

±25,200 SF Industrial Opportunity in St. Lucie West Commerce Park
673 NW ENTERPRISE DRIVE | PORT SAINT LUCIE, FL 34986



FOR LEASE



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Dock-High & Grade-Level Loading with Immediate Access to I-95 & Florida's Turnpike

**673 NW ENTERPRISE DRIVE
PORT SAINT LUCIE, FL 34986**

Situated in the heart of St. Lucie West Commerce Park, this ±25,200 SF industrial opportunity offers the ideal combination of operational functionality and regional accessibility. Just off St. Lucie West Boulevard, tenants enjoy immediate access to a wide variety of restaurants, retail amenities, and business services. With I-95 located to the west and Florida's Turnpike to the east, the property provides exceptional connectivity throughout the Treasure Coast, South Florida, and the state beyond. Featuring 24' clear heights, dock-high and grade-level loading, and ample parking, the property offers a functional solution for distribution, warehousing, manufacturing, and logistics operations.



**Regional
Connectivity**



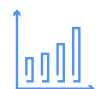
**Industrial
Warehouse
Fans**



**Flexible Loading
Capabilities**



**Established
Business Park**



**Growing
Treasure Coast
Market**



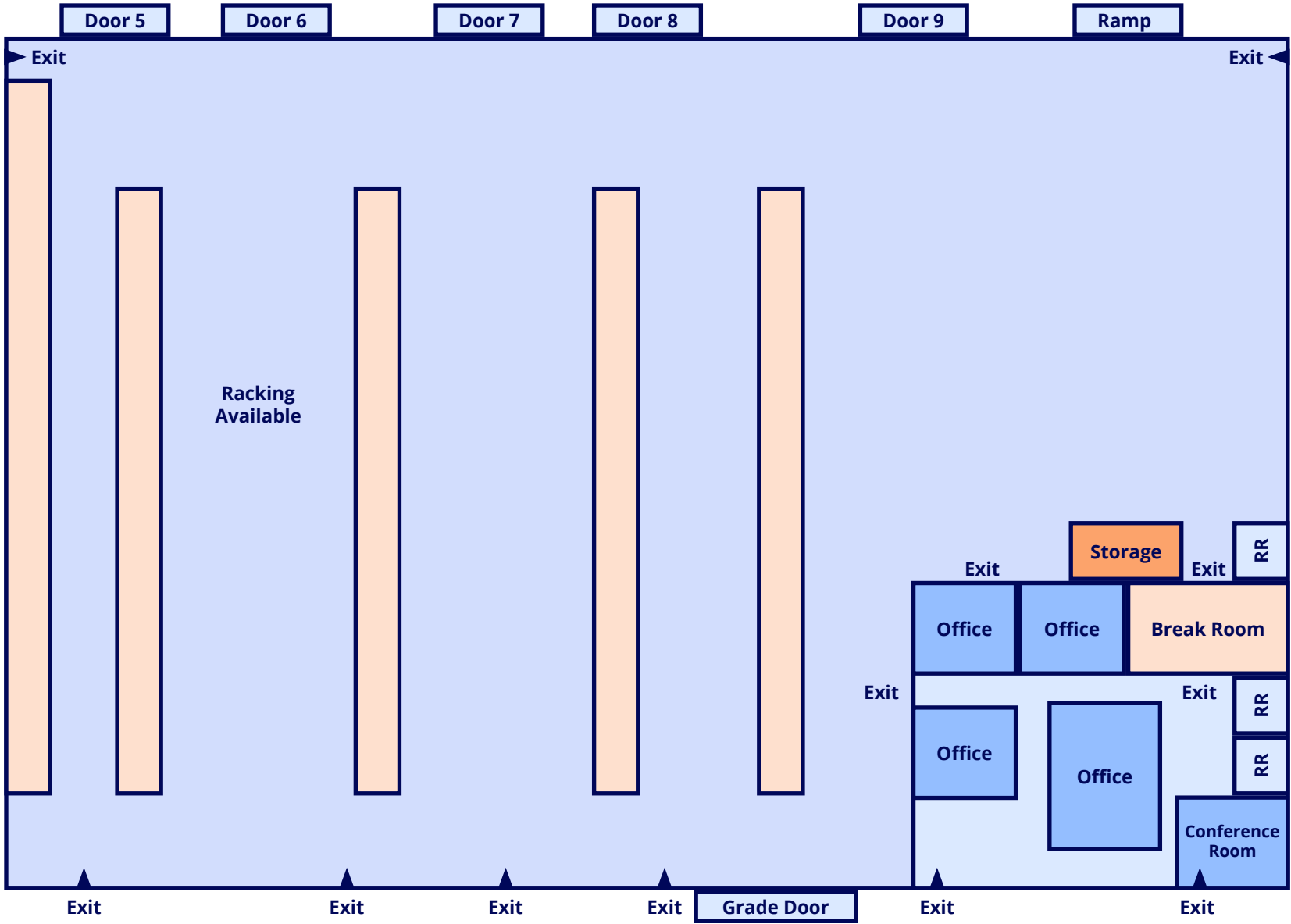
**Large Block
Availability**

Property Details

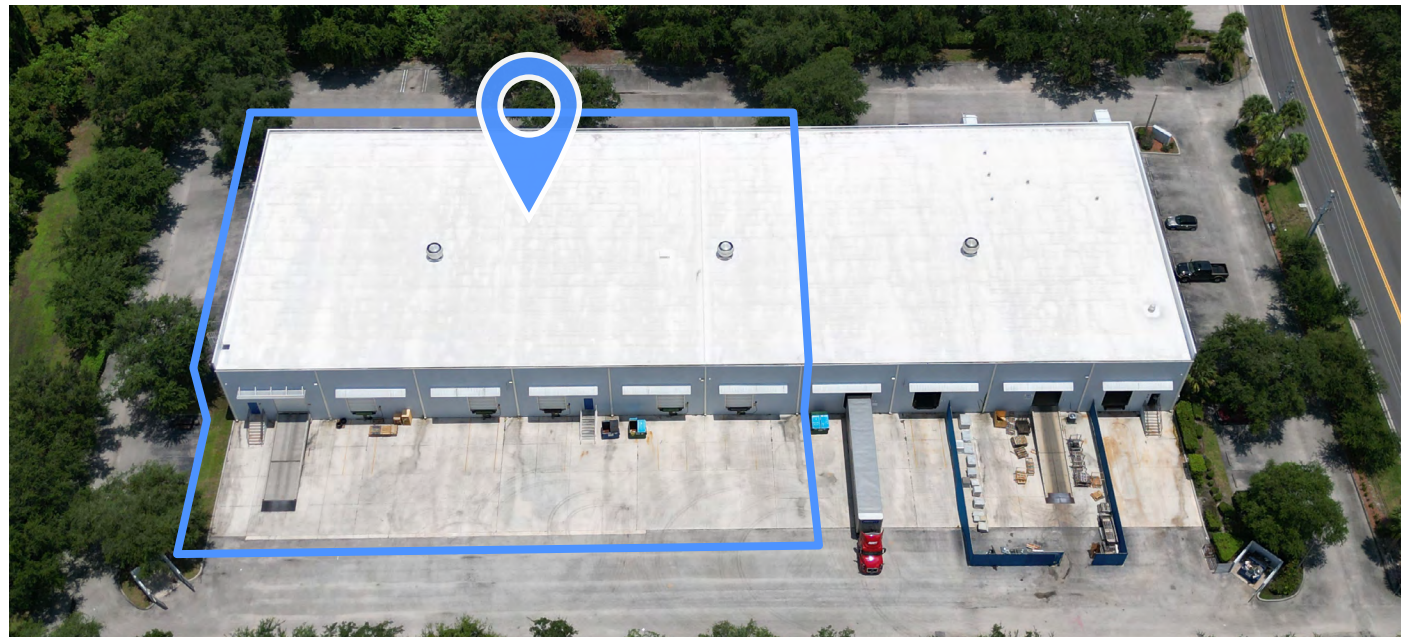
County	St. Lucie
Property Type	Industrial
Building Class	B
Year Built	2000
Stories	1
Tenancy	Two-Tenant
Total Building Area	±42,000 SF
Availability	±25,200 SF
Land Area	±4.06 AC
FAR	0.24
Clear Height	24'
Dock High Doors	5 (10' × 12') with Pit Levelers
Drive In Ramp	1 (12' × 14')
Grade Level Door	1 (12' × 9')
Parking Spaces	50
Parking Ratio	1.19/1,000 SF
Parcel ID	3323-889-0010-000-5
Land Use	4800 Warehouse District
Zoning	Warehouse

