



FOR LEASE

■ 1401 - 1413 Southwest Biltmore Street

Port St. Lucie, FL 34983

PROPERTY OVERVIEW

A rare opportunity to lease space in a centrally located, flexible industrial building in Port St. Lucie's growing commercial and industrial corridor with excellent access to transportation, retail, and workforce housing. Zoned for light industrial/service commercial uses, this property caters to a variety of tenant needs including warehousing, distribution, office-flex, contractor storage, and showroom space. This site is strategically located with excellent access to Port St. Lucie Blvd, US-1, and I-95, and visible from Crosstown Parkway.

OFFERING SUMMARY

Available SF:	1,000 SF
Land Use:	LI - Light Industrial
Zoning:	CS - Service Commercial

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LEASE RATE

\$1,300.00 per month



SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details & Highlights

1401-1421 SOUTHWEST BILTMORE STREET

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Property Address:	1401 - 1413 Southwest Biltmore Street, Port St. Lucie, FL 34983
Property Type:	Industrial
Zoning:	CS - Service Commercial
Cross Streets:	SW Grove Ave & SW Biltmore St
Year Built:	1989
Number of Stories:	1
Number of Units:	1
Utilities:	PSL municipal water & sewer available
Electric:	FPL, tenant pays
Parking:	Surface Lot
HVAC:	In Office Spaces
Trash Maintenance:	Included in rent



LOCATION OVERVIEW

Located within a mature and growing industrial and commercial area of Port St. Lucie. The property benefits from nearby surrounding residential developments supporting workforce needs, retail hubs, and service-based businesses. Nearby national retailers include Publix, Walgreens, AutoZone, McDonald's, and banking institutions along Port St. Lucie Blvd and Bayshore Blvd corridors. Quick access to key transportation arteries, 10 minutes from I-95, 5 minutes from US-1, and Port St. Lucie Blvd.

LEASE HIGHLIGHTS

- Flexible Layout
- Competitive Lease Rate
- Ample On-site Parking
- Zoned CS
- Central Port St. Lucie Location
- Strong Demographics
- Easy Access to Major Roadways

Additional Photos

1401-1421 SOUTHWEST BILTMORE STREET

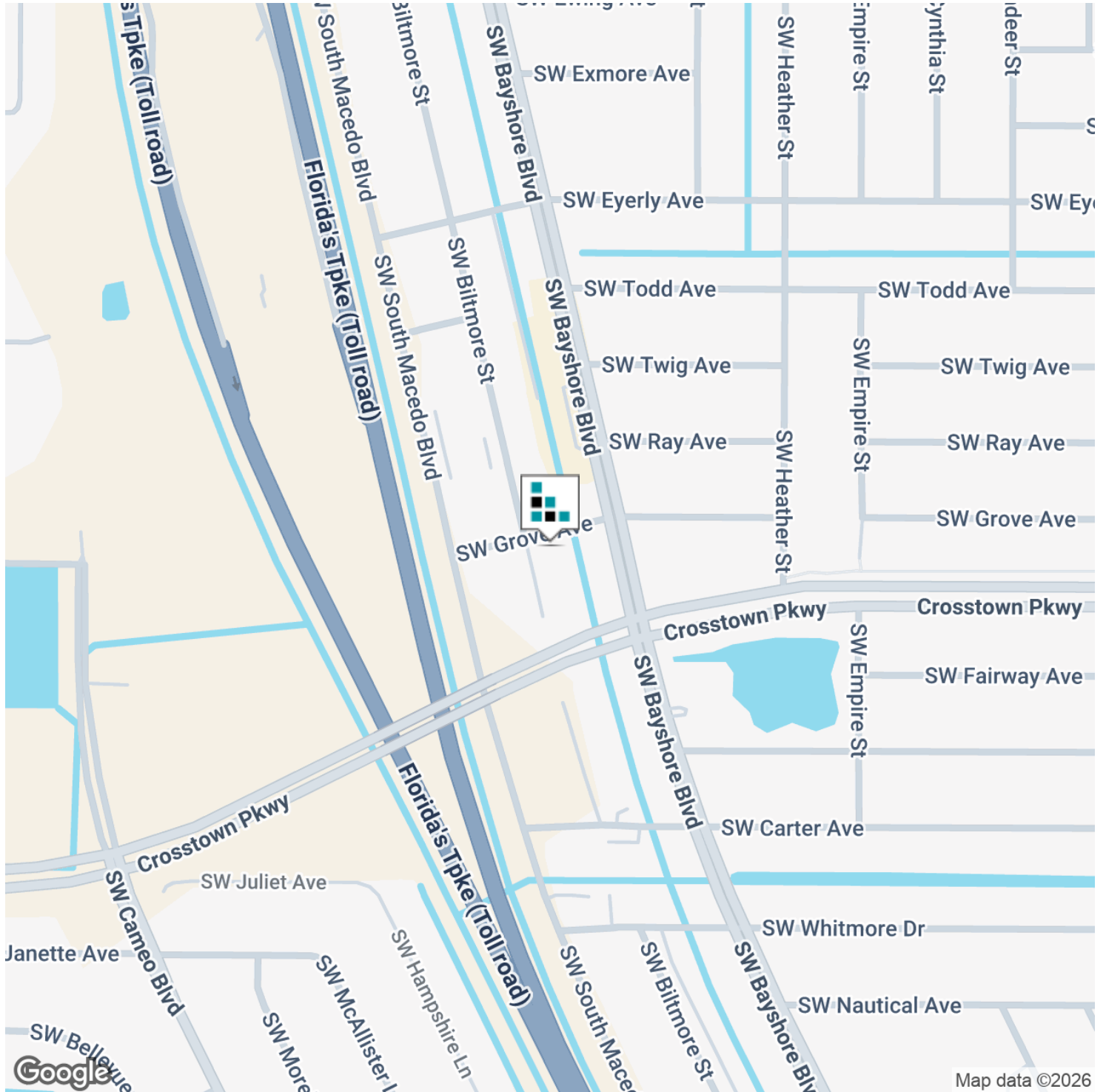
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Location Map

1401-1421 SOUTHWEST BILTMORE STREET

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Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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