



FOR SALE

1258, 1260 & 1264 Southwest Biltmore Street

1258, 1260 & 1264 Southwest Biltmore Street Port St. Lucie, FL 34983



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PROPERTY OVERVIEW

Centralized flex industrial condo units built out as turn-key food production facility. The units total 4,263 square feet of ground floor area + 1,400 SF 2nd floor offices and storage. Units contain upgraded plumbing system for compartment sinks, hand sinks, and drainage & are fully air-conditioned. Highly functional production space with tile floors + 16' 1,000 SF walk in refrigerator and 200 SF freezer. Automatic backup generator to supply cooling in event of power outage. This is a must see for anyone in the food production business! Offering includes 3 separate condominium units with the opportunity to purchase an additional 1,717 SF standard flex warehouse / office unit.

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

Unit Size:	4,263
Land Use:	Flex Condo
Zoning:	IN - Industrial
Utilities:	City of Port St. Lucie
Maintenance:	\$1,500 Quarterly

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SALE PRICE **\$1,050,000**



SLC Commercial
Realty & Development



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Property Details

BILTMORE COMMERCIAL CENTER - 1258, 1260 & 1264

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Location Information

Building Name	Biltmore Commercial Center - 1258, 1260 & 1264
Street Address	1258 Southwest Biltmore Street
City, State, Zip	Port St. Lucie, FL 34983
County/Township	St. Lucie County
Market	Port St. Lucie
Submarket	Central
Cross Streets	Everyly Avenue & Dwyer Avenue
Side Of Street	Southwest
Market Type	Medium
Nearest Highway	Florida Turnpike
Nearest Airport	West Palm Beach

Building Information

Building Size	10,922 SF
Occupancy %	100%
Tenancy	Multiple
Minimum Ceiling Height (Ft)	18.0
Year Built	2006
Construction Status	Existing
Framing	Drywall
Condition	Good
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
Construction	Metal Warehouse

Property Details

Property Type	Industrial
Property Subtype	Flex Space
Lot Size	40,000 SF
APN#	3431-566-0004-000-0, 3431-566-0003-000-3, 3431-566-0001-000-9
Submarket	Central
Utilities	City of Port St. Lucie
Maintenance	\$1,500 Quarterly

Parking & Transportation

Parking Type	Surface
Parking Ratio	5.0
Number Of Spaces	30

Utilities & Amenities

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

Zoning / Land Use Details

Zoning	IN - Industrial
Land Use	Flex Condo
Permitted Use	See Below

Permitted Uses

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Additional Photos

BILTMORE COMMERCIAL CENTER - 1258, 1260 & 1264

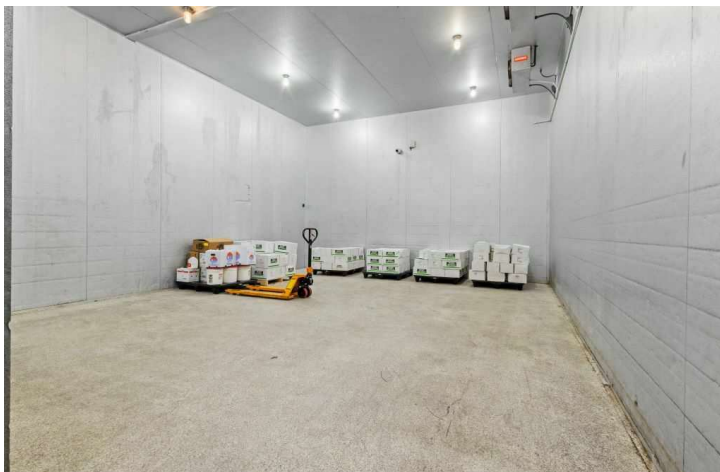
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Additional Photos

