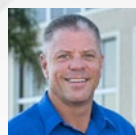


**574 NW Mercantile Place
Port St. Lucie, FL 34986**

**INDUSTRIAL OFFICE
UNITS**



FOR LEASE



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

**2,000 -
3,500 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 UNITS

SPECS

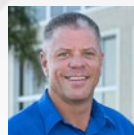
Unit 101 Size: 3,500 SF
Unit 103 Size: 2,000 SF
Zoning: Industrial Office
Price: \$15 SF GROSS / YR
Term: 3-5 Years

PROPERTY OVERVIEW

Discover the ideal combination of office functionality and warehouse efficiency in these fully air-conditioned, upgraded industrial units. Designed to support a wide range of business operations, these spaces offers a pristine, professional environment from front to back. 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.

Unit 101: This versatile end cap ommercial unit features a reception area, two private offices, an open work area with a kitchenette counter, and two private restrooms. A separate entrance leads to the spacious warehouse area, which includes a 12' x 14' roll-up door for convenient loading and operational access. Formerly utilized as an athletic baseball training facility, the flexible layout is well-suited for a variety of commercial, service, recreational, or light industrial uses.

Unit 103: A welcoming reception area leads into a private office, along with a private bathroom for added convenience. The layout flows seamlessly into an 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.



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UNIT 101



FLORIDA COMMERCIAL
REAL ESTATE COMPANY



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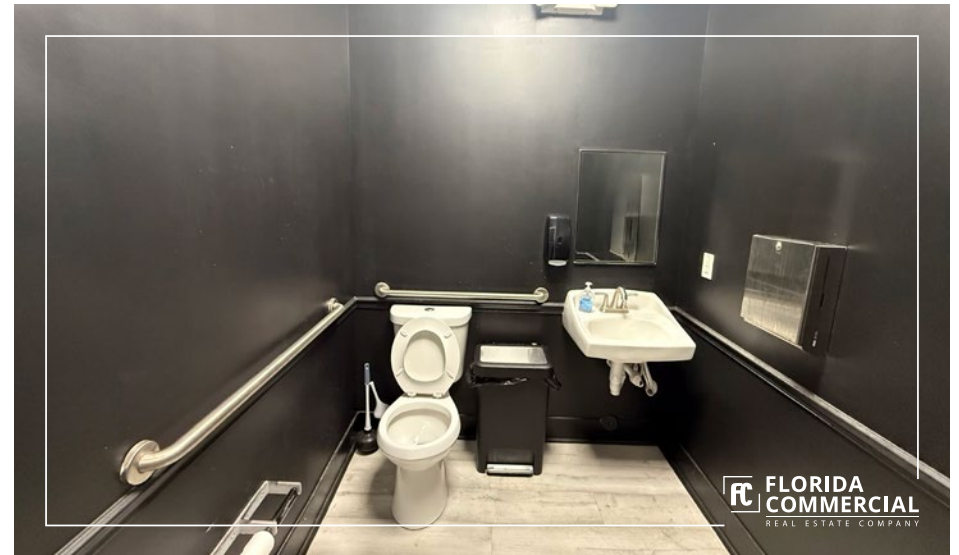
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UNIT 101



