

For Sale

575 NW Mercantile Place, Unit 110

Port St Lucie, FL 34986

■ West Park Industrial Office/Showroom Condo



PROPERTY OVERVIEW

West Park Industrial is located in the Upscale and Master-Planned Community of St. Lucie West, just minutes from I-95 and the Florida Turnpike. It is surrounded by Shopping, Restaurants, Office Parks, and home to the New York Mets Training Facility. Neighbors include Wal-Mart, Federal Express, and Indian River State College.

OFFERING SUMMARY

Zoning:	General Use, City of Port Saint Lucie
Utilities:	St Lucie West Service District water & sewer , FPL electric
Year Built:	2006
Square Footage:	2,232 ± Sq Ft (including mezzanine)
Real Estate Tax:	\$2,747.12 (2017)

SALE PRICE: \$209,999

■ **Ken Martin, CCIM**
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Property Information



Unit Description

- ◆ Two very nice office showrooms.
- ◆ Air Conditioned built out mezzanine.
- ◆ Concrete floor 150# PSF load limit above offices.
- ◆ 1857 SF in warehouse with 22' ceilings including offices (20%).
- ◆ Warehouse floor epoxy finish grey and warehouse walls and ceiling painted white.
- ◆ 12' wide by 14' high ground level rollup door.
- ◆ Sprinklers and with fire alarm.
- ◆ 7" to 9" thick tilt walls. 20 gauge metal roof.
- ◆ Built to latest codes in 2006.
- ◆ 3 phase electric with 128 amps 208 volts.
- ◆ Offices air conditioned with hurricane shutters.
- ◆ Warehouse each have one large electric vent fan.

Unit 110



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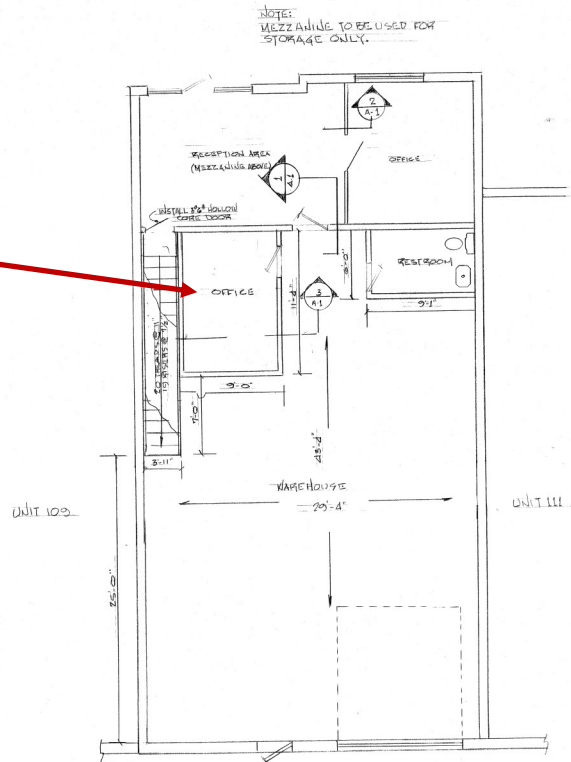


Location & Floor Plans

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UNIT 110

Bonus Office
9' x 11'4"



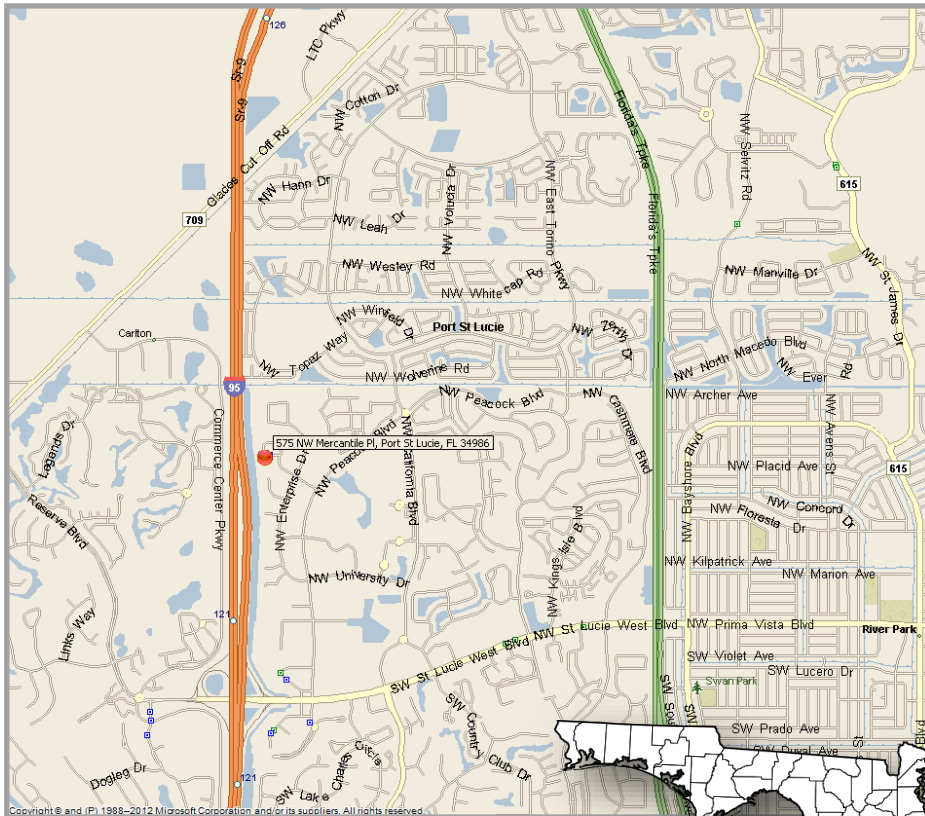
GROUND FLOOR AND MEZZANINE	1986.84 SF
RECEPTION AREA AND OFFICE (290.4 SF)	14.42%
RESTROOM (54.3 SF)	2.74%
NEW OFFICE (103.05 SF)	5.13%
	22.49%
MEZZANINE, STORAGE AND WAREHOUSE	77.51%
TOTAL	100.00%

EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



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