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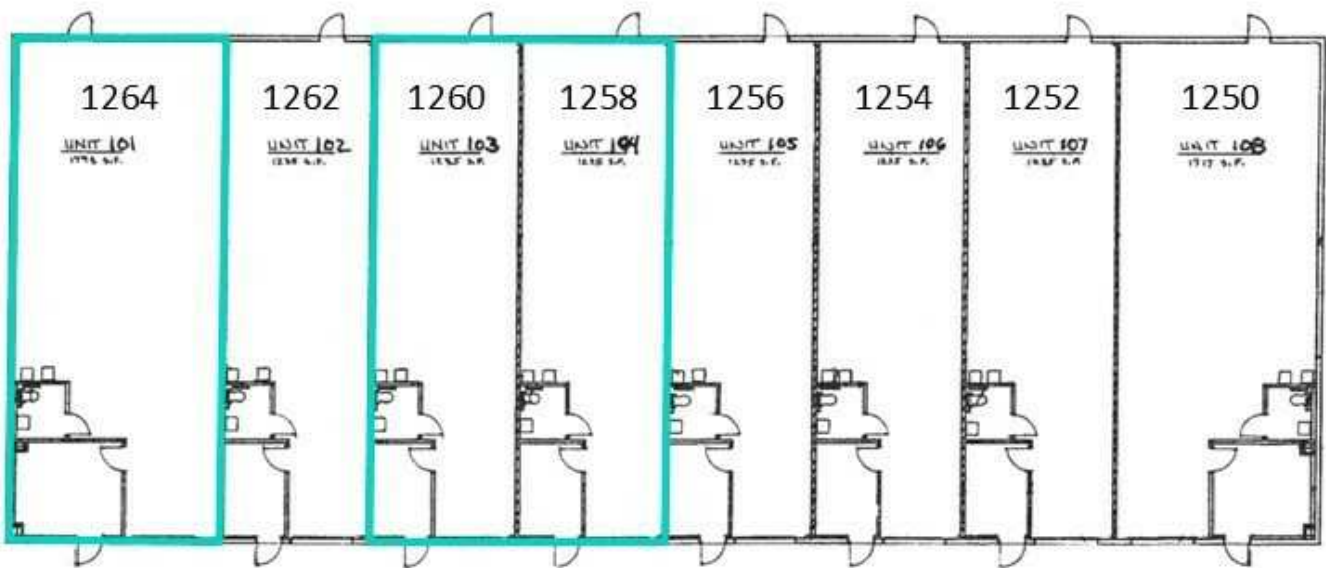
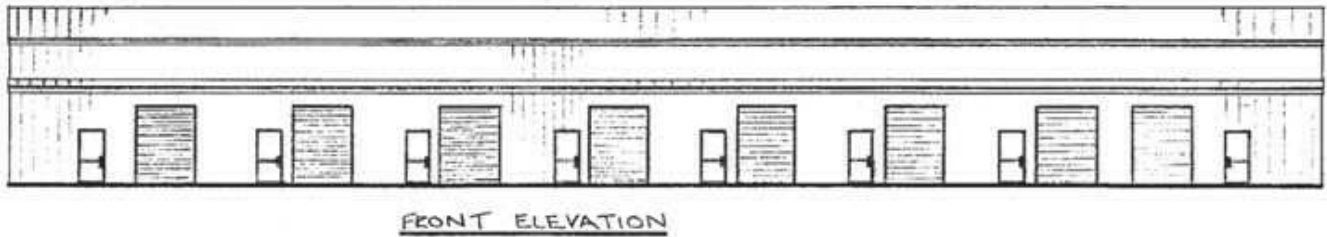
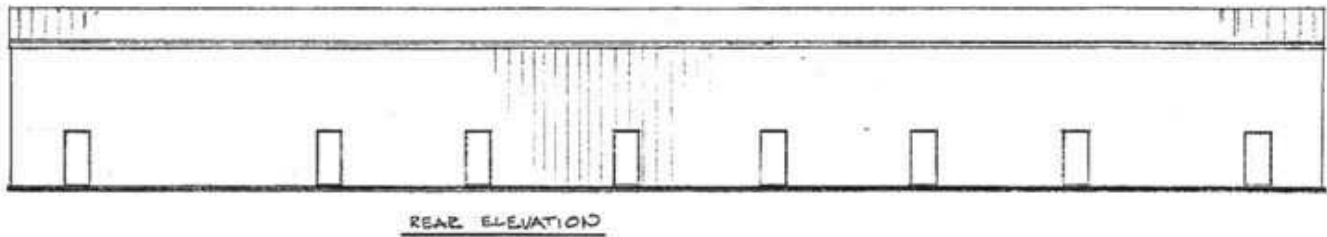
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Site Plans

