

574 NW Mercantile Place
Port St. Lucie, FL 34986

INDUSTRIAL OFFICE
UNIT



FOR **LEASE**



ALBERT BROWN
Sales Associate
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2,000 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

574 NW Mercantile Place, Port St. Lucie, FL 34986 | INDUSTRIAL OFFICE UNIT

SPECS

Unit Size: 2,000 SF
Zoning: Industrial Office
Price: \$15 SF GROSS / YR
Term: 3-5 Years

PROPERTY OVERVIEW

Discover the ideal combination of office functionality and warehouse efficiency in this fully air-conditioned, upgraded industrial unit in Port St. Lucie, FL. Designed to support a wide range of business operations, this space offers a pristine, professional environment from front to back.

A welcoming reception area leads into a private office, along with a private bathroom for added convenience. The layout flows seamlessly into a super clean, expansive warehouse featuring 24-foot clear height, a 12' x 14' roll-up door, and a separate pedestrian door—perfect for streamlined loading, storage, and workflow.

Located in the heart of St. Lucie West, the property offers exceptional proximity to restaurants, retail, and the Mets Stadium, making it an ideal hub for both employees and clients.

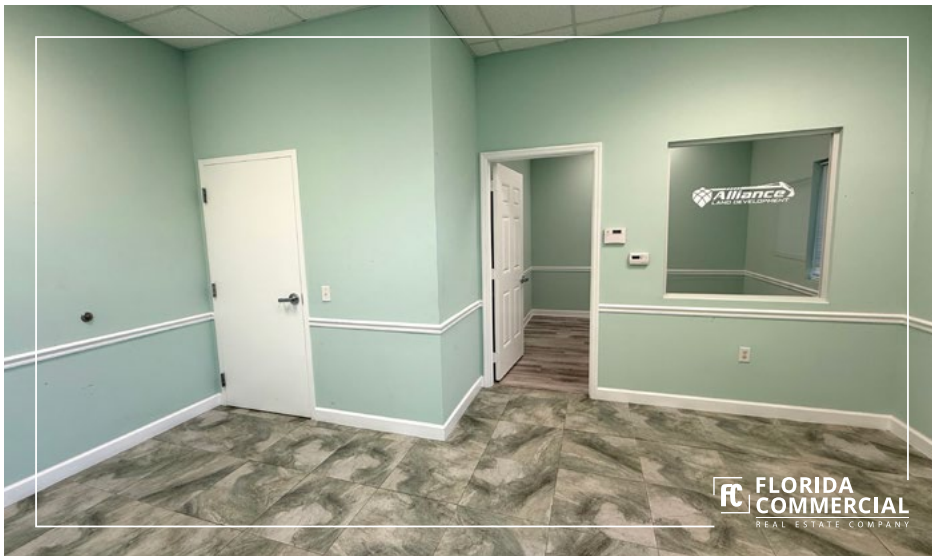
With its flexible configuration, modern finishes, and climate-controlled comfort throughout, this space is an outstanding fit for businesses seeking efficiency, cleanliness, and elevated operational capabilities in a prime Port St. Lucie setting.



