Minutes |
| 2 | The Landing at Tradition | 6.7 Miles | 13 Minutes |
| 3 | Shoppes of Victoria Square | 7.4 Miles | 18 Minutes |
| 4 | Tradition Village Center | 6.6 Miles | 13 Minutes |
| 5 | Shoppes at St Lucie West | 2.6 Miles | 8 Minutes |
| 6 | Walmart Supercenter | 2.1 Miles | 5 Minutes |
| DINING | | | |
| | Destination | Distance | Time |
| 7 | Tutto Fresco | 2.5 Miles | 8 Minutes |
| 8 | Berry Fresh Cafe | 1.8 Miles | 7 Minutes |
| 9 | Carrabba's | 2.1 Miles | 8 Minute |
| ENTERTAINMENT | | | |
| | Destination | Distance | Time |
| 10 | St Lucie West Country Club | 3.3 Miles | 9 Minutes |
| 11 | AMC Port St Lucie 14 | 1.6 Miles | 5 Minutes |
| 12 | Bowlero Port St Lucie | 1.4 Miles | 5 Minutes |
| 13 | Sky Zone Trampoline Park | 0.8 Miles | 2 Minutes |
| 14 | Clover Park | 0.8 Miles | 3 Minutes |
| 15 | Sportsman's Park | 5.6 Miles | 12 Minutes |
| RECREATION | | | |
| | Destination | Distance | Time |
| 16 | PGA Golf Village | 3.0 Miles | 10 Minutes |
| 17 | The Port District | 9.9 Miles | 23 Minutes |
| 18 | Spanish Lakes Golf Club | 7.0 Miles | 17 Minutes |
| 19 | Oak Hammock Park | 5.3 Miles | 15 Minutes |
| HEALTHCARE | | | |
| | Destination | Distance | Time |
| 20 | Cleveland Clinic Tradition Hosp. | 7.0 Miles | 15 Minutes |



| 15 Minutes | 30 Minutes | 60 Minutes |
|---|---|---|
| 74,211 2010 Population | 289,722 2010 Population | 1,104,114 2010 Population |
| 106,158 2025 Population | 391,819 2025 Population | 1,360,866 2025 Population |
| 43.0% 2010-2025 Population Growth | 35.2% 2010-2025 Population Growth | 23.2% 2010-2025 Population Growth |
| 2.55% 2025-2030 (Annual) Est. Population Growth | 2.36% 2025-2030 (Annual) Est. Population Growth | 1.35% 2025-2030 (Annual) Est. Population Growth |
| 46.6 2025 Median Age | 45.6 2025 Median Age | 47.5 2025 Median Age |
| \$101,643 Average Household Income | \$97,816 Average Household Income | \$117,291 Average Household Income |
| 42.6% Percentage with Associates Degree or Better | 40.7% Percentage with Associates Degree or Better | 46.5% Percentage with Associates Degree or Better |
| 61.1% Percentage in White Collar Profession | 57.6% Percentage in White Collar Profession | 60.2% Percentage in White Collar Profession |

645 NW Enterprise Dr, Port Saint Lucie, Florida, 34986

Ring: 5 mile radius

Population

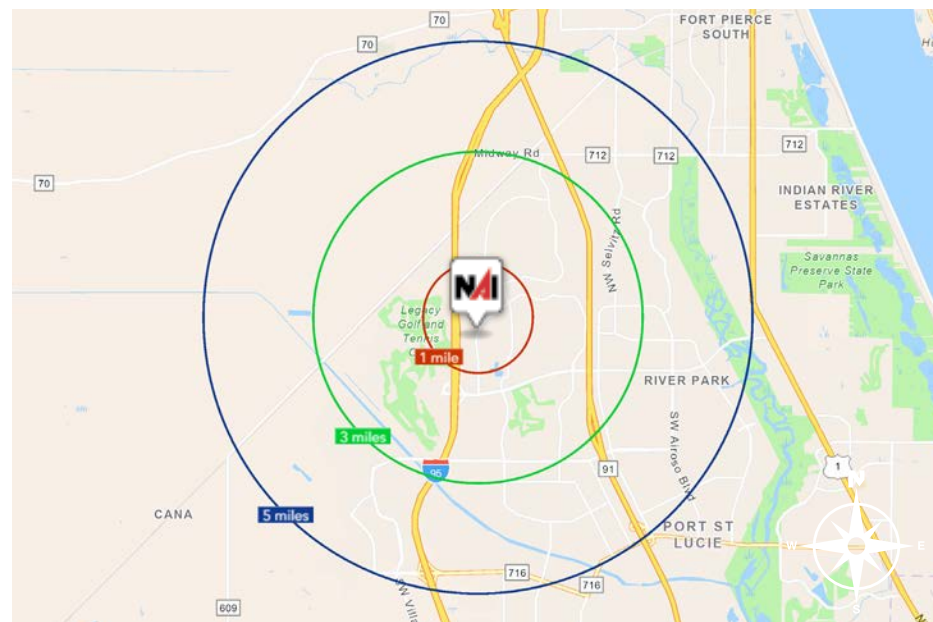
| | |
|---------|---------|
| 1 Mile: | 2,313 |
| 3 Mile: | 46,876 |
| 5 Mile: | 124,176 |

