

3,500 SF & UP TO 37,600 SF AVAILABLE

SUBJECT

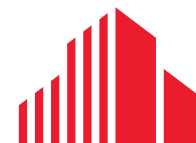


NW ENTERPRISE DR

FOR LEASE \$18.00 - \$20.00/SF GROSS

WAREHOUSE/FLEX SPACE

**740 NW ENTERPRISE DRIVE
PORT ST LUCIE, FL 34986**



**CUSHMAN &
WAKEFIELD**

WAREHOUSE/FLEX SPACE

740 NW ENTERPRISE DR, PORT ST LUCIE, FL 34986

Property Highlights

- Now leasing premium warehouse/flex suites ranging from $\pm 3,500$ SF and up to $\pm 37,600$ SF, providing efficient layouts for distribution, manufacturing, service, and light industrial users.
- Flexible loading options include a combination of 12' x 14' grade-level roll-up doors and 12' x 14' dock-high loading, allowing tenants to optimize logistics and operational efficiency.
- Located within the established St. Lucie West business district, the property offers immediate access to I-95, Florida's Turnpike, and the region's growing labor force, customer base, and transportation infrastructure.

Property Features

Address: 740 NW Enterprise Dr, Port Saint Lucie, FL 34986

Lease Price: \$18.00 - 20.00/SF Gross

Available Space:	$\pm 5,072$ SF	8,000 SF, 13,000 SF, 18,000 SF & 37,600 SF can be accommodated
<i>(Contiguous spaces can be combined up to 37,600 SF)</i>	$\pm 3,660$ SF	
	$\pm 5,055$ SF	
	$\pm 4,353$ SF	

Zoning: Warehouse (Port St Lucie)

Ceiling Height: 21.5 Feet (Middle)

Parking: Ample Car and Truck Parking

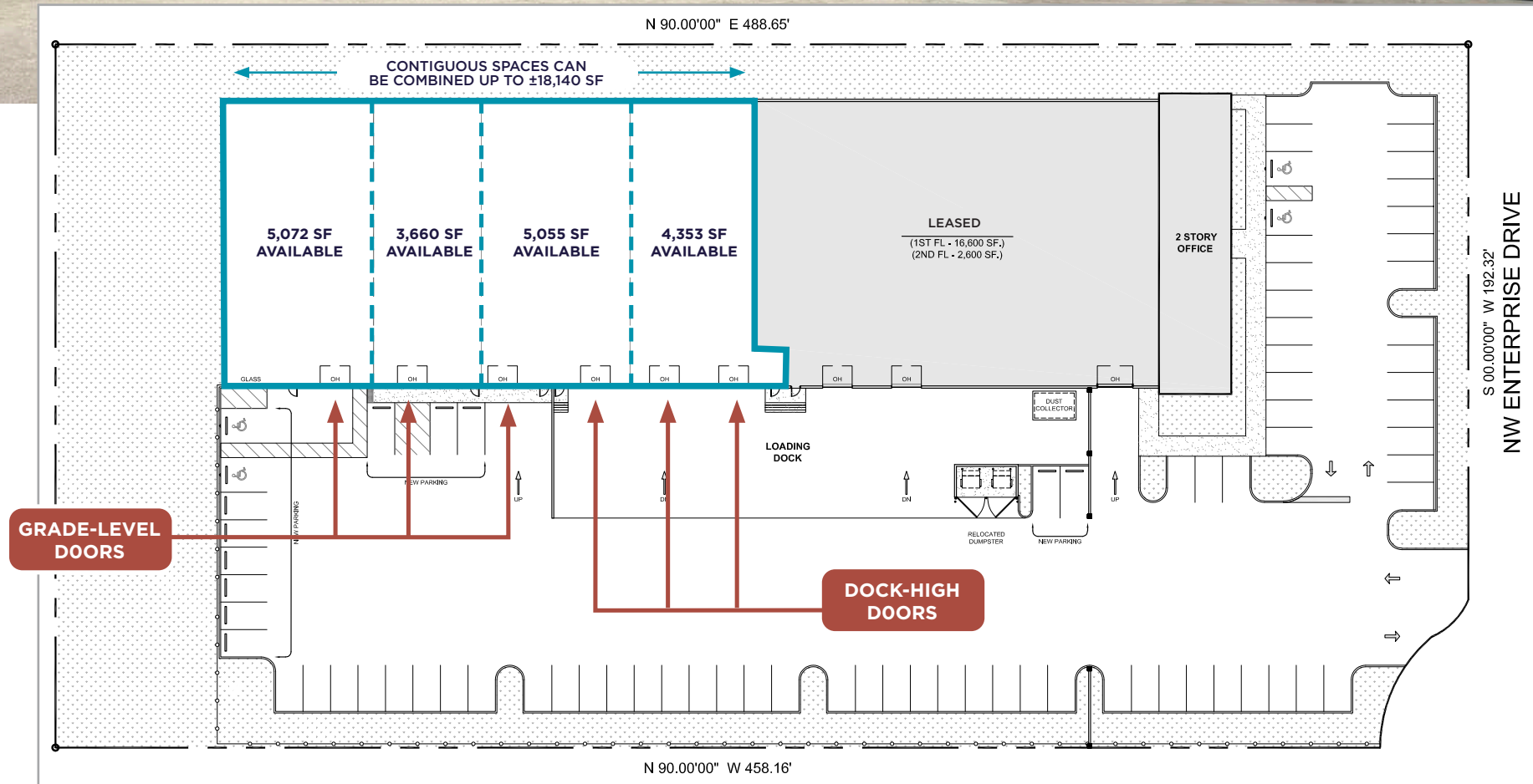
Overhead Doors: (12'x14')	$\pm 5,072$ SF - (1) Grade Level Door
	$\pm 3,660$ SF - (1) Grade Level Door
	$\pm 5,055$ SF - (1) Grade Level & (1) Dock Hlgh
	$\pm 4,353$ SF - (2) Dock Hlgh Doors

