



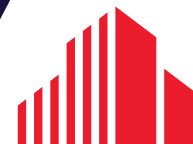
SUBJECT

RESERVE PARK TRACE

FOR SALE | CALL FOR PRICING

±19,680 SF INDUSTRIAL WAREHOUSE

2190 NW RESERVE PARK TRACE
PORT SAINT LUCIE, FL 34986



CUSHMAN &
WAKEFIELD



INDUSTRIAL WAREHOUSE

2190 NW RESERVE PARK TRACE, PORT SAINT LUCIE, FL 34986

Property Overview

This industrial warehouse, located in Port St. Lucie, Florida, was built in 2004 and has a total of 19,680 square feet of space. The units offer ample room for storage and other industrial uses. With its convenient location and generous space, this warehouse is a great choice for businesses and organizations in need of industrial facilities in the Port St. Lucie area.

Located just north of the booming town of Tradition and bordering the neighborhood of PGA National gives the property a great location and access to I-95 and the Florida Turnpike.

The property is a commercial condominium with 14 individual parcel IDs. The offering here is 13 of the 14 condominium units.

Property Details

Address:	2190 Reserve Park Trace Port Saint Lucie, FL 34986
Total Size:	19,680 SF
Configuration:	9 Warehouse Units / 4 Office Units (easily converted back to a warehouse)
Year Built:	2004
Construction:	Concrete Block
Municipality:	City of Port Saint Lucie
Zoning:	Industrial
Land Use:	HI (Heavy Industrial)