Average Household Income

| | |
|---------|-----------|
| 1 Mile: | \$99,569 |
| 3 Mile: | \$105,167 |
| 5 Mile: | \$96,245 |

Median Age

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



KEY FACTS

124,176
Total Population

\$377,135
Median Home Value

4,018
Businesses

112,119
Daytime Population

3.02%
2024-2029
Pop Growth
Rate

\$79,314
Median Household
Income

2.6
Avg Household
Size

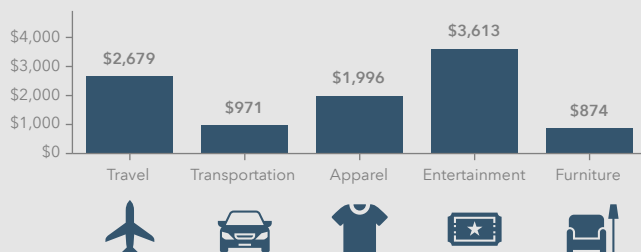
\$37,484
Per Capita
Income

Middleburg

Dominant Tapestry
Segment

46.1
Median
Age

KEY SPENDING FACTS

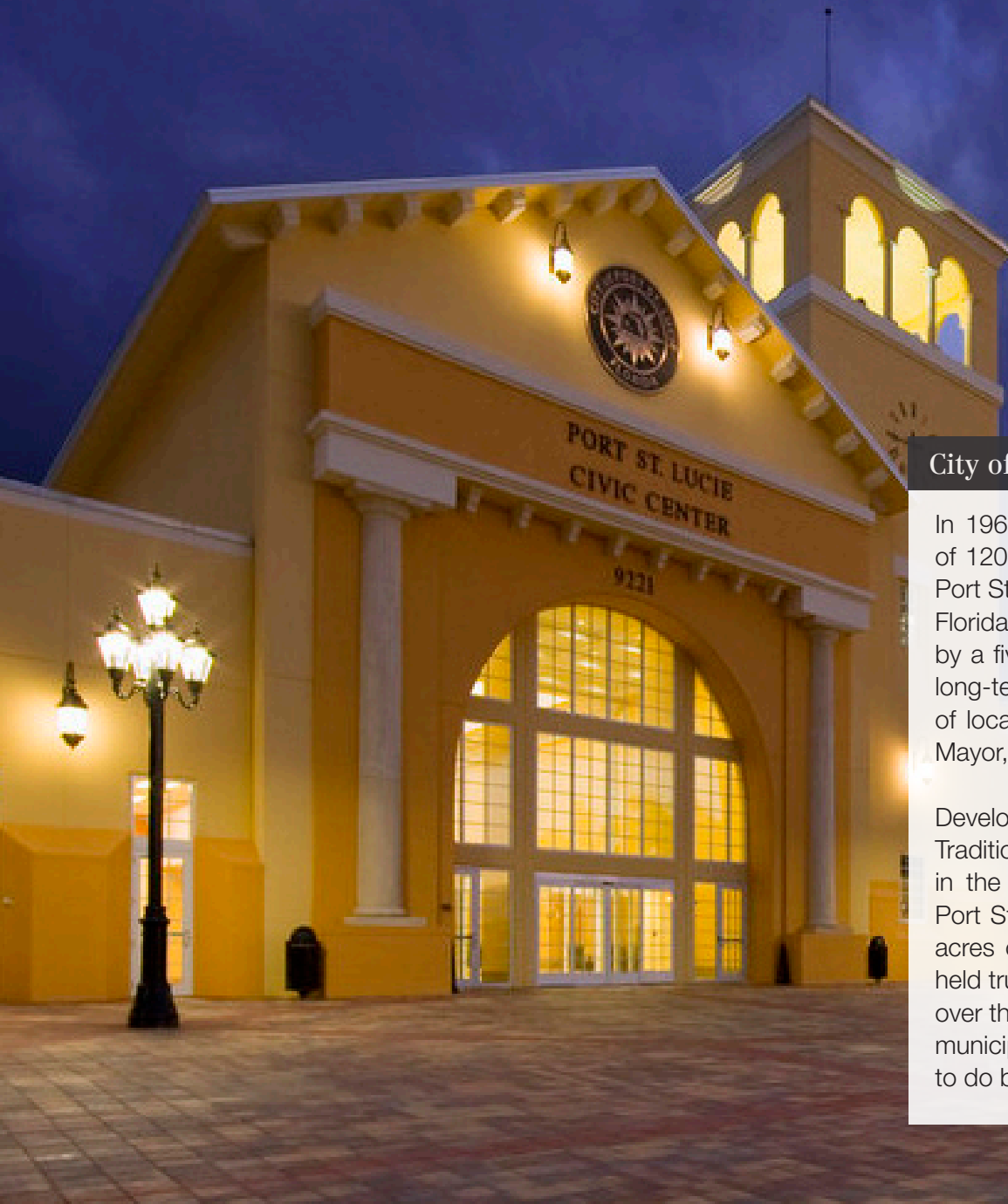


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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household



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 255,000, the City of Port St. Lucie is the 6th largest City in Florida, the 3rd largest City in South Florida, and the 112th 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 a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.

St. Lucie County, Florida

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 375,226 and has experienced growth of over 35% 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 45,661 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.





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