

FOR SALE

585 NW Mercantile Place, Unit 108

Port Saint Lucie, FL 34986

West Park Industrial II Flex Space Condo



PROPERTY OVERVIEW

Ground floor unit includes 25% air conditioned office build out and 75% open warehouse. The warehouse has a 25% solid concrete mezzanine including built out fully air conditioned office. There is also a fully insulated roofing system, exhaust fans for ventilation/cooling and one 12 x 14 overhead sectional rear loading door.

LOCATION OVERVIEW

West Park Industrial Center is located in St. Lucie West just a short distance from I-95 exit 121 and St. Lucie West Blvd. It's also just minutes from the Florida Turnpike entrance. Other businesses in St Lucie West include FedEx, Indian River State College, New York Mets Stadium, Daltile, and Scripps Newspaper.

OFFERING SUMMARY

Unit Size:	1656sf
Zoning:	Warehouse Industrial (WI)
Maintenance:	\$2.21 SF (POA)

SALE PRICE

\$149,900

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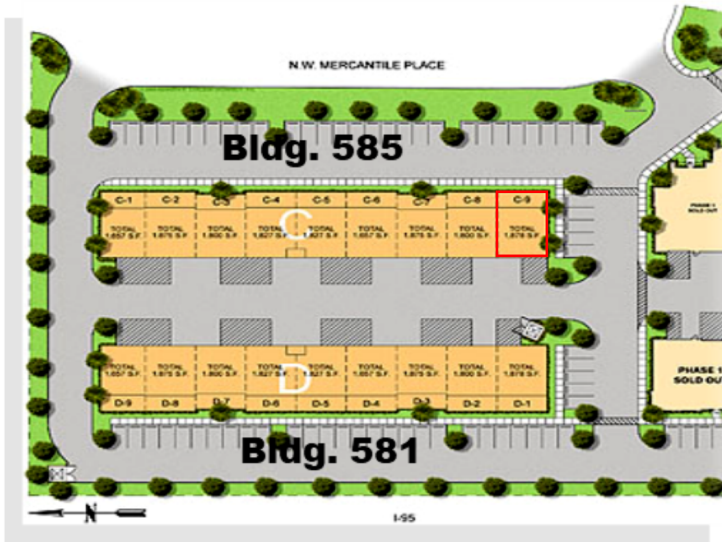
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Location Information

Building Name	West Park Industrial II Flex Space Condo
Street Address	585 NW Mercantile Place, Unit 108
City, State, Zip	Port Saint Lucie, FL 34986
County	Saint Lucie
Cross Streets	NW Peacock
Nearest Hwy	Interstate 95

Building Information

Building Size	1,656 SF
Grade Level Doors	1
Ceiling Height (Ft)	22.0
Year Built	2006
Overhead Door Hght (Ft)	14.0
Exterior Description	Solid Concrete Tilt Wall Construction Private Store Front Entry Exterior Security Lighting Hurricane Shutters Generous Parking Private Decorative Canvas Awnings
Warehouse %	75.0
Condition	Excellent
Roof	Re-coated 2015
Construction	Tilt Wall
Mezzanine	Concrete
Office Buildout	25%

Property Details

Property Type	Industrial
Property Subtype	Flex Space
APN#	3323-680-0017-090-0
Maintenance	\$2.21 SF (POA)
Taxes	2205.92

Interior Description

25% Office Build Out – Fully Air Conditioned
Private Office and Reception / Work Area
Solid Core Interior Doors
Handicapped Accessible Bathroom
Wall – To – Wall Carpeting (office)
Acoustic Tile Ceiling (office)
25% Solid Concrete Mezzanine Including built
out Fully AC'd Office
22 Foot Clear – Bar Joist Ceiling
Fully Insulated Roofing System
Exhaust Fans for Ventilation and Cooling
Oversized 12 x 14 Overhead Sectional Rear
Loading Door – Grade Level
St Lucie West Service District
Florida Power & Light