Year Built: 2005



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PROPERTY AERIAL



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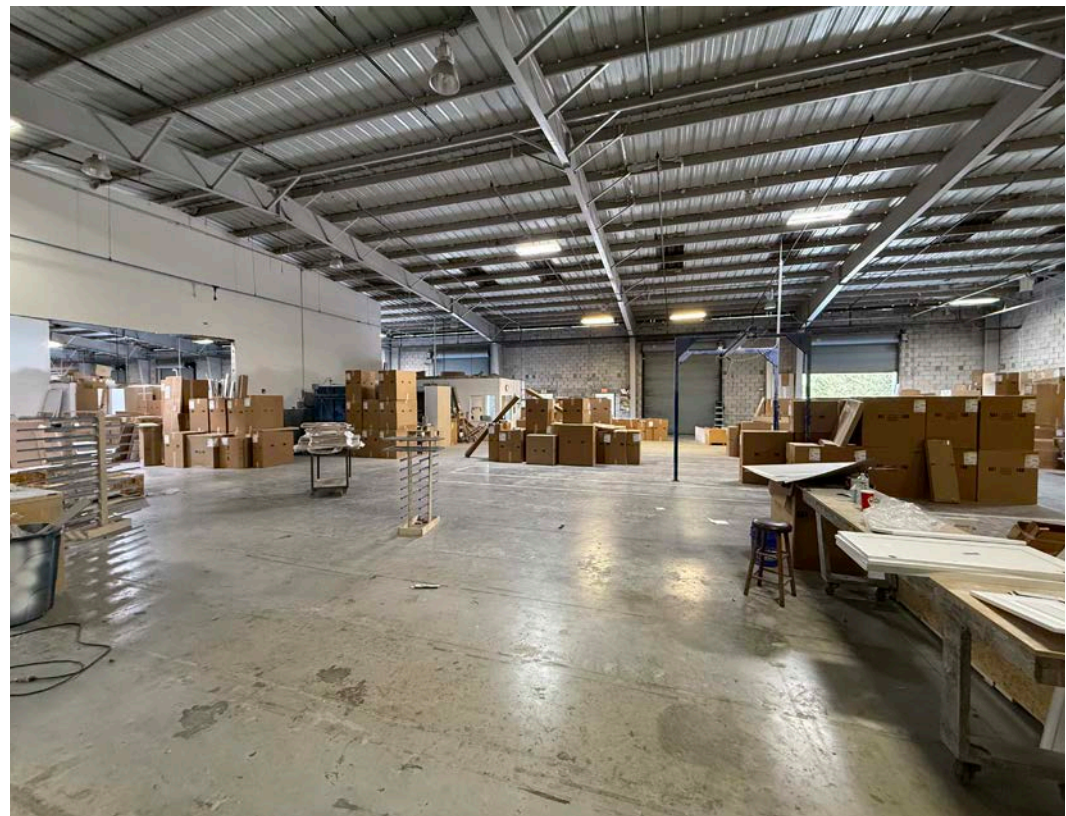




12'X14' DOORS (DOCK HIGH & GRADE LEVEL)



21.5' CEILING HEIGHT (AT PEAK)

