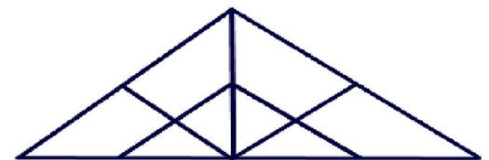


*20,000 SQUARE FOOT
INDUSTRIAL BUILDING
ST. LUCIE WEST*



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW Corporate Pkwy, Suite 202
Palm City, FL 34990
772 287-4690 - 772 287-9643 (Fax)

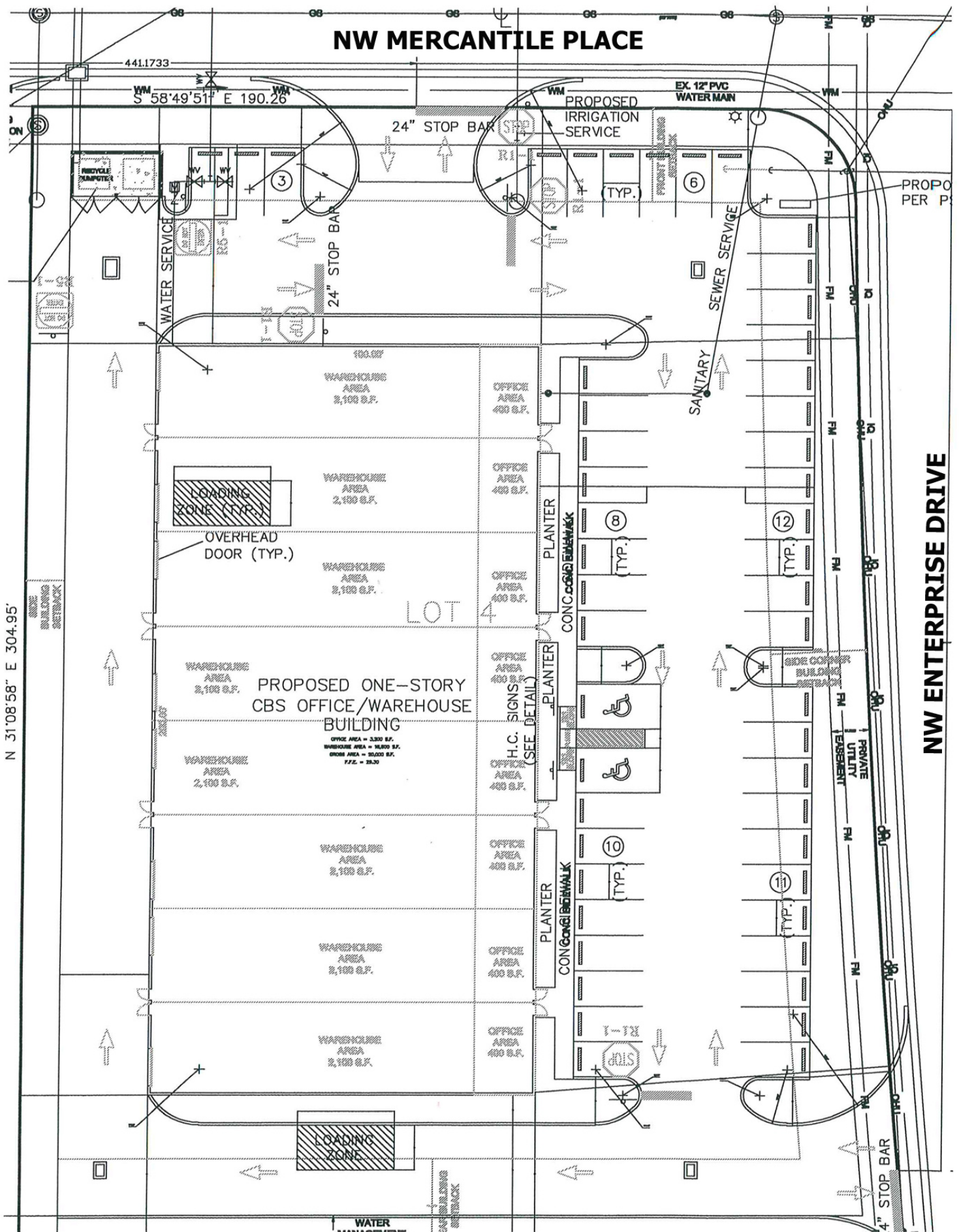
PROPERTY INFORMATION

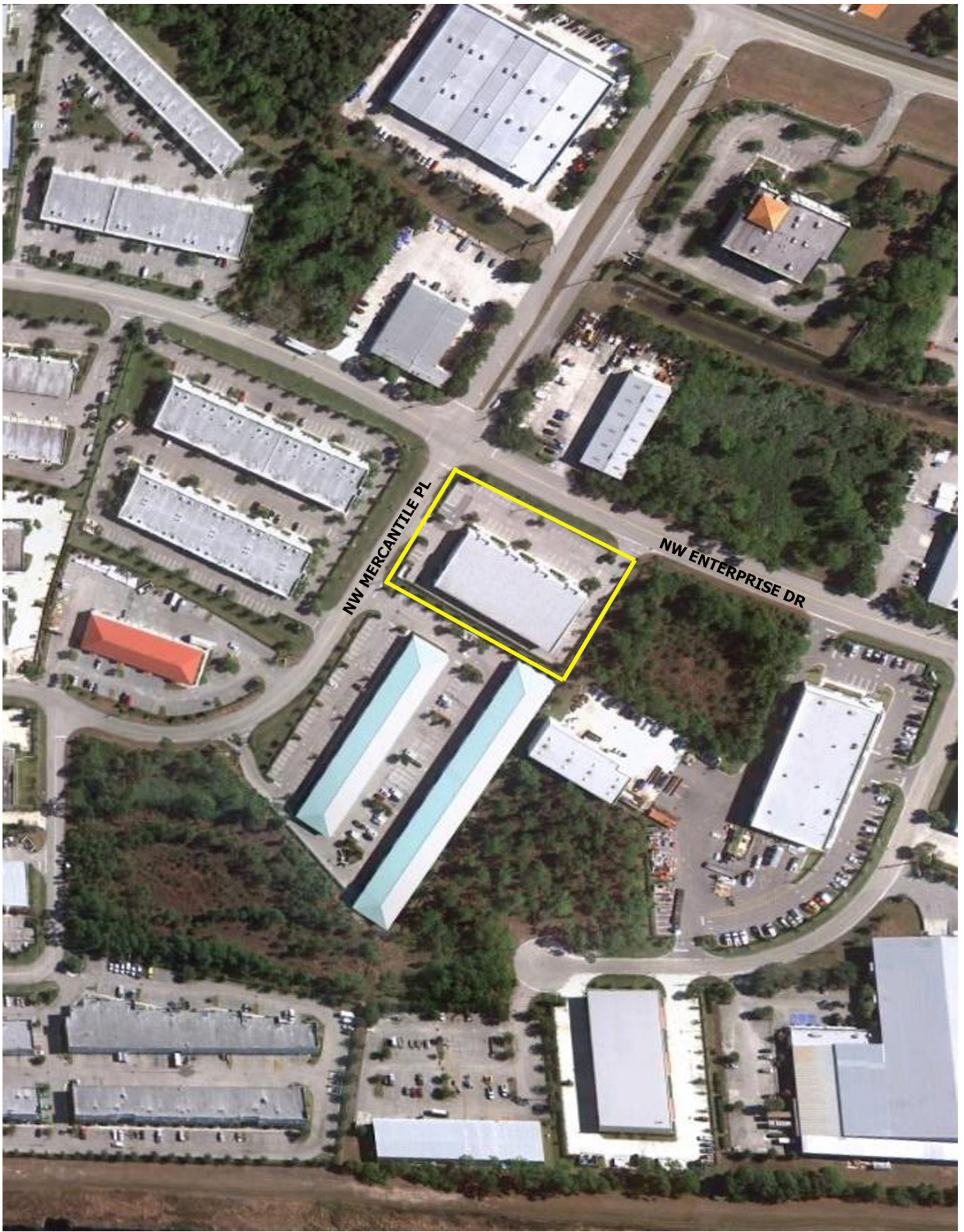
LOCATION:	600 NW Enterprise Drive Port St. Lucie, FL 34986 Southwest corner of NW Enterprise Drive & NW Mercantile Place
LOT SIZE:	1.54 Acres
FRONTAGE:	280.68 feet on NW Enterprise Drive 229.09 feet on NW Mercantile Place
IMPROVEMENTS:	20,000 square foot CBS Industrial Building constructed in 2007. The building has 20 foot ceilings, fully sprinkled, 8- 12' x 14' overhead doors, impact glass and a 140 mph wind speed rating.
PARKING:	50 spaces
ZONING:	WI - Warehouse Industrial Zoning District
LAND USE:	LI - Light Industrial
UTILITIES:	Water & Sewer (St. Lucie West Utilities)
TAXES:	\$21,064.43 (2013)
PRICE:	\$1,100,000.00
COMMENTS:	New building which has never been occupied. Currently all open space, but may be divided into 8- 2,500 square foot units. Easy access to I-95 and numerous Bio-Tech companies in the Tradition area. Available for lease or purchase. Owner will consider financing to a qualified buyer with \$400,000 down.





