

561 NW Mercantile Place
Port St. Lucie, FL 34986

INDUSTRIAL OFFICE
UNIT



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALBERT BROWN
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309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

3,000 SF | Port St. Lucie, FL

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EXECUTIVE SUMMARY

561 NW Mercantile Place, Port St. Lucie, FL 34986 | INDUSTRIAL OFFICE UNIT

SPECS

Unit Size:	3,000 SF
Price:	\$15 SF GROSS / YR
Term:	3-5 Years
Year Built:	2006
Building Size:	18,000 SF
Land Acres:	1.62
Zoning:	Warehouse Industrial

PROPERTY OVERVIEW

Located near I-95 within a well-established office industrial corridor, 561 Mercantile offers a versatile 3,000 SF flex space designed to accommodate a wide range of business needs. The unit features a welcoming reception area, two private offices, a 26' x 23' open office workspace, an additional 16' x 24' open office area, and a 36' x 30' ($\pm 1,080$ SF) warehouse that can be expanded to approximately 2,500 SF, allowing the layout to be modified for increased warehouse functionality or maintained as a balanced office and industrial configuration. Additional amenities include a kitchen, breakroom, and two private restrooms. Surrounded by established businesses and positioned close to major retailers and dining options, this adaptable space offers excellent accessibility and flexibility for a variety of users.



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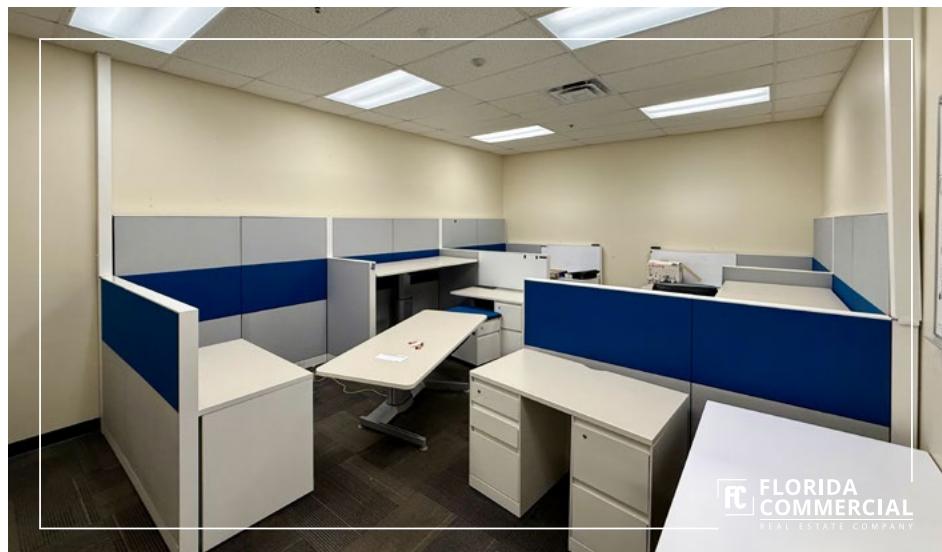


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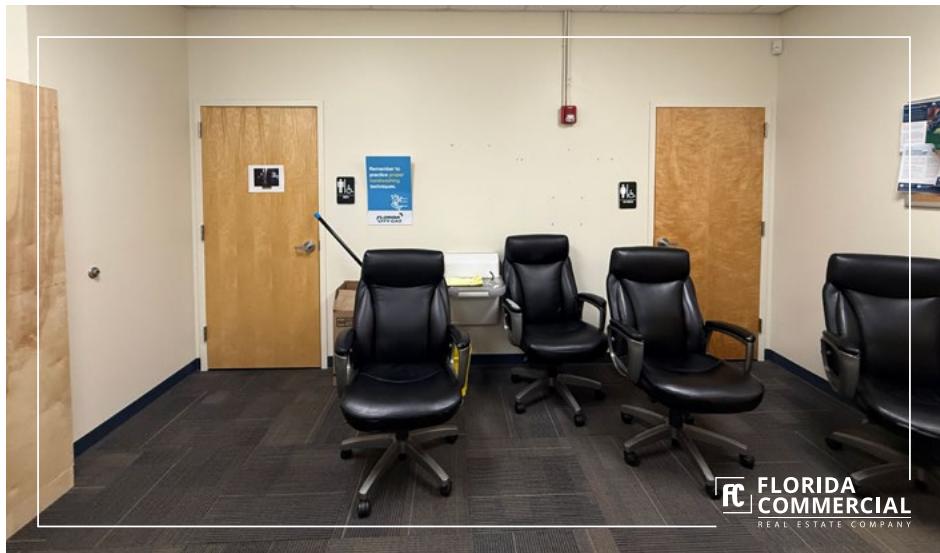