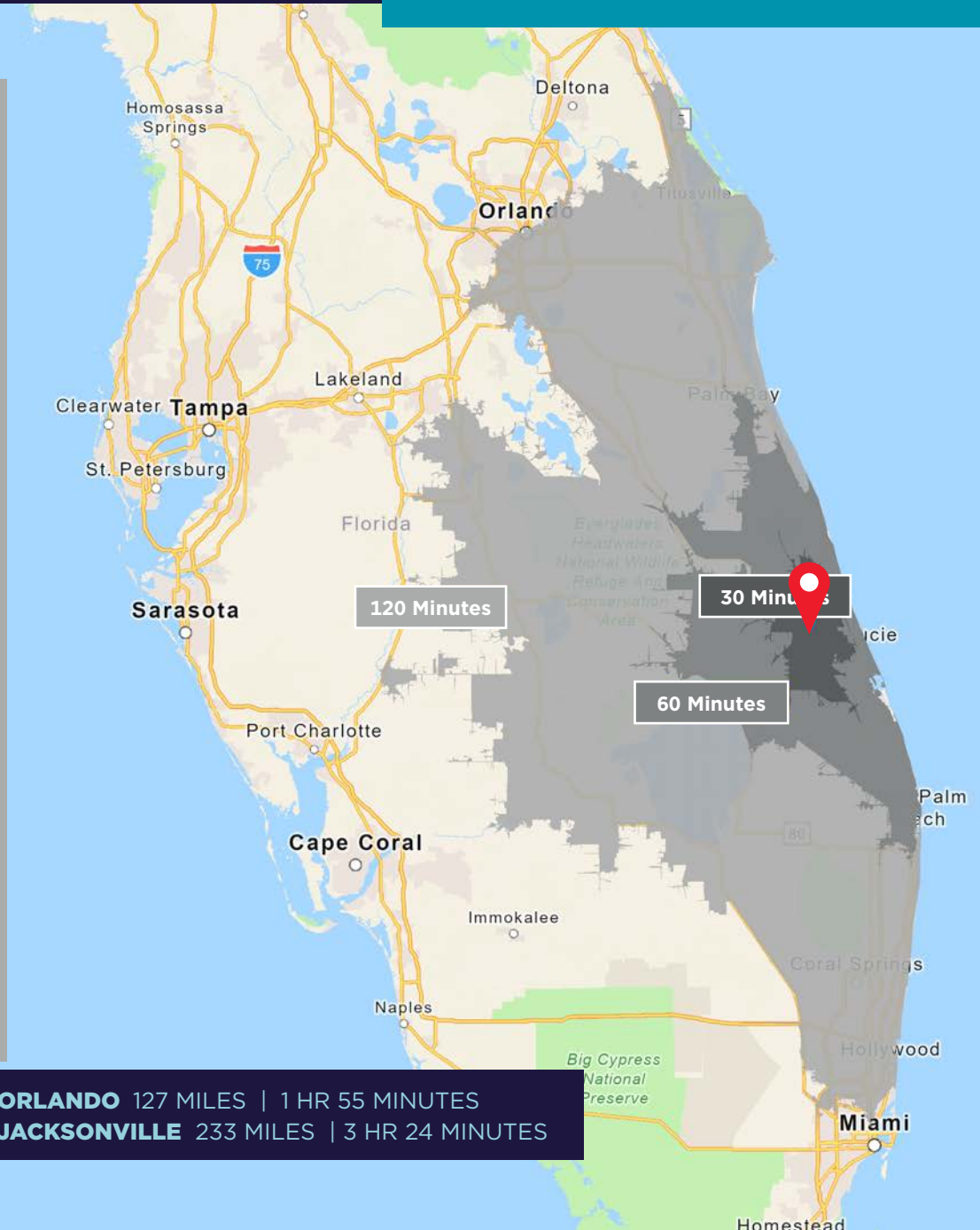


POPULATION GROWTH

WAREHOUSE/FLEX SPACE FOR LEASE
740 NW ENTERPRISE DR
PORT ST LUCIE, FL 34986

DRIVE TIME

30 Minutes	60 Minutes	120 Minutes
2010 Population 260,585	998,304	5,858,798
2025 Population 357,225	1,234,673	7,002,340
2010-2025 Population Growth 37.0%	23.6%	19.5%
2024-2029 (Annual) Est. Population growth 2.47%	1.40%	0.82%
2025 Median Age 45.1	48.0	43.1
Average Household Income \$96,112	\$116,970	\$114,796
Percentage with Associates Degree or Better 39.6%	46.6%	48.4%
Total Employees 117,172	542,112	3,339,275



MIAMI 124 MILES | 2 HR 2 MINUTES
TAMPA 161 MILES | 2 HR 54 MINUTES

ORLANDO 127 MILES | 1 HR 55 MINUTES
JACKSONVILLE 233 MILES | 3 HR 24 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.

