

FOR LEASE — INDUSTRIAL FLEX

# West Park Industrial Center

Unit 110 | 575 NW Mercantile Place, Port St. Lucie, FL 34986

ASKING RENT

# \$3,398 / mo

Modified Gross · 3-5 Year Term



**2,232± SF — Available Now**

<b>TOTAL SIZE</b> 2,232± SF	<b>WAREHOUSE</b> ~1,480 SF	<b>OFFICE / SHOWROOM</b> ~375 SF	<b>A/C MEZZANINE</b> ~375 SF	<b>CLEAR HEIGHT</b> 22 Ft.	<b>ROLL-UP DOOR</b> 12' x 14'	<b>LEASE TYPE</b> Modified Gross	<b>LEASE TERM</b> 3-5 Years
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## PROPERTY OVERVIEW

A well-located and highly desirable industrial flex unit offering approximately 2,232 square feet of versatile space at West Park Industrial Center. Features two air-conditioned office/showroom areas, an enclosed A/C mezzanine (~375 SF, 150 PSF load limit) above the offices, and a warehouse with impressive 22-foot clear ceilings and a 12' x 14' grade-level roll-up door. Built 2006 with 7"-9" tilt-wall concrete panels, 20-gauge metal roof, and 3-phase electric (128A/208V). Utilities direct metered to tenant.

## INTERIOR PHOTOS



Reception / Front Office



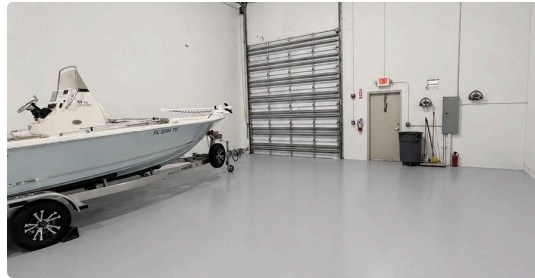
Private Office



Office / Showroom



Warehouse — Epoxy Floor, 22' Clear Ceilings



Grade-Level Roll-Up Door (12' x 14')

## MONTHLY RENT

# \$3,398

Modified Gross  
RE taxes above base year only  
Utilities direct metered

## AVAILABILITY

# Immediate

3-5 Year Term Preferred

## LEASE DETAILS

MLS #	B26038977
Lease Type	Modified Gross
RE Taxes	Above base year
Utilities	Direct metered
Term	3-5 Years
Zoning	General Use, PSL
Year Built	2006
Parking	Common, ample

## BUILDING SPECS

Structure	Tilt-wall concrete
Roof	20-gauge metal
Electric	3-phase, 128A, 208V
Ceiling	22 ft. clear
Roll-Up	12' W x 14' H
Mezzanine	~375 SF, A/C, 150 PSF
Floor	Epoxy/carpet/tile





West Park Industrial Center — 575 NW Mercantile Place, Port St. Lucie, FL

**OFFICE & SHOWROOM**

- ▶ Two private air-conditioned office/showroom suites
- ▶ Professional reception with built-in desk & seating
- ▶ Carpet flooring, suspended ceiling, recessed lighting
- ▶ Hurricane shutters on all office windows
- ▶ Bonus office / break room with cabinetry & tile floor
- ▶ A/C mezzanine (~375 SF) — 150 PSF load limit
- ▶ Mezzanine via interior staircase
- ▶ Sprinkler system and fire alarm throughout

**WAREHOUSE**

- ▶ ~1,480 SF of open warehouse / flex space
- ▶ 22-foot clear ceiling height
- ▶ 12' x 14' grade-level roll-up door
- ▶ Epoxy-finished grey concrete floor
- ▶ Walls and ceiling painted white
- ▶ Large electric ventilation fan
- ▶ Three-phase electric — 128 amps, 208 volts

**LOCATION & ACCESS**

- ▶ Master-planned community of St. Lucie West
- ▶ Less than 1 mile from I-95 access ramp
- ▶ Minutes from Florida Turnpike
- ▶ Near NY Mets Spring Training Facility
- ▶ Neighbors: Walmart, FedEx & Indian River State College
- ▶ Avg. household income \$82K+ within 2-mile radius
- ▶ Ample on-site parking — common area
- ▶ Beautifully landscaped, well-maintained complex

**IDEAL USES**

- ▶ Light manufacturing & assembly
- ▶ Distribution & fulfillment / e-commerce
- ▶ Service trade with office/showroom presence
- ▶ Wholesale trade / retail showroom
- ▶ Professional office with warehouse support
- ▶ Creative studio with storage

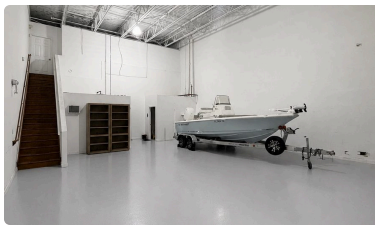
**ADDITIONAL INTERIOR PHOTOS**



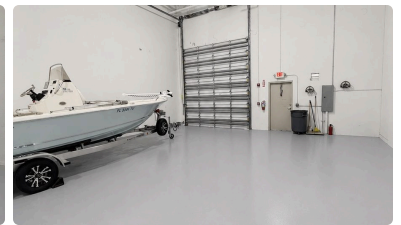
Bonus Office / Break Room



A/C Mezzanine (~375 SF)



Open Warehouse Bay



12' x 14' Roll-Up Door

