



FOR LEASE

1252 Southwest Biltmore Street

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Port St. Lucie, FL 34983

PROPERTY OVERVIEW

Centralized flex industrial condo unit with office space, restroom, and open warehouse. Excellent for contractor's trades businesses, and storage. Clean flex condo unit with easy access to I-95, Turnpike, and core areas of Port Saint Lucie.

LOCATION OVERVIEW

The property is located in the central Biltmore Industrial area of Port Saint Lucie with easy access to the Turnpike & I-95.

OFFERING SUMMARY

Building Size:	10,922 SF
Land Size:	0.92 Acres
Zoning:	IN - Industrial
Available SF:	1,235 SF

[Permitted Uses Link](#)

LEASE RATE

\$1,800.00 per month (Gross)



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SLC Commercial
Realty & Development



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Property Details

BILTMORE COMMERCIAL CENTER

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Location Information

Building Name	Biltmore Commercial Center
Street Address	1252 Southwest Biltmore Street
City, State, Zip	Port St. Lucie, FL 34983
County/Township	St. Lucie County
Market	Port St. Lucie
Submarket	Central
Cross Streets	Everly Avenue and Dwyer Avenue

Building Information

Building Size	10,922 SF
Occupancy %	100%
Tenancy	Multiple
Ceiling Height (Ft)	18.0
Year Built	2006
Gross Leasable Area	10,922 SF
Construction Status	Existing
Parking Type	Surface
Plumbing Description	Fully Plumbed for special use as commercial kitchen
Exterior Description	Metal
Construction Description	Metal Warehouse
Ceilings	Insulated
Floor Coverings	Tile/Concrete
Landscaping	Association
Foundation	Concrete
Office Buildout	20%
Utilities Description	City of Port St. Lucie
Loading Description	Drive up bays

Property Details

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	40,000 SF
APN#	3431-566-0007-000-1
Submarket	Central

Parking & Transportation

Parking Type	Surface
Parking Ratio	5.0
Number Of Spaces	30
Parking Description	Per Code

Utilities & Amenities

Handicap Access	Yes
Broadband	Cable
Landscaping	Association
Gas / Propane	City of Port St. Lucie
Plumbing Description	Fully Plumbed for special use as commercial kitchen
Utilities	City of Port St. Lucie
Loading Description	Drive up bays

Zoning / Land Use Details

Zoning	IN - Industrial
Permitted Use	See Below

Additional Photos

BILTMORE COMMERCIAL CENTER

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Additional Photos

BILTMORE COMMERCIAL CENTER

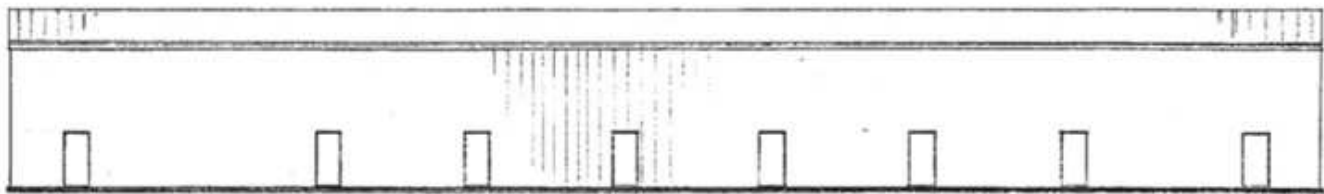
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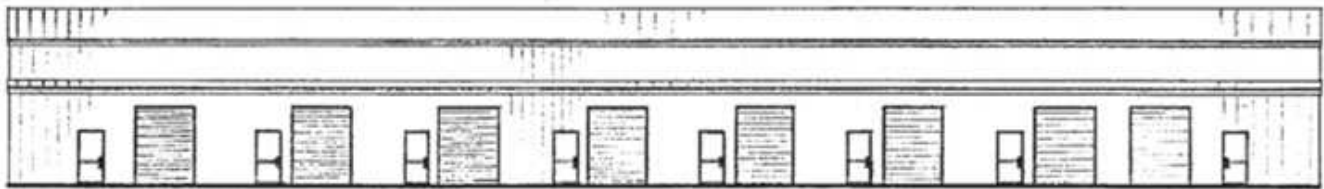
Site Plans