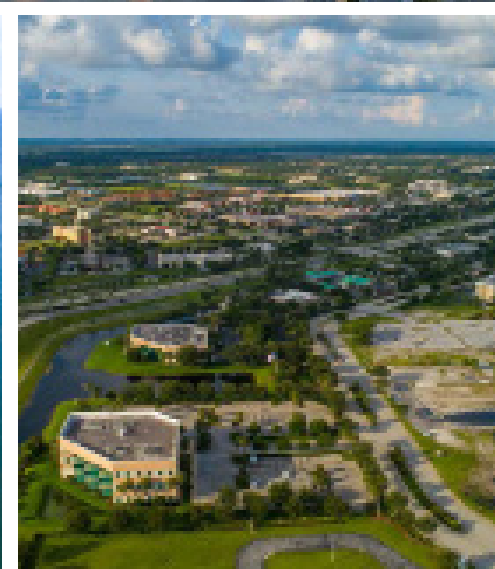
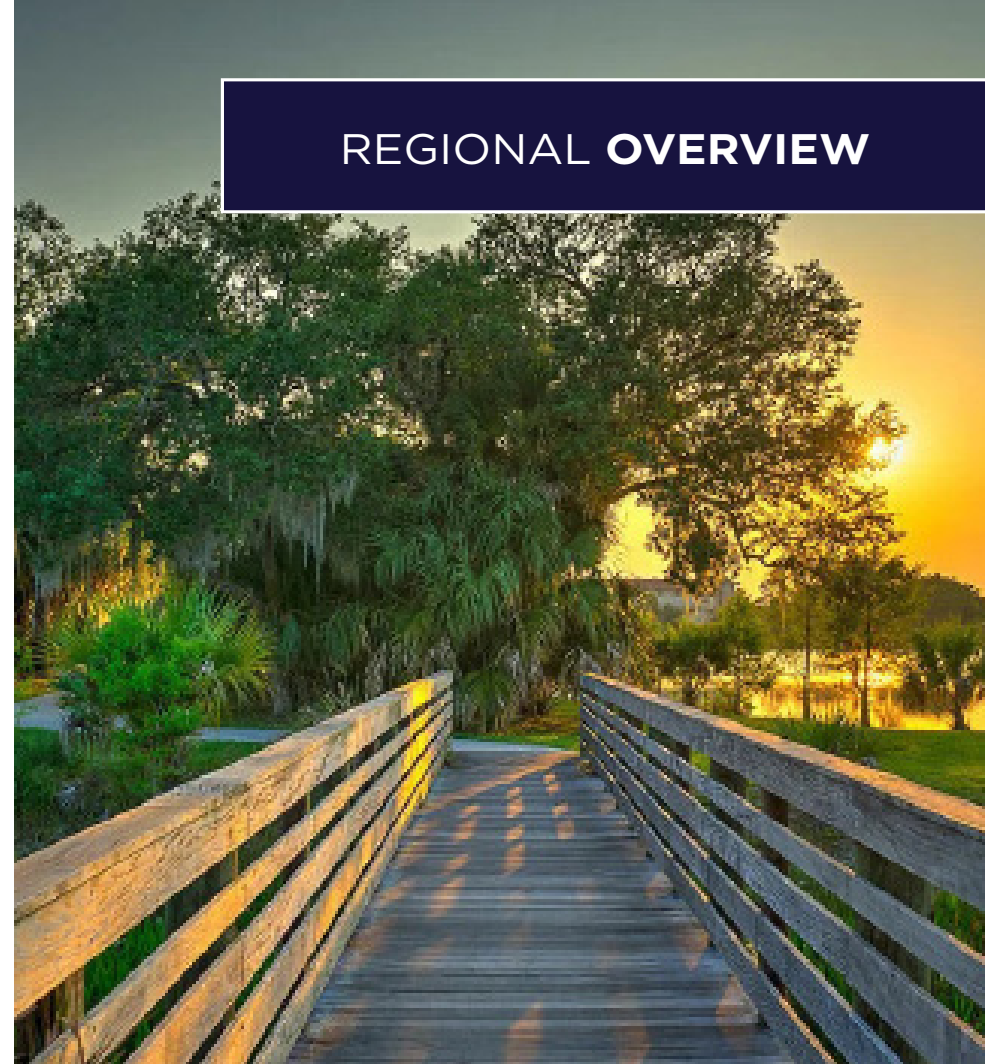
ST. LUCIE COUNTY, FLORIDA

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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NW ENTERPRISE DR

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DOUGLAS LEGLER

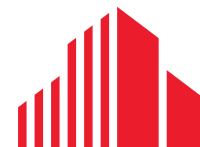
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