Sewer

Electricity

Zoning / Land Use Details

Zoning	Warehouse Industrial (WI)
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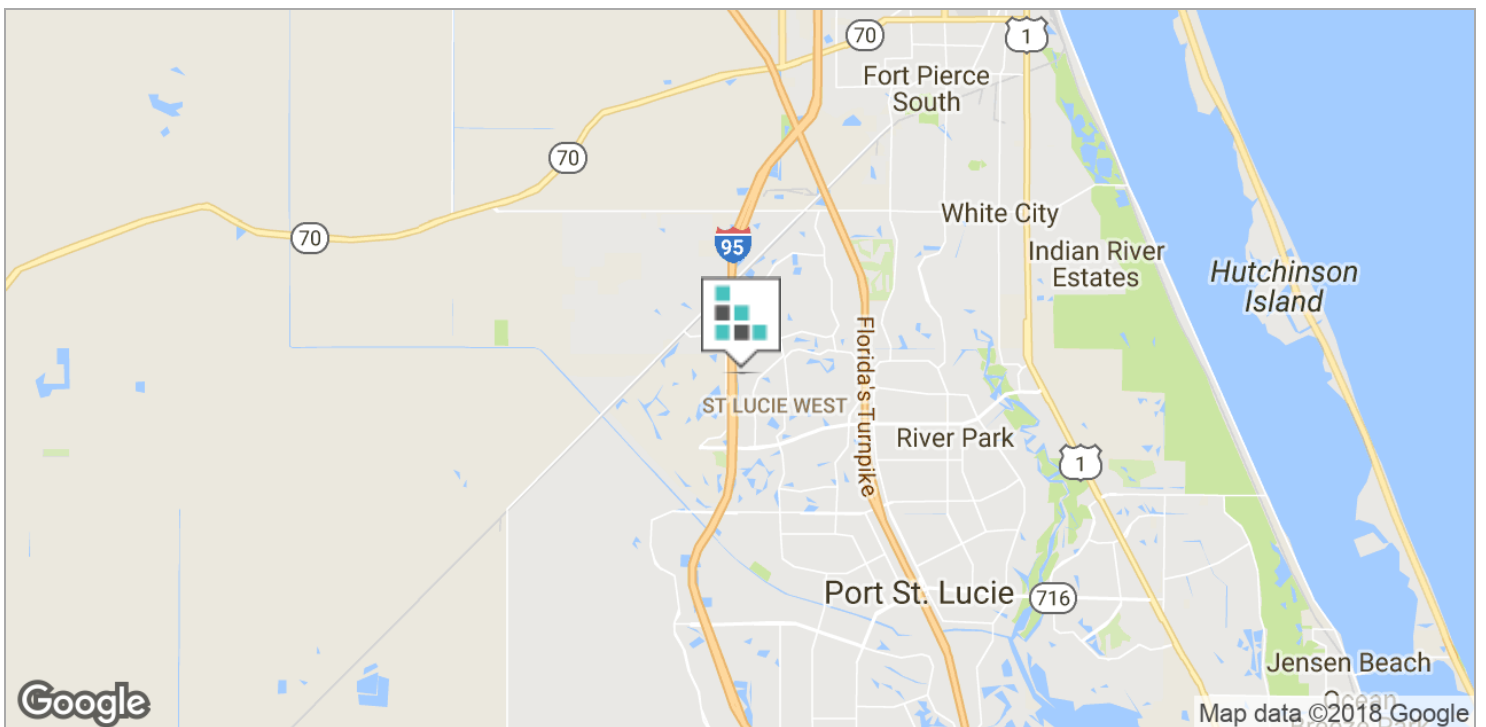
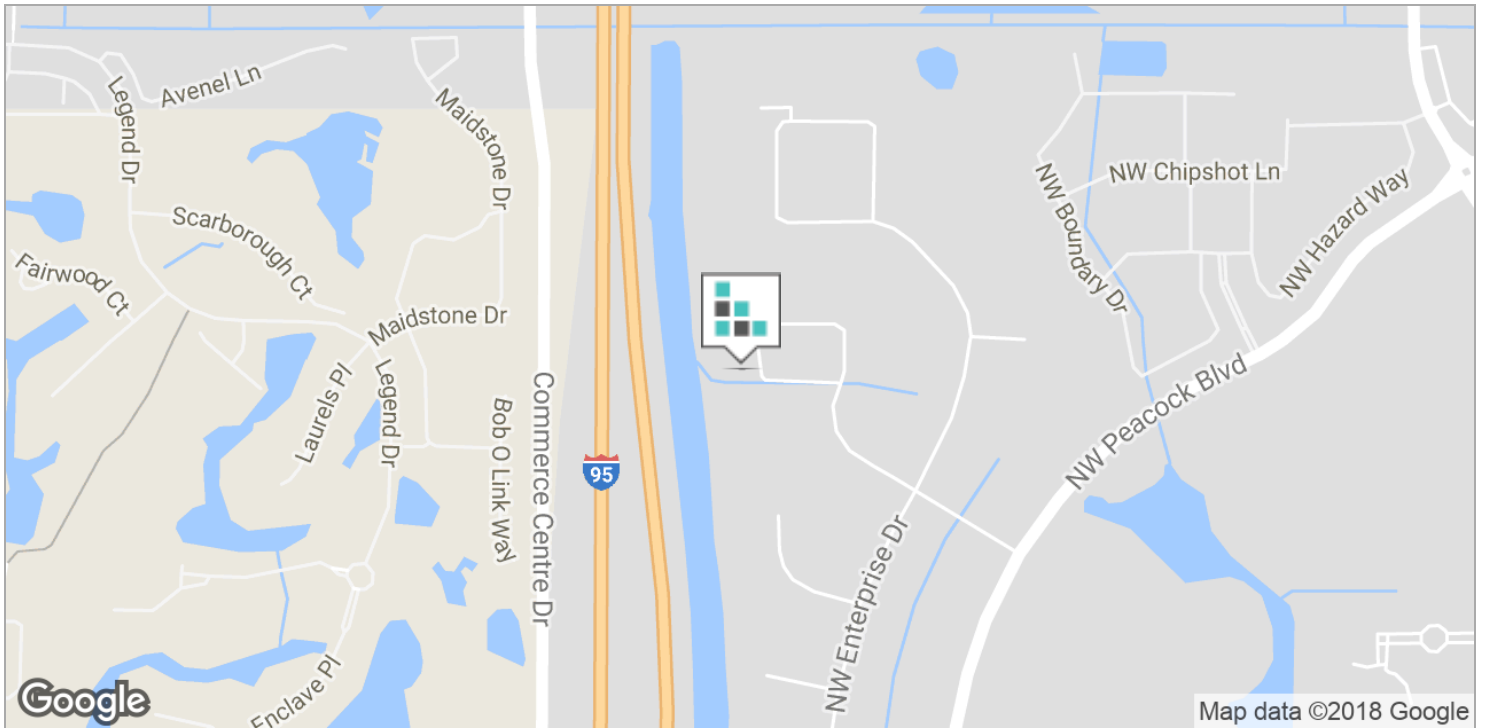
