

NEW BUILD FLEX WAREHOUSE UNITS

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

FOR LEASE | \$17.50/SF* NNN



Projected Completion October 2026



49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.CMBCommercial.com

Matthew Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- Secure your space in this new industrial development offering modern, flexible warehouse units designed to accommodate a variety of business operations including but not limited to light manufacturing, distribution, fabrication, e-commerce, service contracts, and commercial users.
- The development consists of two buildings totaling 11,827 square feet each, featuring premium finishes throughout. Every unit includes a private office, restroom, **three-phase power**, generous clear heights, and a **14-foot manual overhead roll-up door**.

Lease Terms	Lease Rate
1-Year Lease	\$21.50/SF
2-Year Lease	\$19.50/SF @ 5% YOY increase
3-Year Lease	\$18.50/SF @ 4.5% YOY increase
4-Year Lease	\$18.00/SF @ 4% YOY increase
5-Year Lease	\$17.50/SF @ 3.5% YOY increase

LEASE RATE	\$17.50/SF* NNN
BUILDING 1 & 2	11,827 SF (each)
AVAILABLE CONFIGURATIONS	
16 UNITS	1,245 SF (1,065 SF + 180 SF Office)
2 UNITS	1,867 SF (1,570 SF + 360 SF Office)
BUILDING TYPE	Industrial
ACREAGE	2.28 AC
ESTIMATED DELIVERY	October 2026
CONSTRUCTION TYPE	Masonry
ZONING	Commercial Service (City of PSL)
LAND USE	Commercial
PARCEL ID	3315-703-0009-000-7

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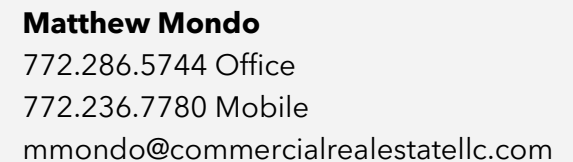


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The site plan illustrates a 100-unit residential development. The building is divided into 17 bays, with the first and last bays reserved for future expansion. The central bays are currently occupied by 100 units, each with an office area and a washroom. The plan includes a parking lot with 12 spaces, a Type D curb, and a 10-foot landscape buffer. Setbacks are shown for the front, side, and rear of the building. The plan also includes a water line, sewer lateral, and a 62-foot front building setback. The site is bounded by a 10-foot landscape buffer on the left and a 10-foot side building setback on the right. The plan includes a 10-foot landscape buffer on the left and a 10-foot side building setback on the right.

Bay	Area (SF)	Notes
Bay 1	RESERVED	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 2	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 3	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 4	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 5	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 6	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 7	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 8	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 9	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 10	1,867 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 11	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 12	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 13	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 14	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 15	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 16	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 17	1,245 SF	Office Area 1,800 SF, Washroom Area 1,200 SF
Bay 18	RESERVED	Office Area 1,800 SF, Washroom Area 1,200 SF



SITE RENDERINGS



CMB CRADY
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BELLAND
COMMERCIAL REAL ESTATE

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CONSTRUCTION SITE PHOTOS · AUGUST 2026



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DEMOGRAPHICS

Radius	3 miles	5 miles	10 miles
Population			
2020 Population	28,885	86,199	285,186
2025 Population	35,993	105,882	339,629
2030 Population Projection	41,752	122,592	391,576
Annual Growth 2020-2025	4.9%	4.6%	3.8%
Households			
2020 Households	12,392	33,454	108,157
2025 Households	14,999	40,204	127,187
2030 Household Projection	17,353	46,466	146,552
Annual Growth 2020-2025	3.6%	4.4%	3.9%
Households By Income			
Avg Household Income	\$106,571	\$103,173	\$87,829
Median Household Income	\$84,585	\$80,896	\$68,887
Population Summary			
Median Age	52.20	45.50	42.70
Avg Age	48.50	44.20	42.30

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.

(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.

