

FOR SALE

581 NW Mercantile Place, Unit 102

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. 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:	1790sf
Zoning:	Warehouse Industrial (WI)
Maintenance:	\$951.45/Qtr POA

SALE PRICE

\$162,500

Mike Yurocko, CCIM

Vice President/Broker, CCIM
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SLC Commercial

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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.

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Location Information

Building Name	West Park Industrial II Flex Space Condo
Street Address	581 NW Mercantile Place, Unit 102
City, State, Zip	Port Saint Lucie, FL 34986
County/Township	Saint Lucie
Cross Streets	NW Peacock
Nearest Highway	Interstate 95

Building Information

Building Size	1,790 SF
Tenancy	Single
Grade Level Doors	1
Ceiling Height (Ft)	22.0
Year Built	2006
Overhead Door Height (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
Mezzanine	Concrete
Office Buildout	25%

Property Details

Property Type	Industrial
Property Subtype	Flex Space
APN#	3323-680-0017-120-0
Maintenance	\$951.45/Qtr POA
Taxes	\$2278.12

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)
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
25% solid concrete mezzanine in warehouse

Sewer St Lucie West Service District
Electricity Florida Power & Light

Zoning / Land Use Details

Zoning	Warehouse Industrial (WI)
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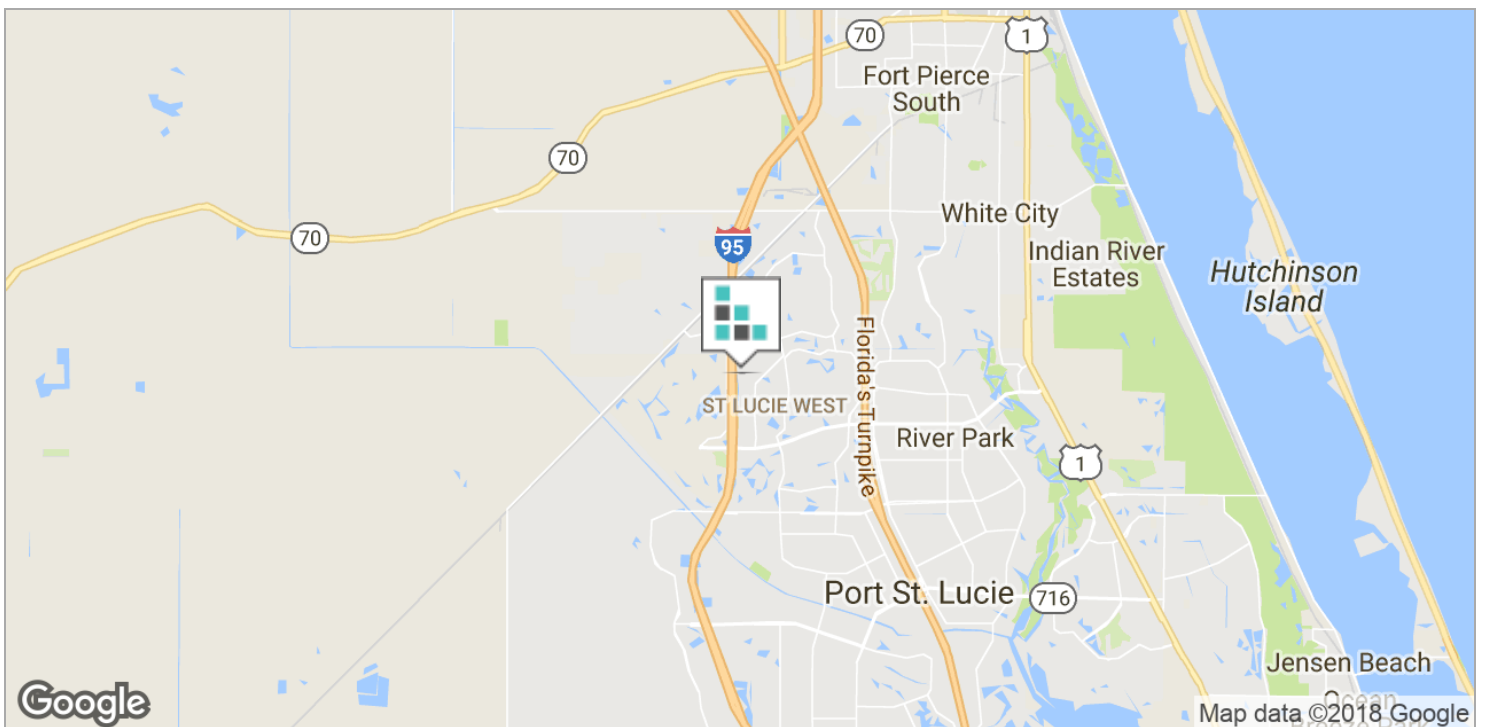
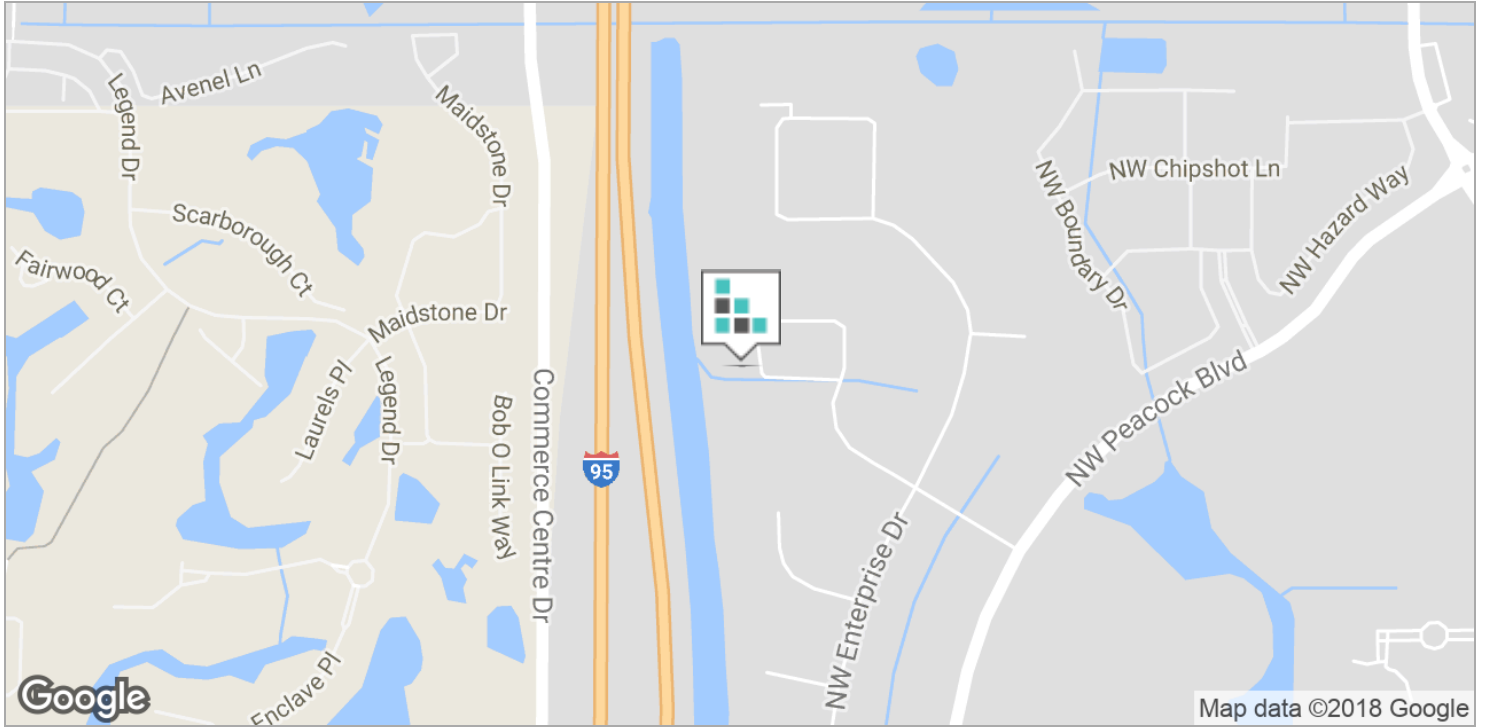
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