

FOR LEASE — INDUSTRIAL FLEX

West Park Industrial Center

Unit 110 · 575 NW Mercantile Place · Port St. Lucie, FL 34986

ASKING RENT

\$3,398 / mo

\$18.27 / SF / yr · Modified Gross · 3–5 Year Term

SCROLL



TOTAL SIZE 2,232± SF	WAREHOUSE ~1,480 SF	OFFICE / SHOWROOM ~375 SF	A/C MEZZANINE ~375 SF	CLEAR HEIGHT 22 Ft.	ROLL-UP DOOR 12' × 14'	LEASE TYPE Mod. Gross	LEASE TERM 3–5 Years
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PROPERTY OVERVIEW

Rarely does a flex space offer this level of finish, functionality, and location in a single package. Unit 110 at West Park Industrial Center is a meticulously maintained 2,232± SF industrial flex unit delivering the ideal combination of professional office presence and serious warehouse capability — all within one of Port St. Lucie's most sought-after business addresses.

The front features two beautifully appointed, air-conditioned office and showroom suites served by a welcoming reception area with built-in desk and seating. An enclosed, air-conditioned mezzanine of approximately 375 SF sits above the offices with a 150 PSF concrete floor load capacity. Step through to the warehouse and the ceiling opens to an impressive 22 feet of clear height, with an immaculate epoxy-finished floor and a 12' × 14' grade-level roll-up door for direct unobstructed access. Built 2006 with 7"-9" tilt-wall concrete, 20-gauge metal roof, and single-phase electric (128A/208V). Utilities are direct metered to tenant.

MONTHLY RENT

\$3,398

\$18.27 / SF / yr
Modified Gross
RE taxes above base year only
Utilities direct metered to tenant

AVAILABILITY

Immediate

3–5 Year Term Preferred

LEASE DETAILS	
MLS #	B26038977
Rate	\$18.27 / SF / yr
Lease Type	Modified Gross
RE Taxes	Above base year
Utilities	Direct metered
Term	3–5 Years
Zoning	General Use, PSL
Year Built	2006
Parking	Common, ample

BUILDING SPECS	
Structure	Tilt-wall concrete
Roof	20-gauge metal
Electric	Single-phase, 128A, 208V
Ceiling	22 ft. clear
Roll-Up	12' W × 14' H
Mezzanine	~375 SF, A/C, 150 PSF
Floor	Epoxy / carpet / tile
Fire	Sprinklers + alarm
Hurricane	Office shutters



RECEPTION / FRONT OFFICE



PRIVATE OFFICE



OFFICE / SHOWROOM



BONUS OFFICE / BREAK ROOM



A/C MEZZANINE (~375 SF)



WAREHOUSE — EPOXY FLOOR, 22' CLEAR CEILINGS



12' x 14' GRADE-LEVEL ROLL-UP DOOR



PROPERTY FEATURES

OFFICE & SHOWROOM

- Two private air-conditioned office/showroom suites
- Professional reception with built-in desk & seating
- Carpet flooring, suspended ceiling, recessed lighting
- Hurricane shutters on all office windows
- Bonus office / break room with cabinetry & tile floor
- A/C mezzanine (~375 SF) — 150 PSF load limit
- Mezzanine accessible via interior staircase
- Sprinkler system and fire alarm throughout

IDEAL USES

- Light manufacturing & assembly
- Distribution & fulfillment / e-commerce
- Service trade with office/showroom presence
- Wholesale trade / retail showroom
- Professional office with warehouse support
- Creative studio with storage

WAREHOUSE

- ~1,480 SF of open warehouse / flex space
- 22-foot clear ceiling height
- 12' × 14' grade-level roll-up door
- Epoxy-finished grey concrete floor
- Walls and ceiling painted white — bright interior
- Large electric ventilation fan
- Single-phase electric — 128 amps, 208 volts

CONSTRUCTION

- Built 2006 to current codes
- 7"-9" thick tilt-wall concrete panels
- 20-gauge metal roof
- Single-phase electric, 128A, 208V
- Fire sprinkler system + alarm
- Hurricane shutters on offices
- Public sewer & water connected

LOCATION & ACCESS

Prime Position in St. Lucie West

HIGHWAY ACCESS

Less than 1 mile from I-95 access ramp. Minutes from Florida Turnpike. Ideal for distribution and regional service operations.

SURROUNDING TENANTS

Neighbors include Walmart, FedEx, and Indian River State College. Steps from the NY Mets Spring Training Facility.

DEMOGRAPHICS

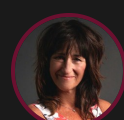
Average household income \$82K+ within a 2-mile radius. One of the Treasure Coast's fastest-growing commercial corridors.

THE COMPLEX

Master-planned community of St. Lucie West. Beautifully landscaped, well-maintained complex with ample common-area parking.



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