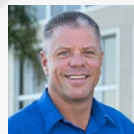


**482 NW LAKE WHITNEY PL
PORT ST. LUCIE, FL 34986**

**INDUSTRIAL OFFICE/
WAREHOUSE UNIT**



FOR SALE OR LEASE



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

1,776 SF

Port St. Lucie, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

482 NW LAKE WHITNEY PL, PORT ST. LUCIE, FL 34986 | INDUSTRIAL OFFICE/WAREHOUSE UNIT

SPECS

Unit Size:	1,776 SF
Sale Price:	\$399,900
Lease Price:	\$19 PER SF YR / GROSS
Term:	3-5 Years
Year Built:	2006
Zoning:	Industrial
Property Subtype:	Flex Space

UTILITIES INCLUDED:
City Water,
Sewer, and Trash
Services are
Included. Tenant to
Pay Electric.

PROPERTY OVERVIEW

Well-maintained 1,776± SF industrial/flex unit offering a functional layout ideal for a variety of commercial uses. The space features a front office/reception area with large glass storefront windows, a spacious open warehouse with 18'+ clear ceiling heights (up to 22'), a 12'W x 14'H overhead roll-up door, and a private rear restroom. The flexible layout is well suited for light manufacturing, distribution, contractor operations, service businesses, or warehouse/storage use.

Conveniently located in the heart of St. Lucie West, just minutes from I-95, the property provides excellent access for semi-truck deliveries and is close to Clover Park (Mets Stadium), major retailers, restaurants, and other area amenities. City water, sewer, and trash services are included, with the tenant responsible for electric. Designated parking spaces are located directly adjacent to the unit for added convenience.



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FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



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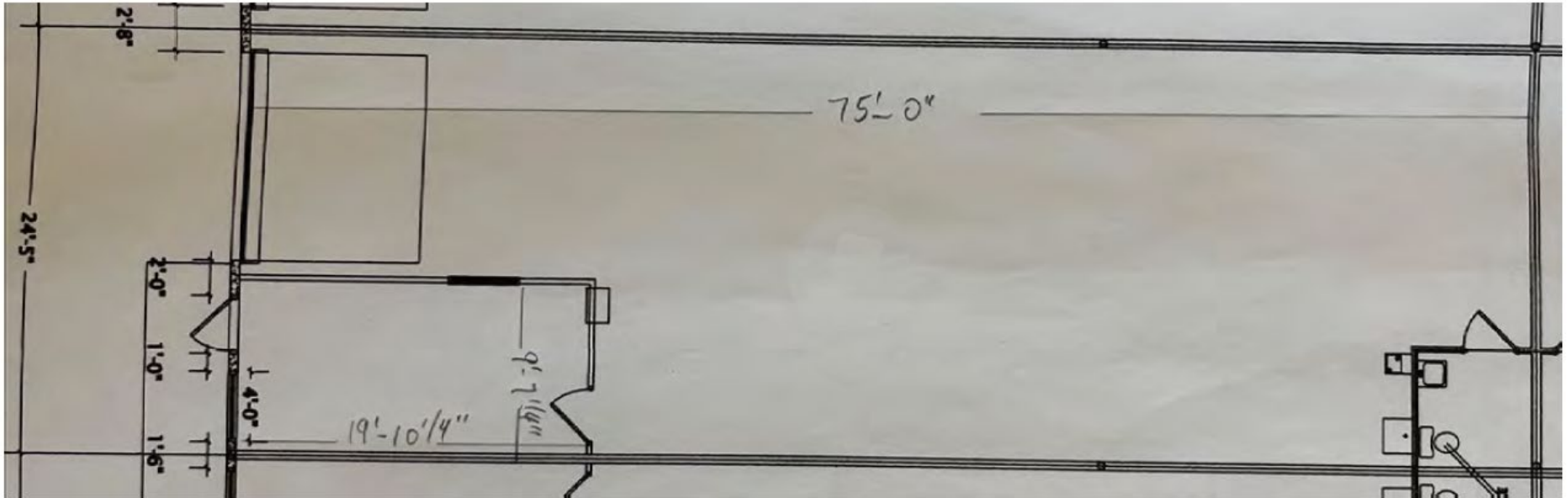
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FLOOR PLAN