BILTMORE COMMERCIAL CENTER - 1258, 1260 & 1264

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Retailer Map

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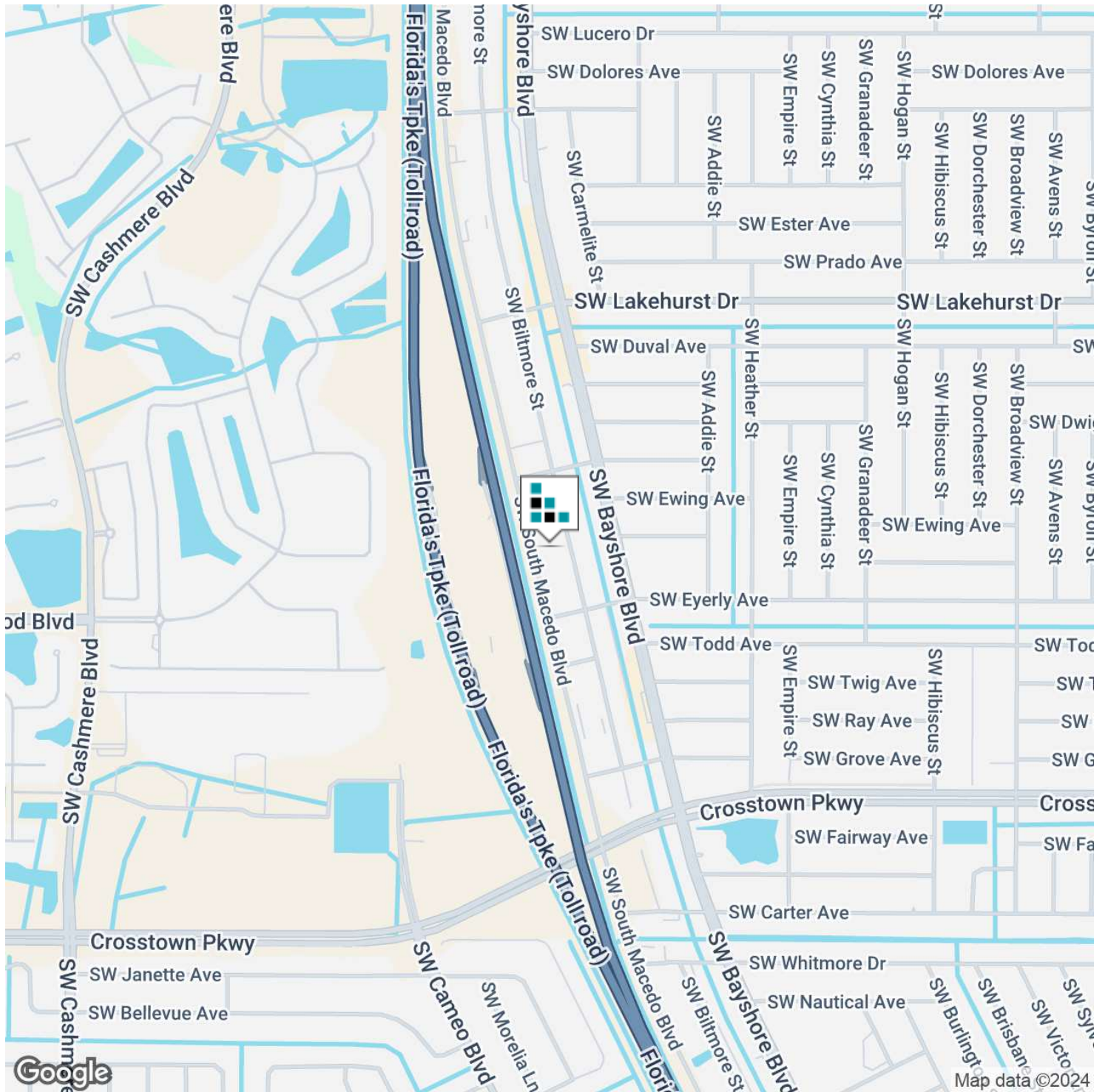
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Location Map

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Disclaimer

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