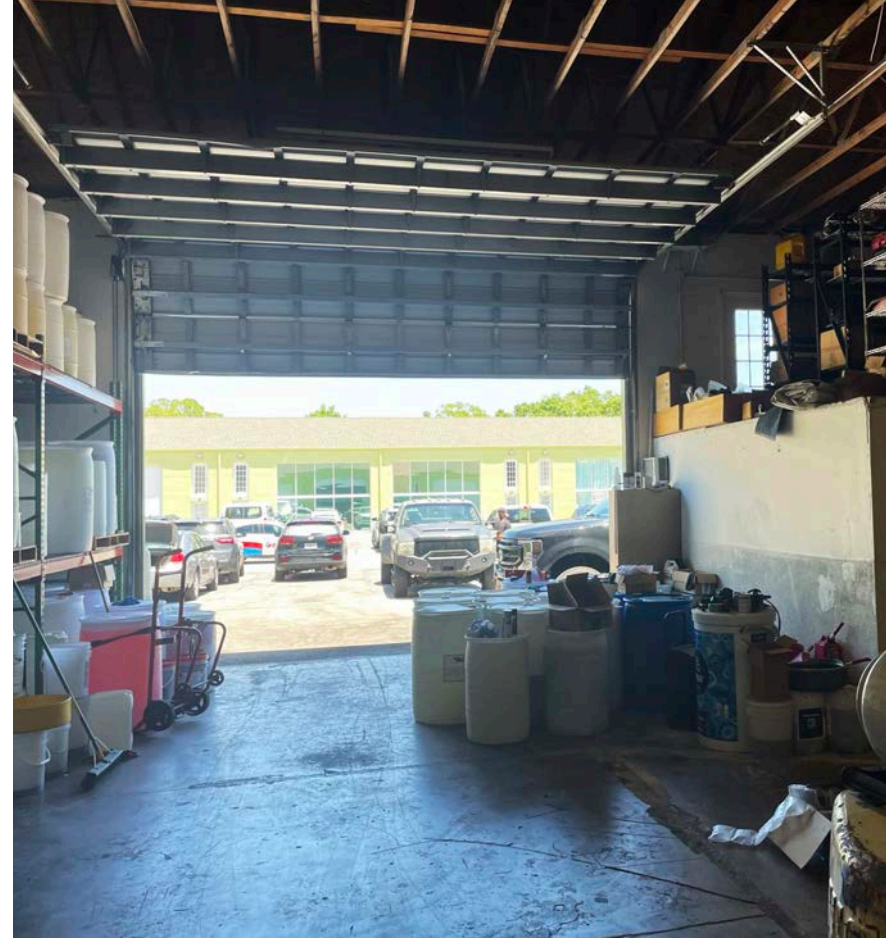
AERIAL VIEW



OVERVIEW



PROPERTY
PHOTOS



PROPERTY
PHOTOS

LOOKING
EAST



COMMERCE CENTRE DR

SUBJECT

RESERVE PARK TRACE



AREA DEVELOPMENT MAP

MIDWAY RD

MIDWAY RD

Founders
Crossing
347.67 Acres

Midway
Industrial Park

Wylder
1,970 Acres
4,000 Units

PGA Reserve
Industrial Park

Lulfs Groves
465.97 Acres

SUBJECT

Milkmaid Annex
1,360 Acres

Saint Lucie West
Industrial Park

Oak Ridge Ranches
(Solaeris)
9,690 Units / 3,300 Acres

PGA Golf Club
at PGA Village
2,511 Units

PGA Verano
3,398 Units

Astor Creek Golf &
Country Club
900 Units

Central Park St
Lucie
1,500 Units

Crosstown
Commons
202 units

CROSTOWN PKWY

PROPOSED
CROSTOWN
EXTENSION

Vitalia at Tradition
1,200 Homes

Heritage
Oaks
525 Homes

Esplanade
600 Units

Cadence
439 Units

Mattamy
381 Units

The Estates
at Tradition
132 Units

Seville:
Phase 1
520 Homes

Tradition
Regional
Park

Emery
132 Homes

Lakes at
Tradition
687 Units

The Brenneky
at Tradition
Senior Living

TRADITION VILLAGE
CENTER

Gatlin
Business Park

GT Homes USA

Valencia Grove
at Riverland

Tradition
Industrial

GLADES CUTOFF RD

RANGELINE RD

GLADES CUTOFF RD

VILLAGE PKWY

ST LUCIE W BLVD

95

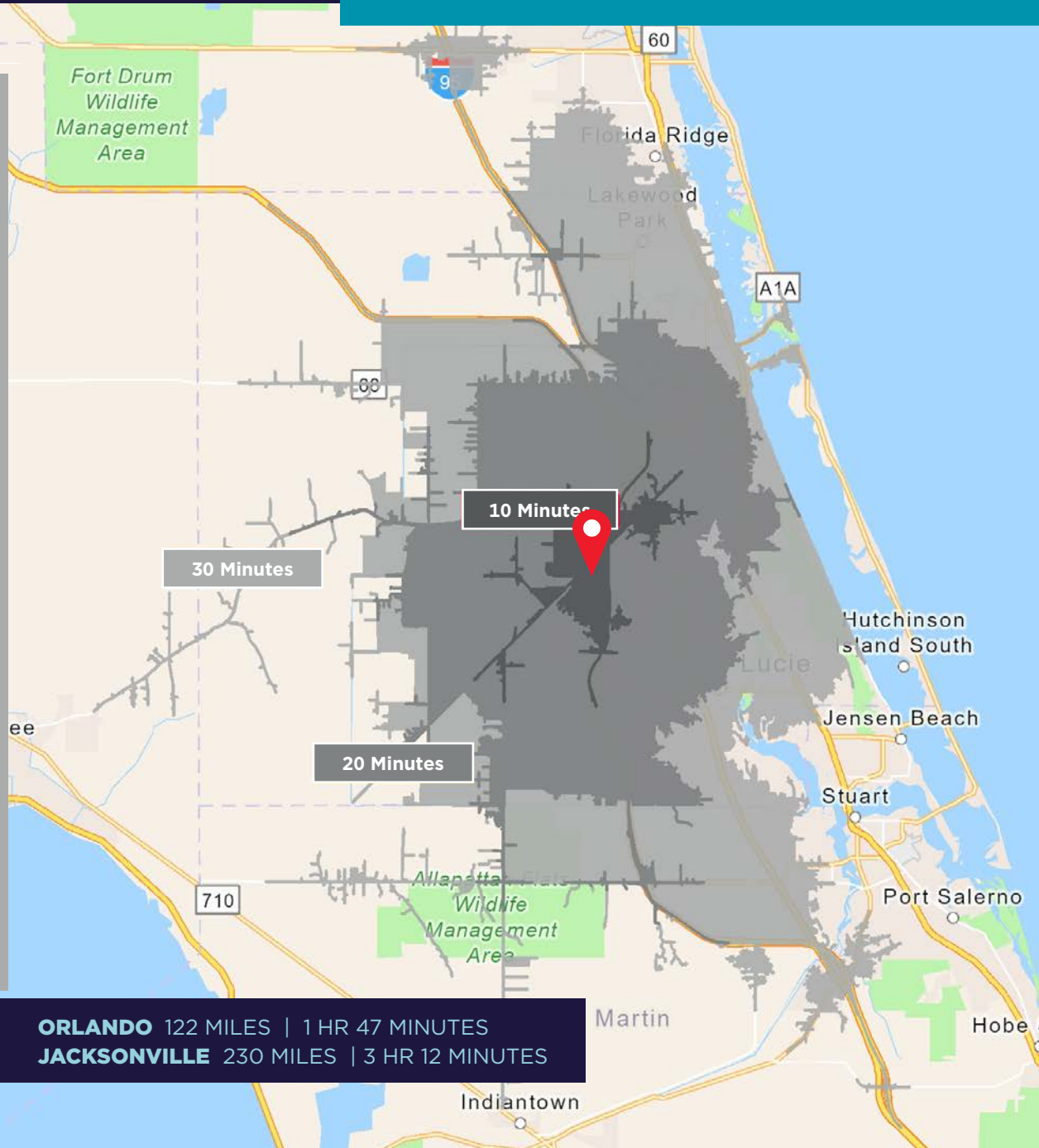
95

POPULATION GROWTH

INDUSTRIAL WAREHOUSE
2190 NW RESERVE PARK TRACE
PORT ST LUCIE, FL 34986

DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
2010 Population 6,070	167,877	305,890
2025 Population 11,799	242,136	411,690
2010-2025 Population Growth 64.1%	36.2%	29.4%
2024-2029 (Annual) Est. Population growth 4.52%	2.72%	2.32%
2025 Median Age 54.7	44.0	46.2
Average Household Income \$84,720	\$92,286	\$97,235
Percentage with Associates Degree or Better 49.0%	40.0%	40.4%
Total Employees 7,994	78,685	128,733



MIAMI 126 MILES | 1 HR 51 MINUTES
TAMPA 157 MILES | 2 HR 40 MINUTES

ORLANDO 122 MILES | 1 HR 47 MINUTES
JACKSONVILLE 230 MILES | 3 HR 12 MINUTES

CITY OVERVIEW

City of Port Saint Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th 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.