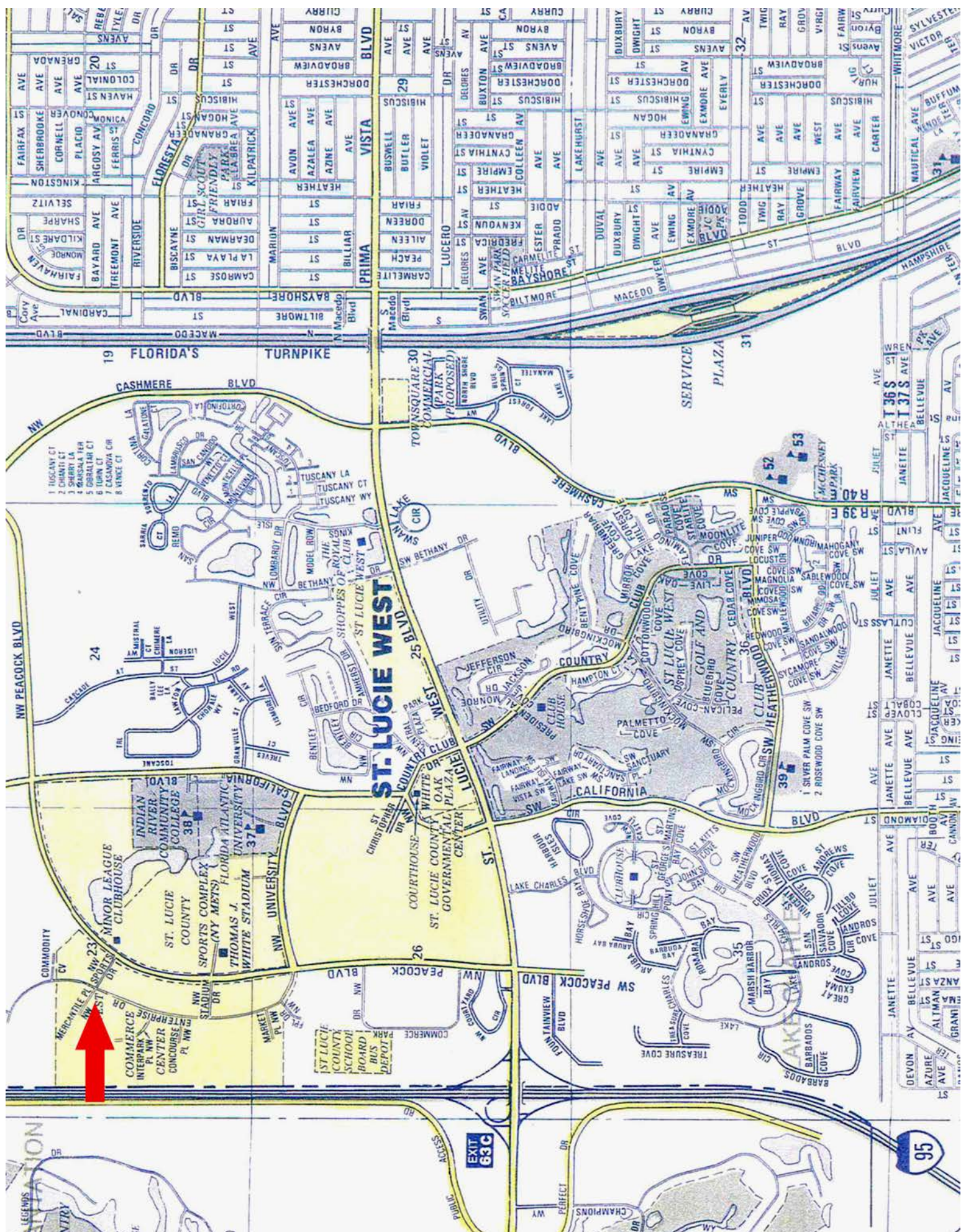
SITE PLAN





NW MERCANTILE PL

NW ENTERPRISE DR



EXIT 63C

95

ZONING

Sec. 158.135. - Warehouse Industrial Zoning District (WI).

(A) **Purpose.** The purpose of the warehouse industrial zoning district (WI) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity; 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.

(1) 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 with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances.

- a. Cabinet making, carpentry shop or other trade shop;
- b. Food processing facility;
- c. Cold storage warehouse and pre-cooling plant;
- d. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
- e. Mini-warehousing;
- f. Public facility or use;
- g. Warehousing, provided that no more than thirty (30) percent of each building be devoted to office or retail space associated with the warehouse use and not as a separate unrelated business;
- h. Television and broadcasting station;
- i. Repair and maintenance of vehicles and equipment;
- j. Semi-public facility;
- k. Analytical laboratory;
- l. Wholesale trade, provided that no more than fifty (50) percent of the total floor area is devoted to the display of goods and materials or office space, including the wholesale trade of alcoholic beverages;
- m. Furniture sales;
- n. Building material sales and/or lumber yard;

(2) The following principal uses which need not be fully enclosed in a building or structure are

permitted.