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REAL ESTATE COMPANY



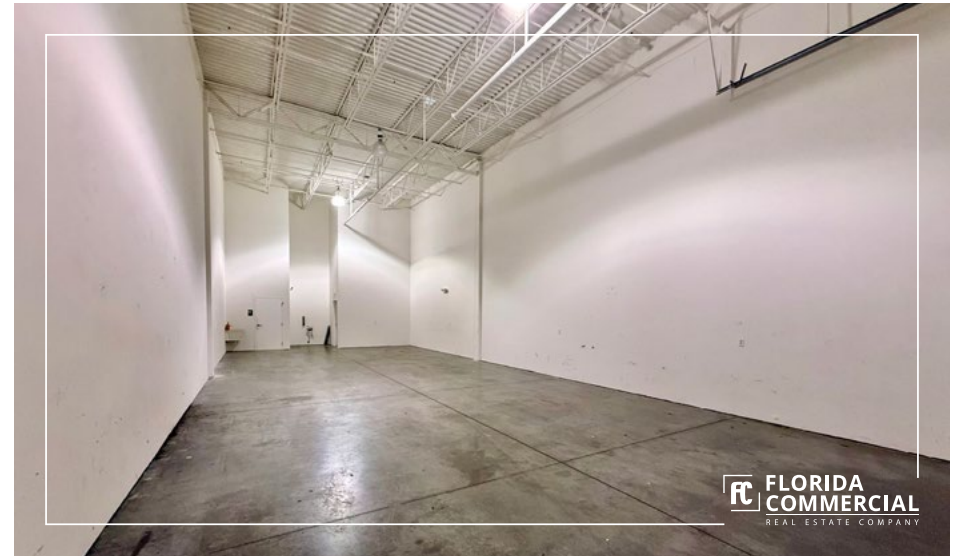
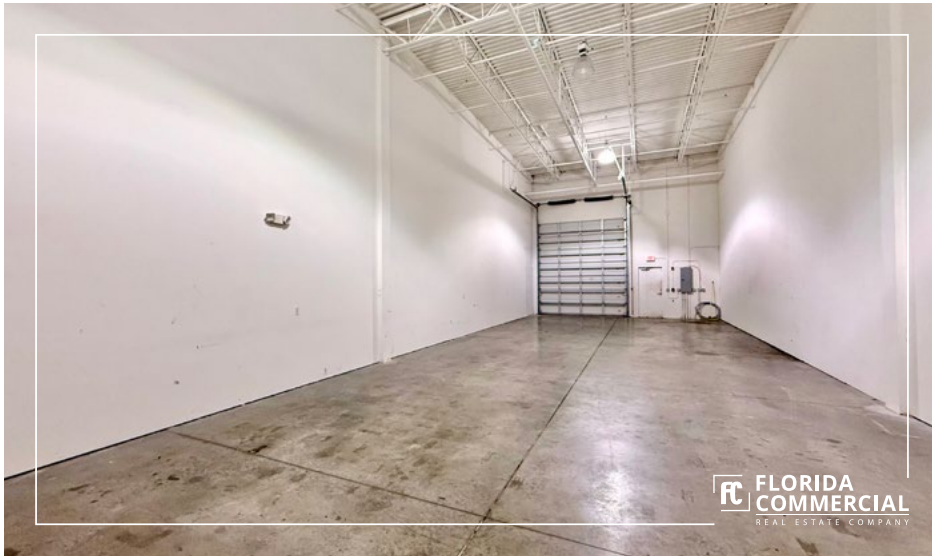
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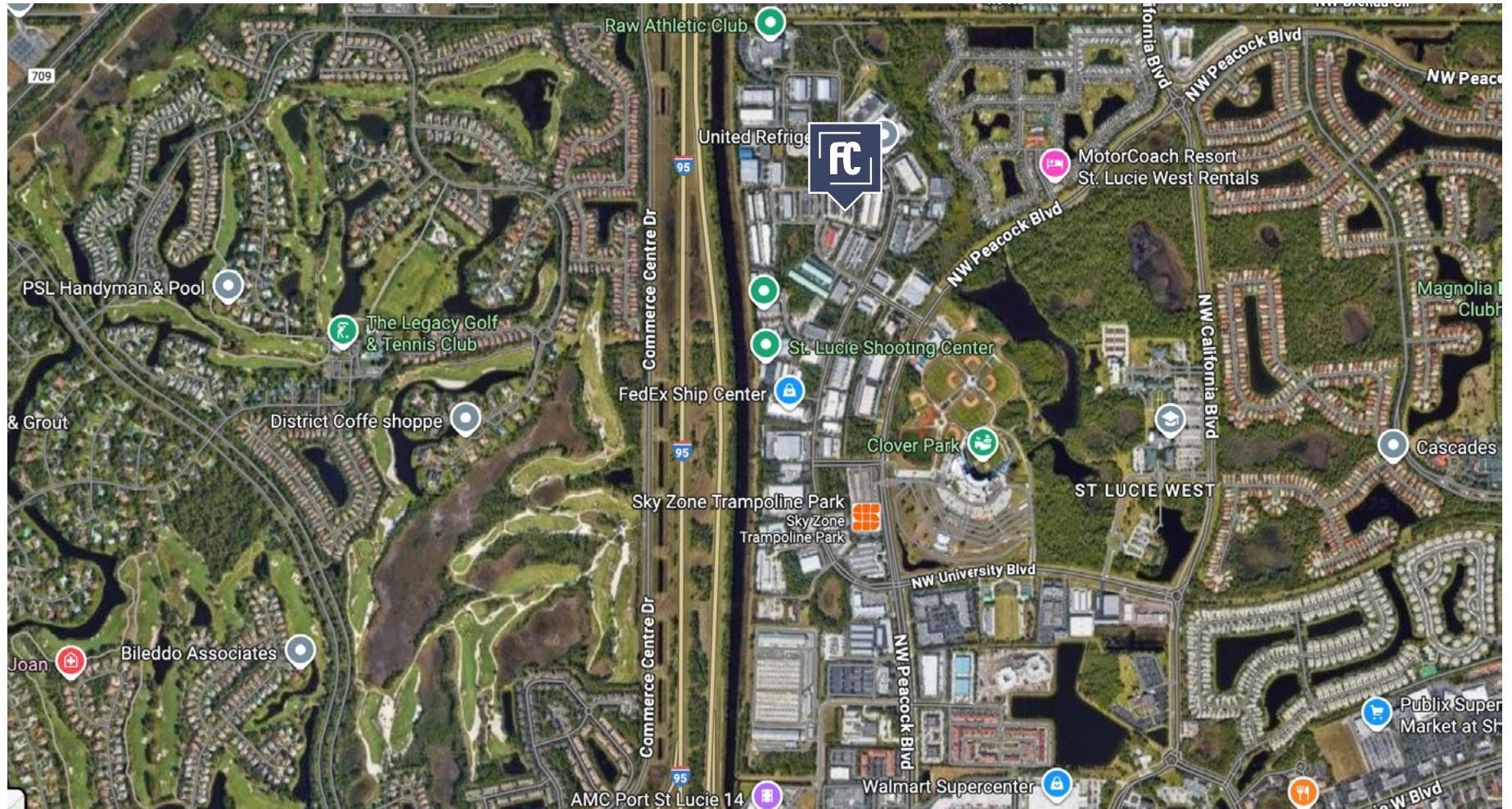
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RETAIL MAP