(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

ZONING INFORMATION

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:

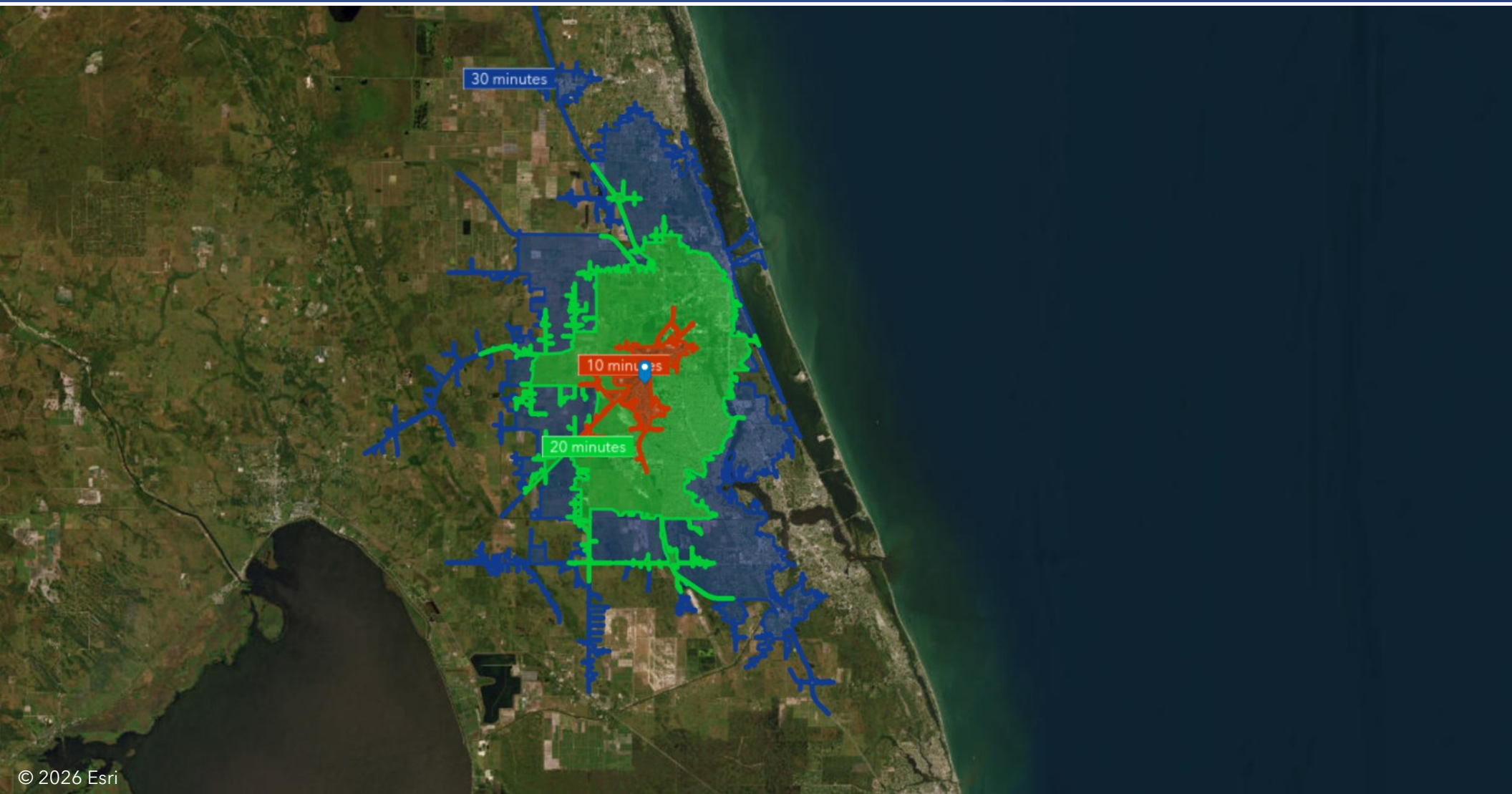
- (1) Public or semi-public facility use.
- (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.
- (3) Automobile, truck, boat, and/or farm equipment sales. No storage or display of vehicles shall be permitted outside the required opaque 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.