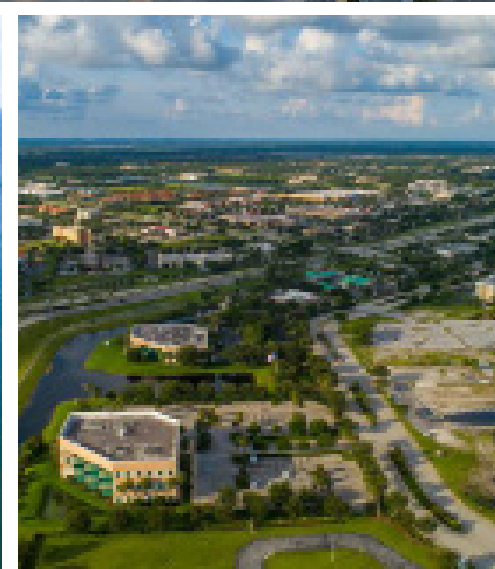
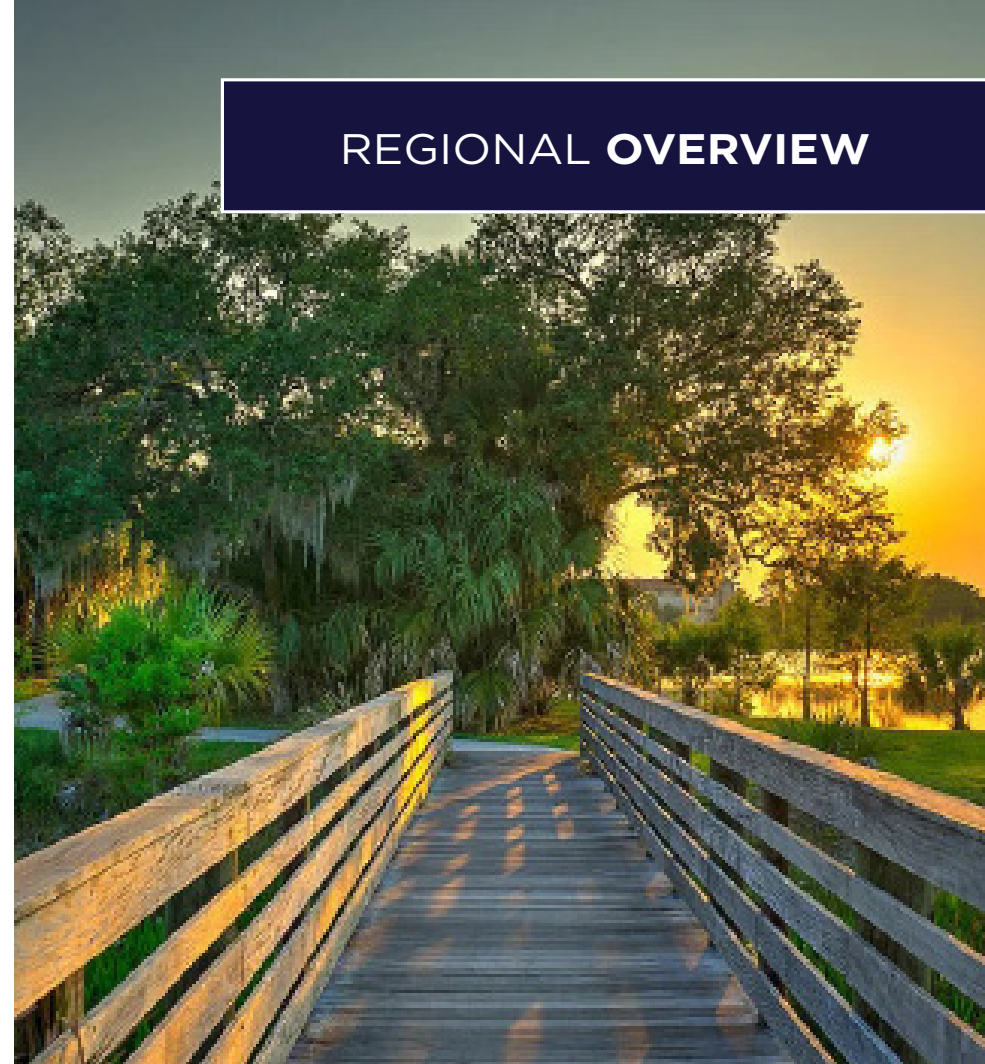
ST. LUCIE COUNTY, FLORIDA

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.

REGIONAL OVERVIEW





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