BILTMORE COMMERCIAL CENTER

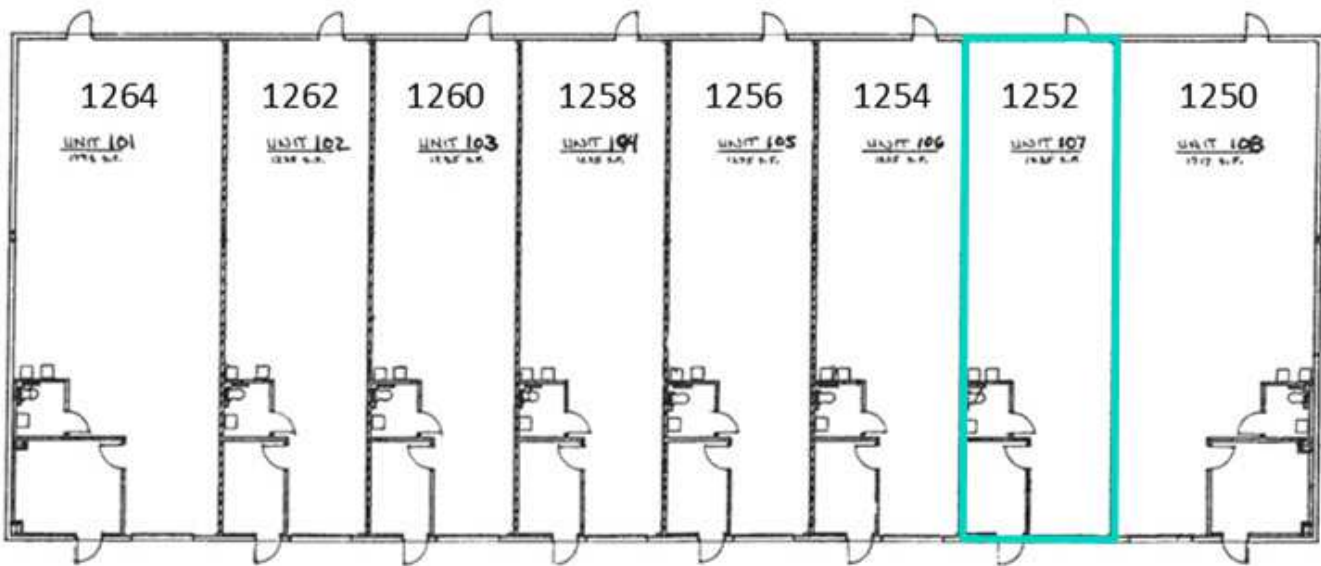
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REAR ELEVATION



FRONT ELEVATION



Retailer Map CO

1250 SW BILTMORE ST

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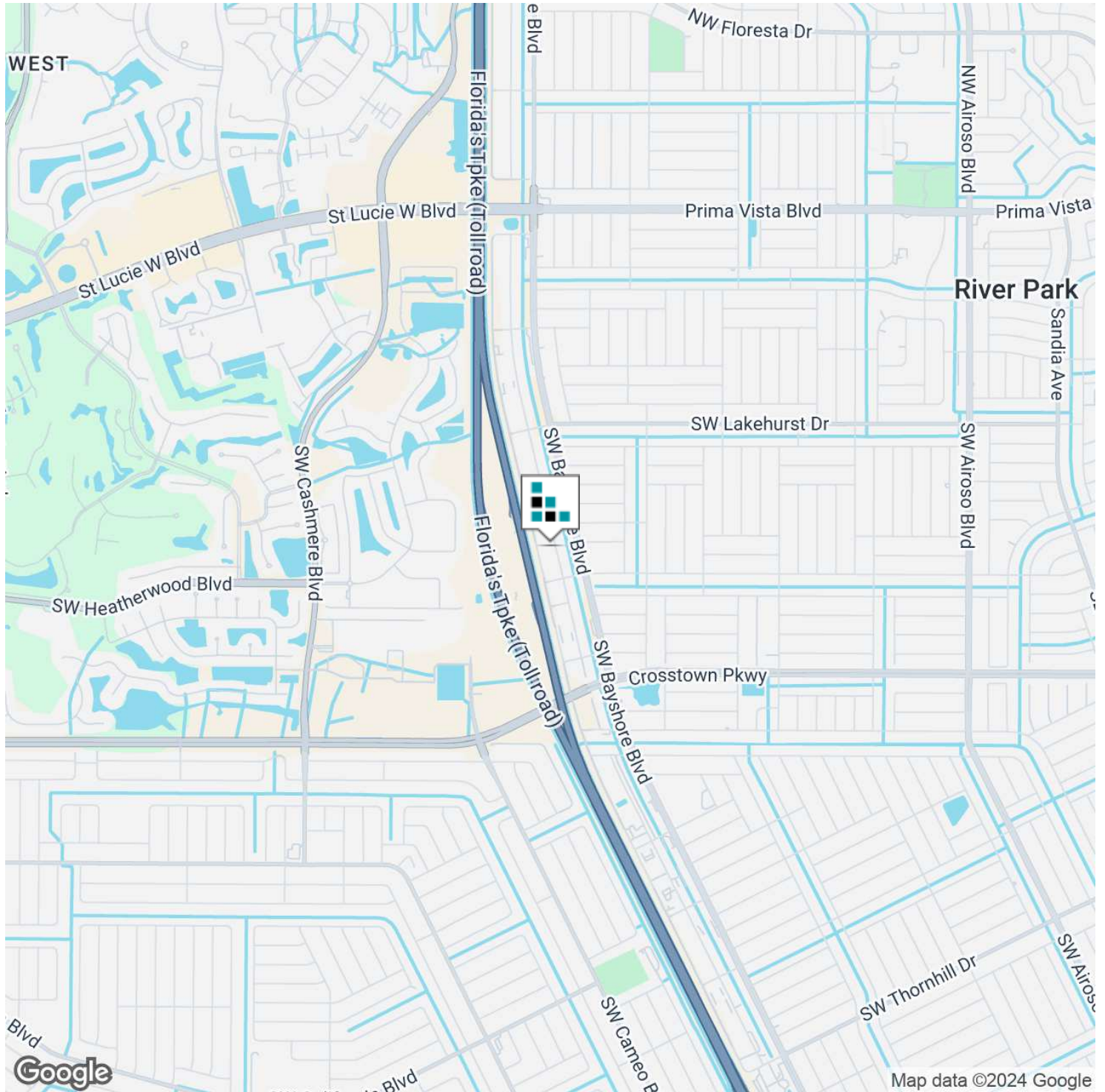
Google