DRIVE FROM FACILITY (10-20-30 MINS)



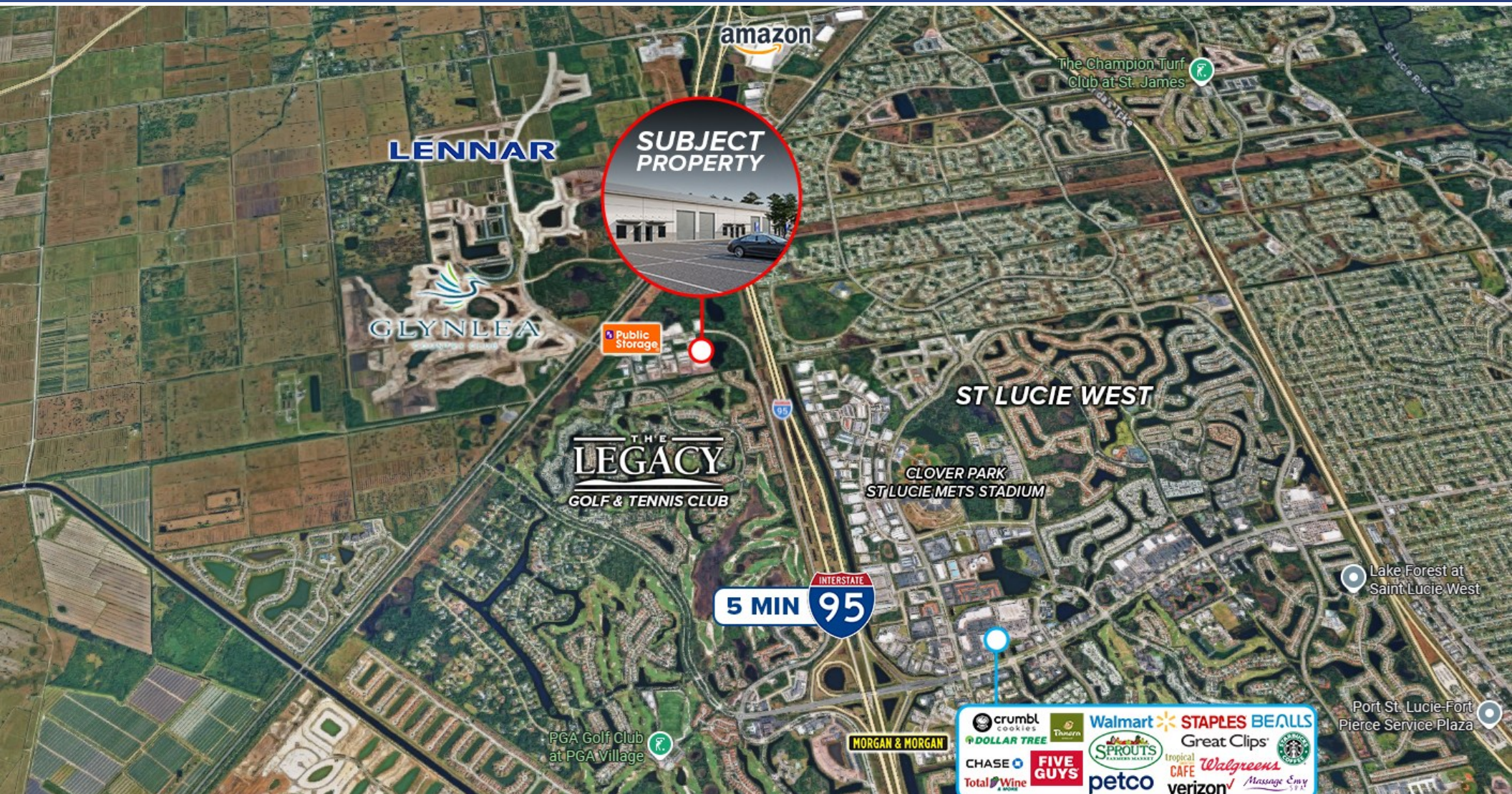
PROPOSED & DEVELOPING RESIDENTIAL SITES



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TRADE AREA MAP



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