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3,500 SF**

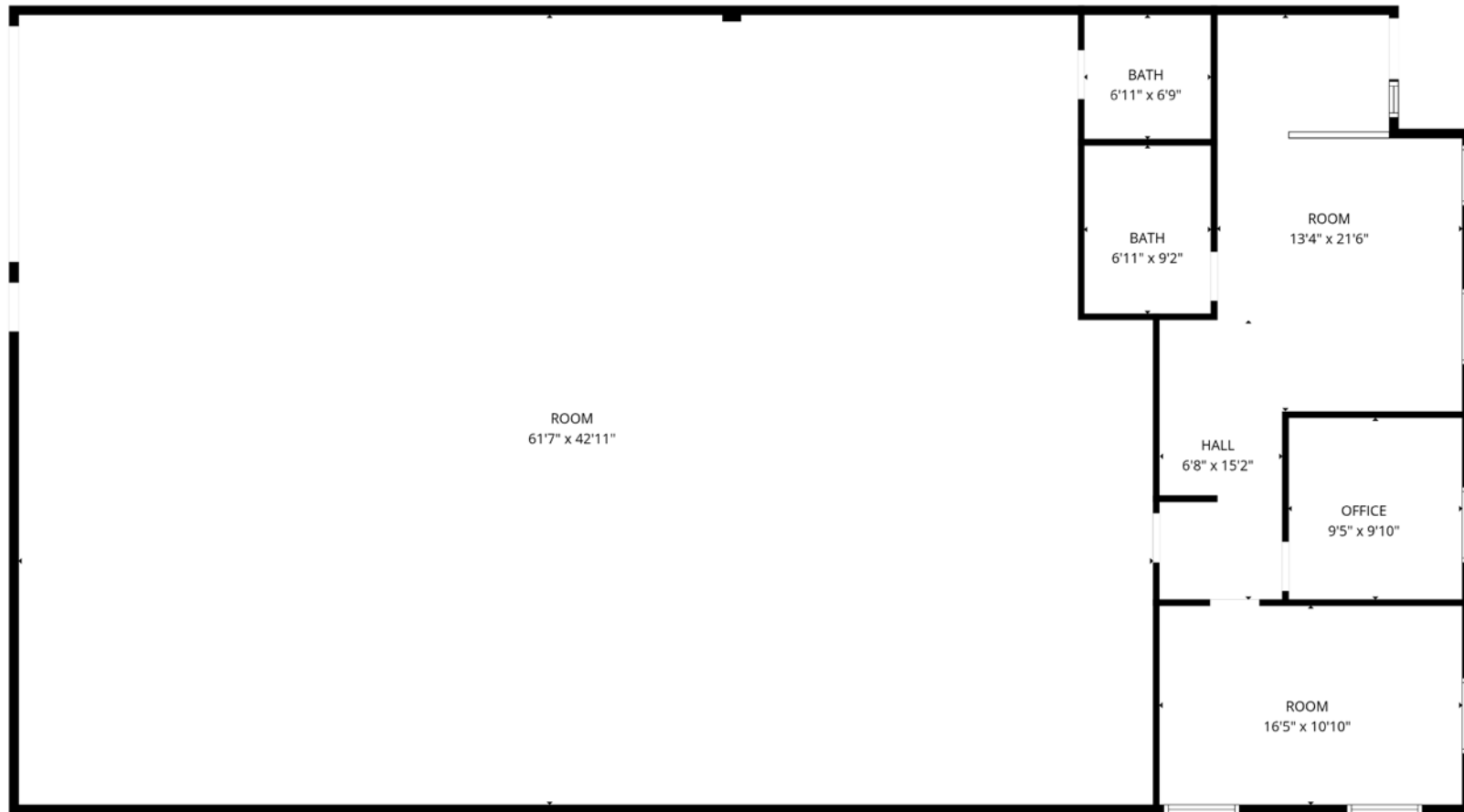
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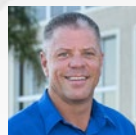
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UNIT 101 FLOOR PLAN

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



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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UNIT 103



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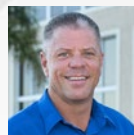
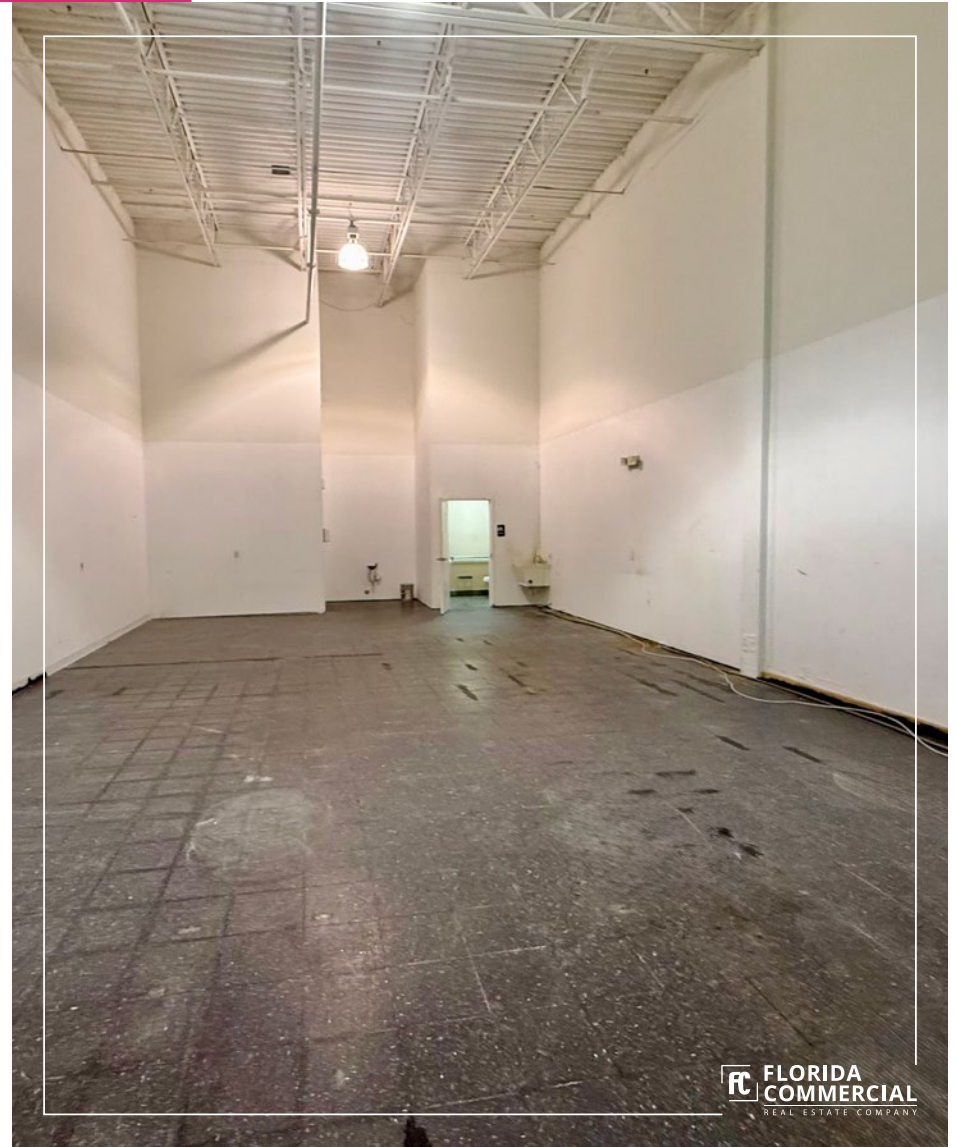
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UNIT 103