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Location Map

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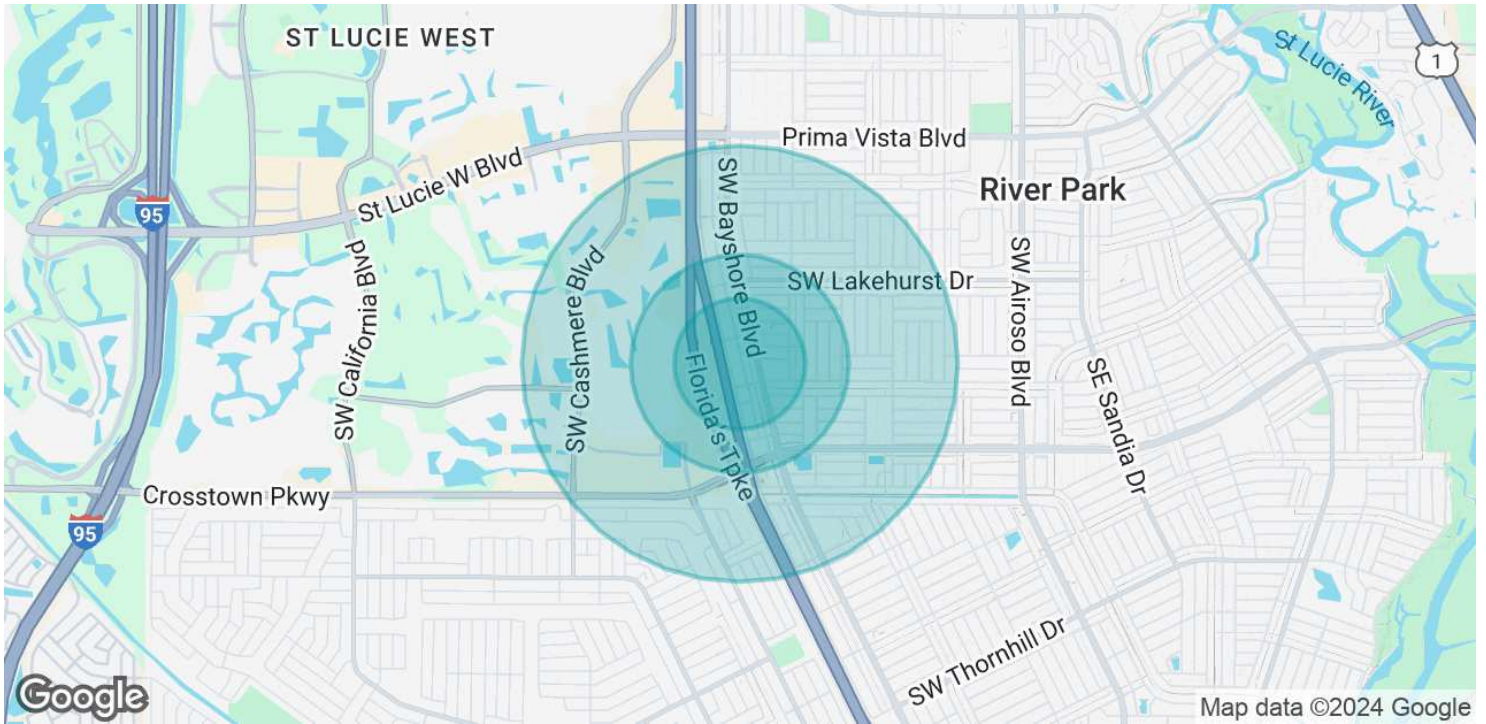
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	260	1,833	9,732
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	41	43	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	90	669	3,614
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$86,281	\$88,791	\$88,785
Average House Value	\$343,630	\$344,059	\$341,944

Demographics data derived from AlphaMap

Disclaimer

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