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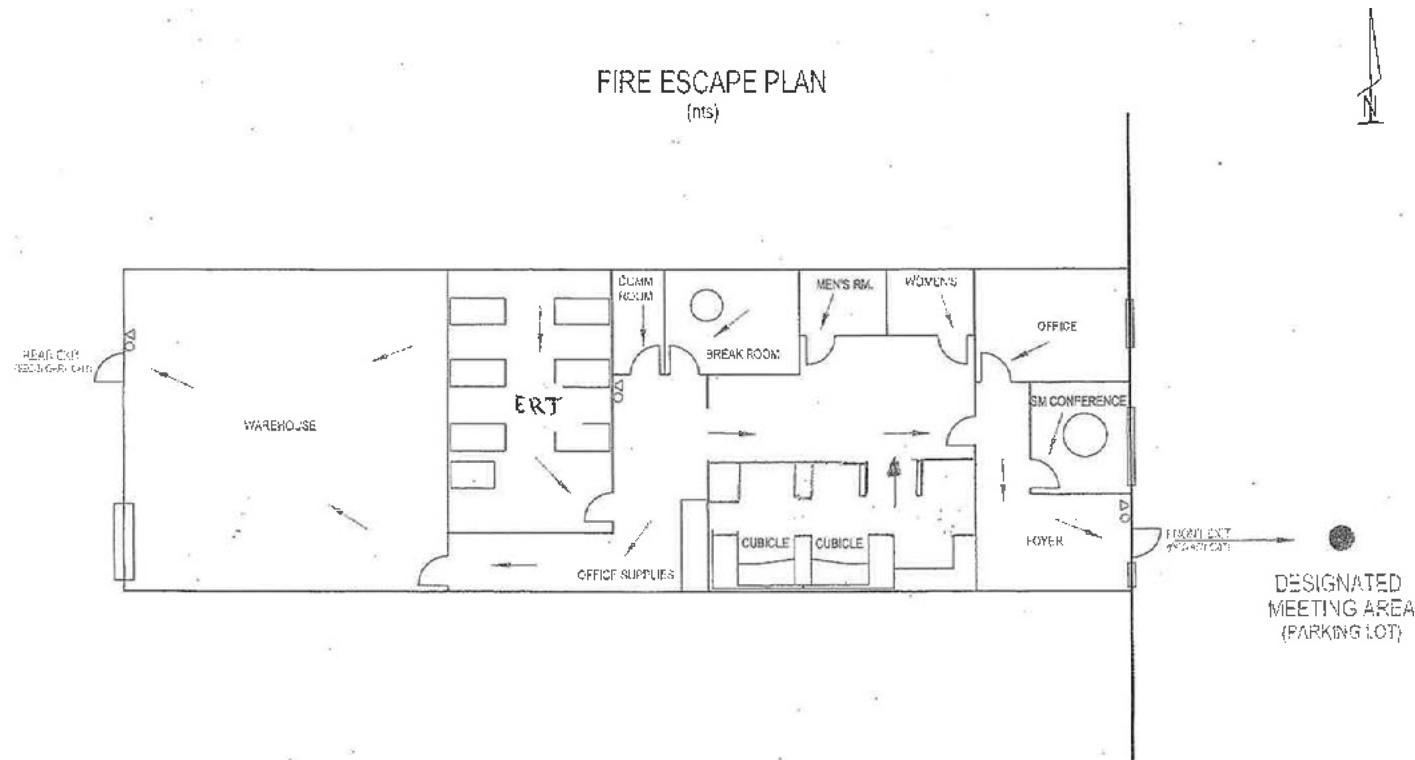
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FLOOR PLAN

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FLORIDA CITY GAS
PORT ST. LUCIE SERVICE CENTER
561 N.W. MERCANTILE PLACE
PORT ST. LUCIE, FL 34986