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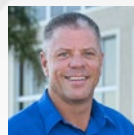
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UNIT 103 FLOOR PLAN

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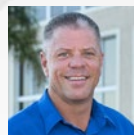
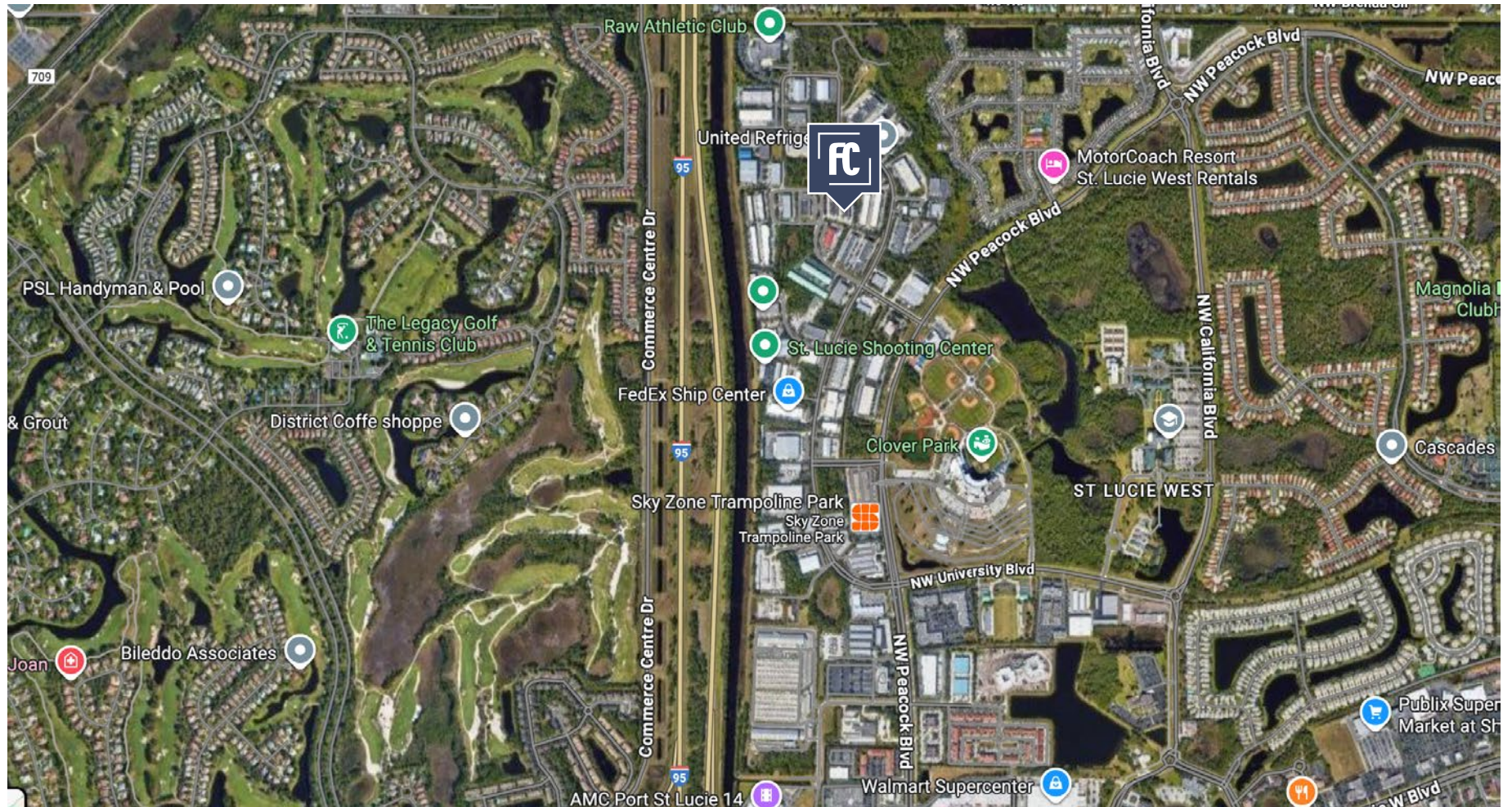
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RETAIL MAP