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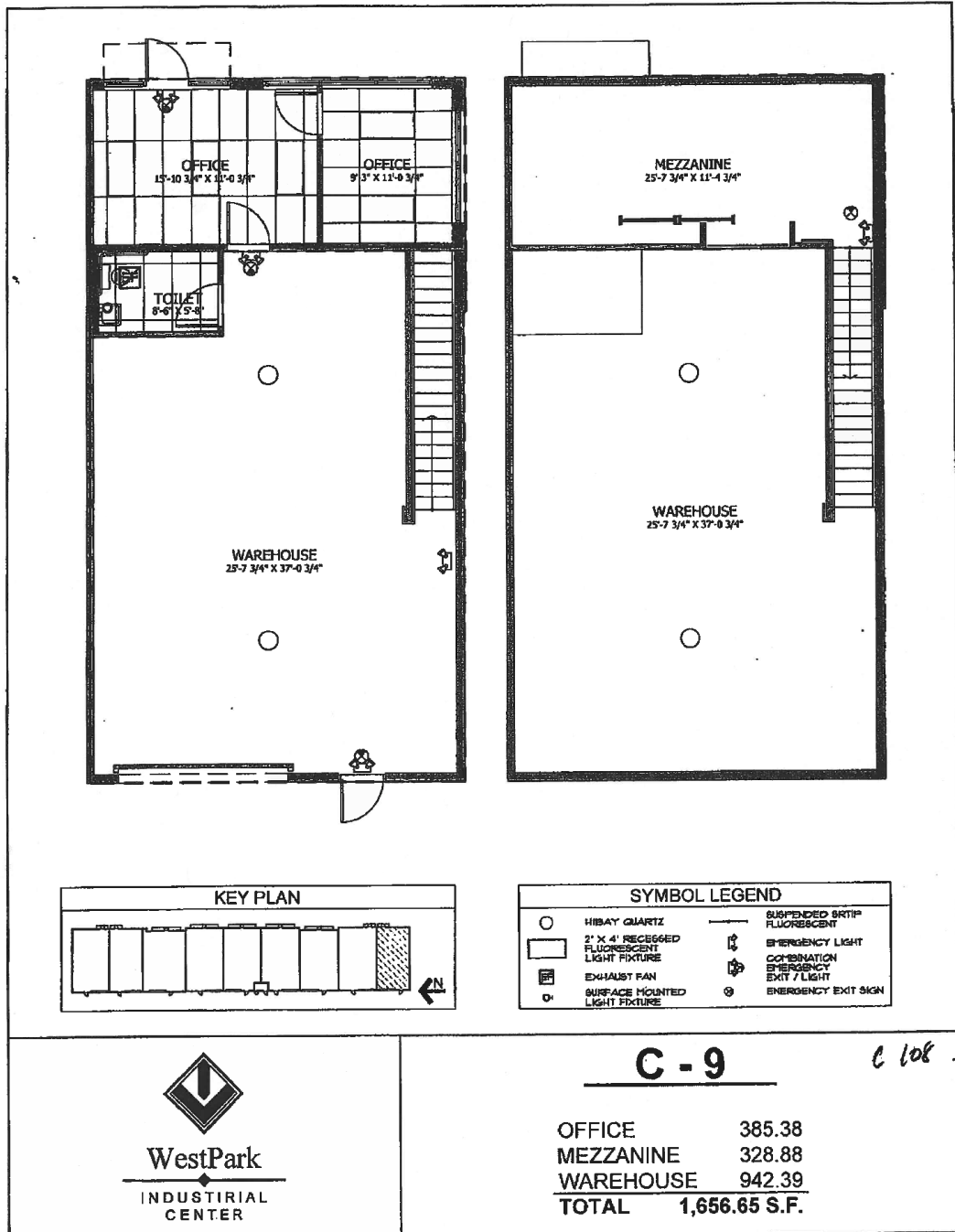
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5-01-06

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