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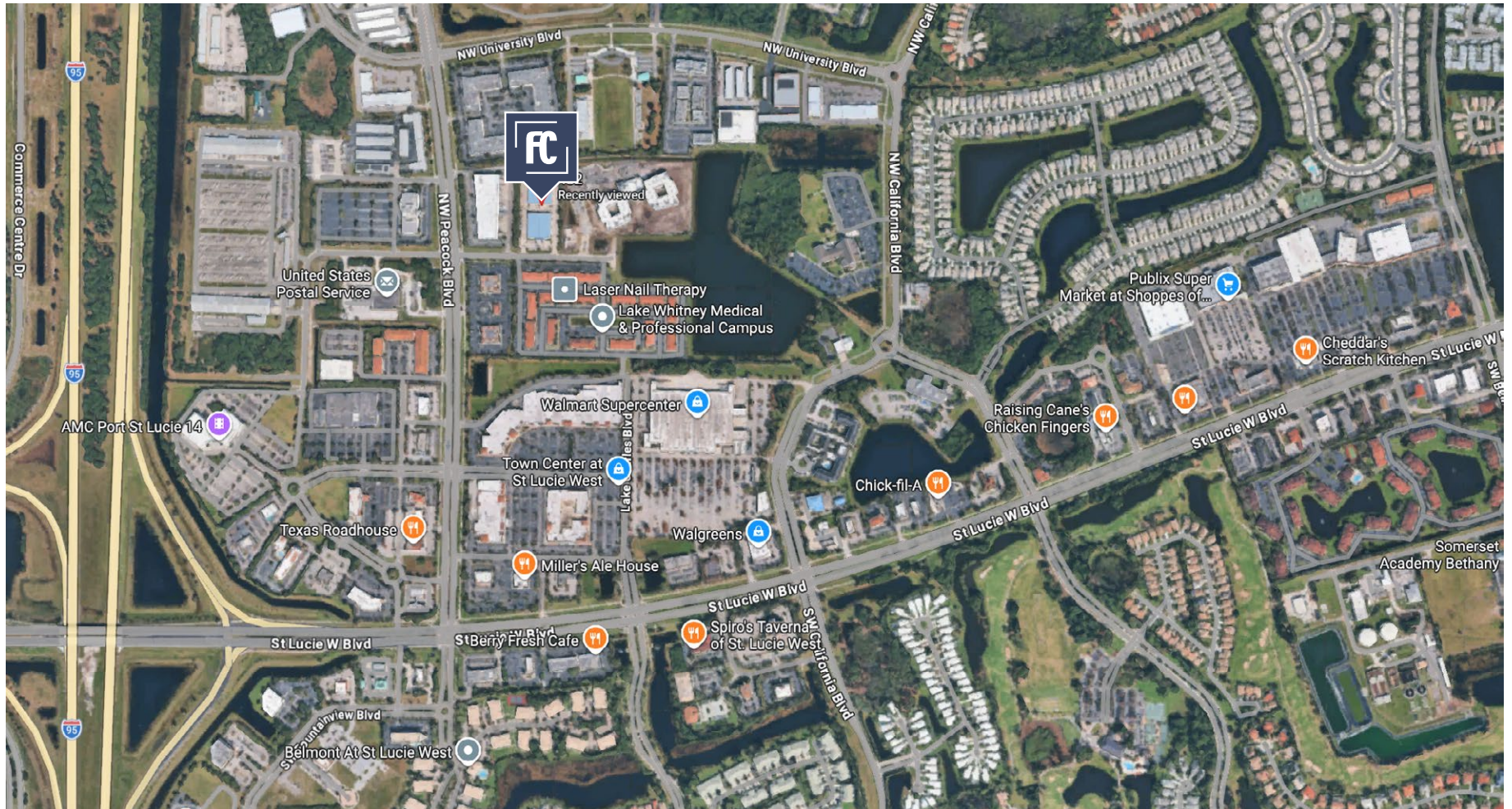
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RETAIL MAP

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MAPS & REPORT

482 NW LAKE WHITNEY PL, PORT ST. LUCIE, FL 34986 | INDUSTRIAL OFFICE/WAREHOUSE UNIT



POPULATION

	1 MILE	3 MILES	5 MILES
Population	12.6K	66.3K	162K
Median age	62	45	43



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,708	27K	67K
# of Employees	11.8K	54K	134K
Average HH income	\$81.5K	\$79.7K	\$76.7K



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