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MAPS & REPORT

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



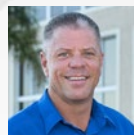
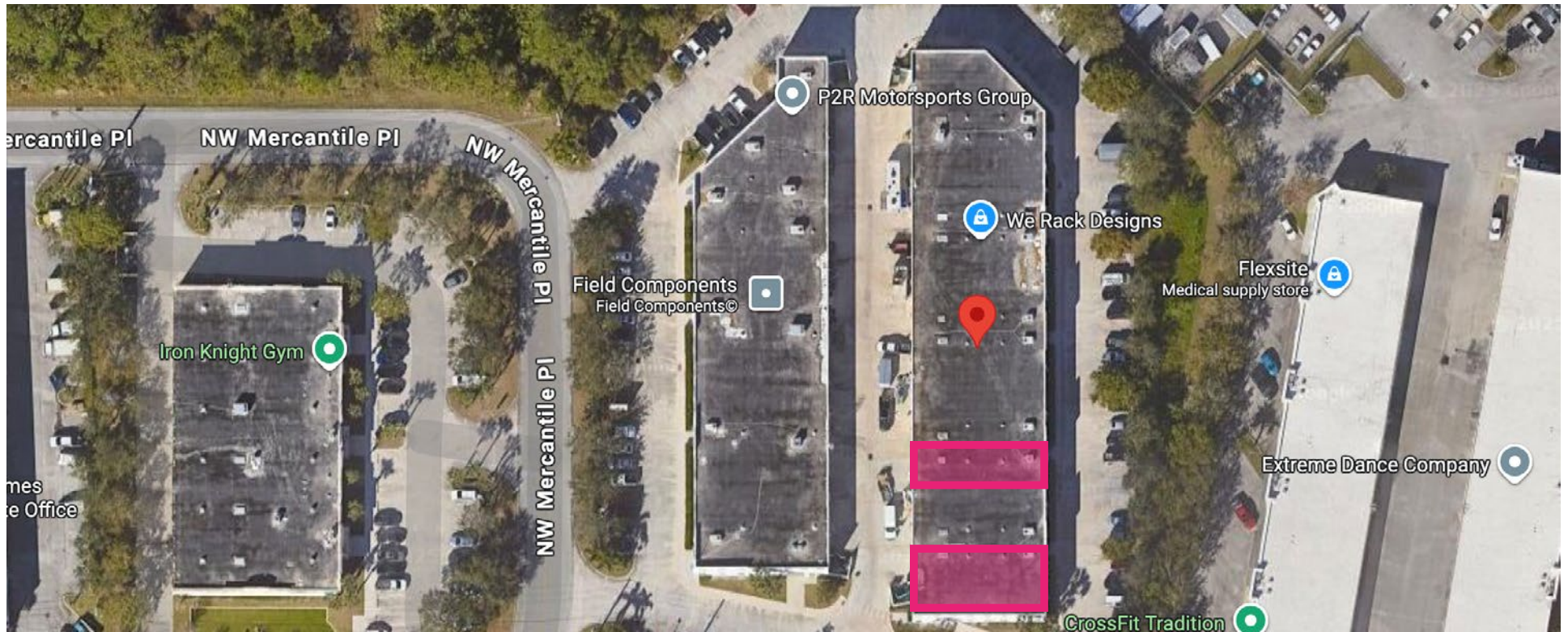
POPULATION

	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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