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MAPS & REPORT

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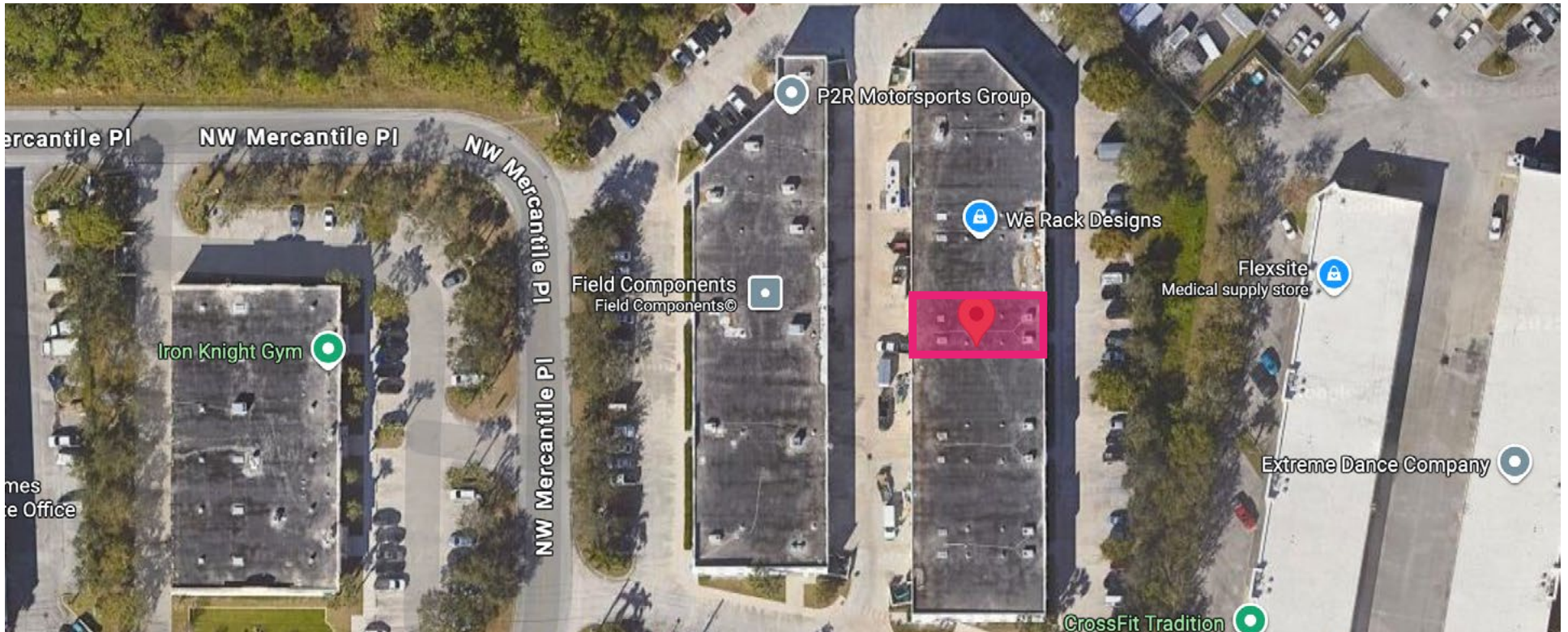
POPULATION

	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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