LEGEND
○ FIRE EXIT
△ FIRE ALARM
→ ESCAPE ROUTE

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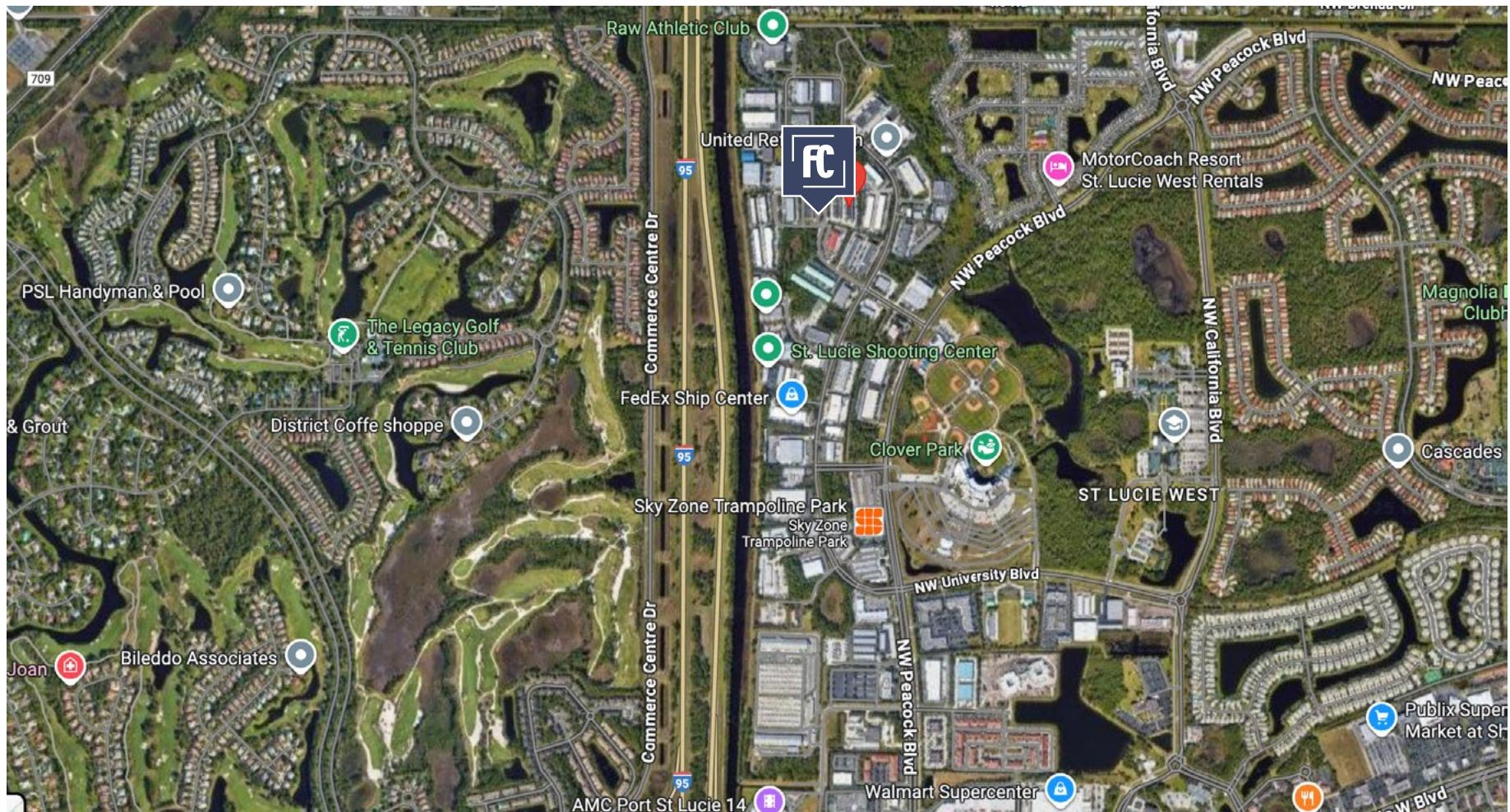
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RETAIL MAP

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MAPS & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Population	12.6K	66.3K	162K	Total households	5,708	27K	67K
Median age	62	45	43	# of Employees	11.8K	54K	134K



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