- a. Public utility facility, including water pumping plant, reservoir, and electrical substation;
- b. Equipment rental business;
- c. Warehousing, open storage, provided that all open storage areas shall 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.

(C) **Special Exception Uses.** The following uses may be permitted following the review and specific approval thereof of the City Council:

- (1) Mobile home or apartment for use by custodian or night watchman;
- (2) Commercial driving school;
- (3) Gymnastic or other sports or recreation instruction school;
- (4) Fine arts studio;
- (5) Music recording studios;
- (6) Recreational vehicle park;
- (7) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of six (6) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres;
- (8) Indoor shooting facility.
- (9) Wireless communication antennas and towers, as set forth in section 158.213

(D) **Accessory Uses.** As set forth within section 158.217

(E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.

(F) **Maximum Building Coverage.** Fifty (50%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

(G) **Maximum Building Height.** Thirty-five (35) feet, except for transmission and broadcast towers. Exceptions to height limits in this district may be considered through the variance application process.

(H) **Minimum Living Area.** Mobile home or apartment: Six hundred (600) square feet.

(I) **Setback Requirements and Buffering.**

- (1) **Front Setback.** Each lot shall have a front yard with a building setback line of twenty-five

(25) feet.

(2) **Side Setback.** Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential zoning district or use or to a public street right-of-way;

(3) **Rear Setback.** Each lot shall have a rear yard with a building setback line of ten (10) feet, provided that no setback is required from a railroad right-of-way. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential zoning district or use or to a public street right-of-way.

(4) **Buffering.** All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of subsection 153.04(g).

All open storage areas shall be screened from view from public rights-of-way and residentially zoned property. Said screening shall be an opaque fence or wall at least eight (8) feet tall, with no material placed so as to exceed the height of said fence or wall.

(J) **Off-Street Parking and Service Requirements.** Warehouses developed under this zoning category may use 1:500 parking calculations provided that the site is used solely for storage purposes. Additional uses such as wholesale trade, retail sales, or office use warehouses shall use other parking calculations as set forth in section 155.221.

(K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 08-76, 9-8-08; Ord. No. 09-92, § 1, 12-21-09)

LAND USE

Industrial Land Uses

There are four light industrial areas within the City of Port St. Lucie. The Reserve Commerce Park, St. Lucie West Commerce Park, Port St. Lucie Industrial Park (Village Green area) and the Bayshore Corridor. These areas make up a small percentage of the overall land use base of the City. In 1996, the Bayshore Corridor land use was changed to allow for the heavy commercial land uses to be combined with LI, Light Industrial, land uses. The majority of development within these areas are storage and warehousing of various products. Recent light industrial development has occurred within St. Lucie West. The proximity of St. Lucie West to I-95 provides easy access for regional distribution of products. In addition, there are numerous Utility Systems including the stormwater system which are a vital part of the infrastructure of the City.

The following land use categories are provided for Industrial Development:

- LI - Light Industrial. Industrial sites accessible to major thoroughfares and buffered from residential neighborhoods. These areas include light manufacturing and assembling activities, warehousing and storage and other similar land uses. It excludes the heavier chemical, metal fabrication or refueling and any other activities with potential nuisance impacts.
- HI - Heavy Industrial. Allows for extensive manufacturing activities such as agricultural and construction equipment maintenance and service and intensive assembling and manufacturing which meet criteria of land development codes. No use shall be permitted which is found obnoxious due to emission or production of hazardous or toxic wastes, air pollution, noise, vibration, glare or which possess explosive characteristics or is a fire hazard.
- U - Utility. The Future Land Use Maps allocate a utility designation to lands accommodating major public and private utilities, including, but not limited to public and private stormwater systems, water and wastewater plants, electrical substations and transmission, and stormwater rights-of-way, telephone switching stations and similar, compatible facilities with extensive land needs.

Recreation/Open Space

There are 22 improved recreation sites within the City of Port St. Lucie at the end of 1996 which equals 200 acres. In addition, there are over 600 acres of open space areas which the City owns and 1,650 acres of state owned preserve areas (see the Recreation and Open Space Element for a complete detailed inventory). There are also over 1,000 acres of privately owned recreation areas in the City, including golf courses.

The City uses a variety of means to acquire, plan and develop parks. Recently, impact fees have been used to help purchase needed sites for the future.

There are 3 land use categories related to recreation and open space:

- OSR - Open Space Recreation. Sites designated for existing or future parks or neighborhood preserve areas with limited development potential.