Floor Plan

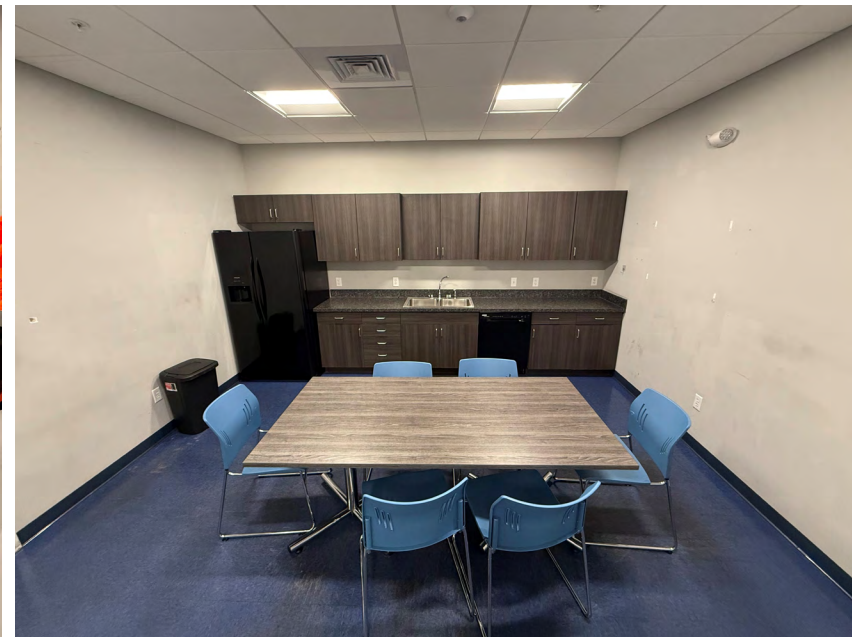
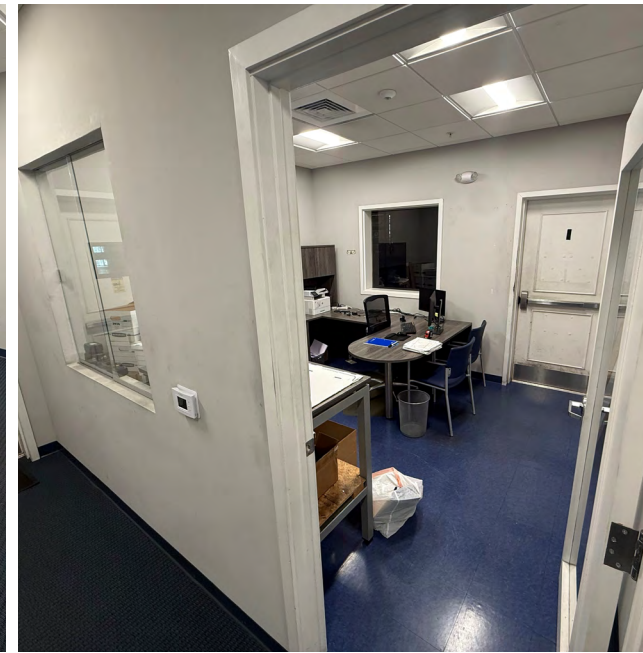
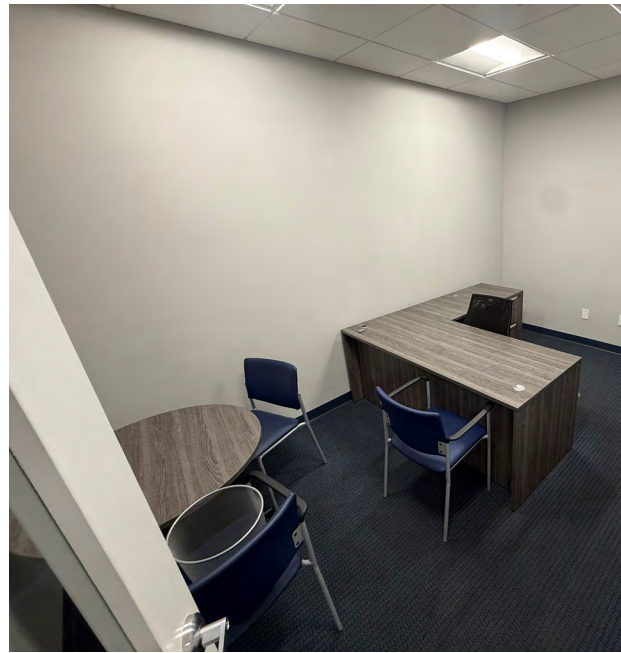
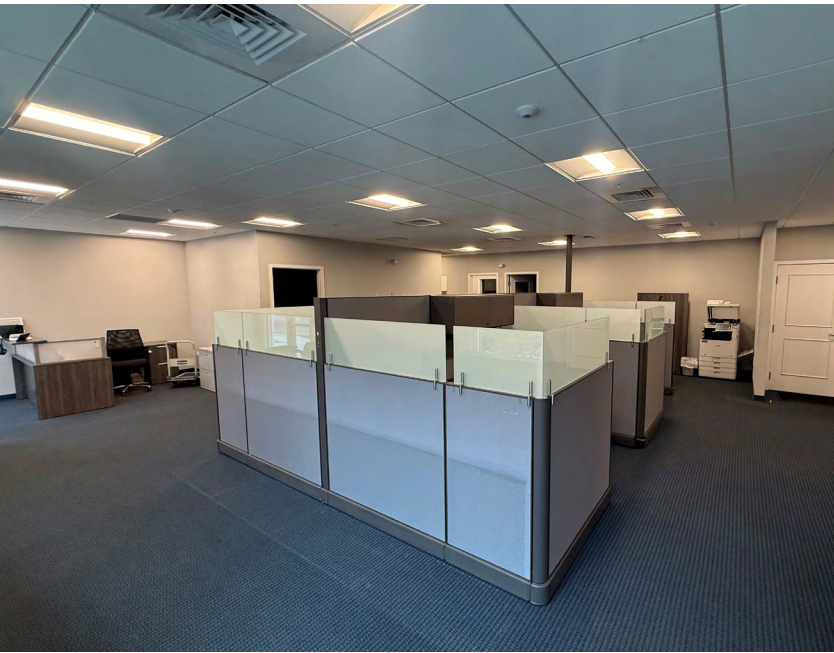
±25,200 SF



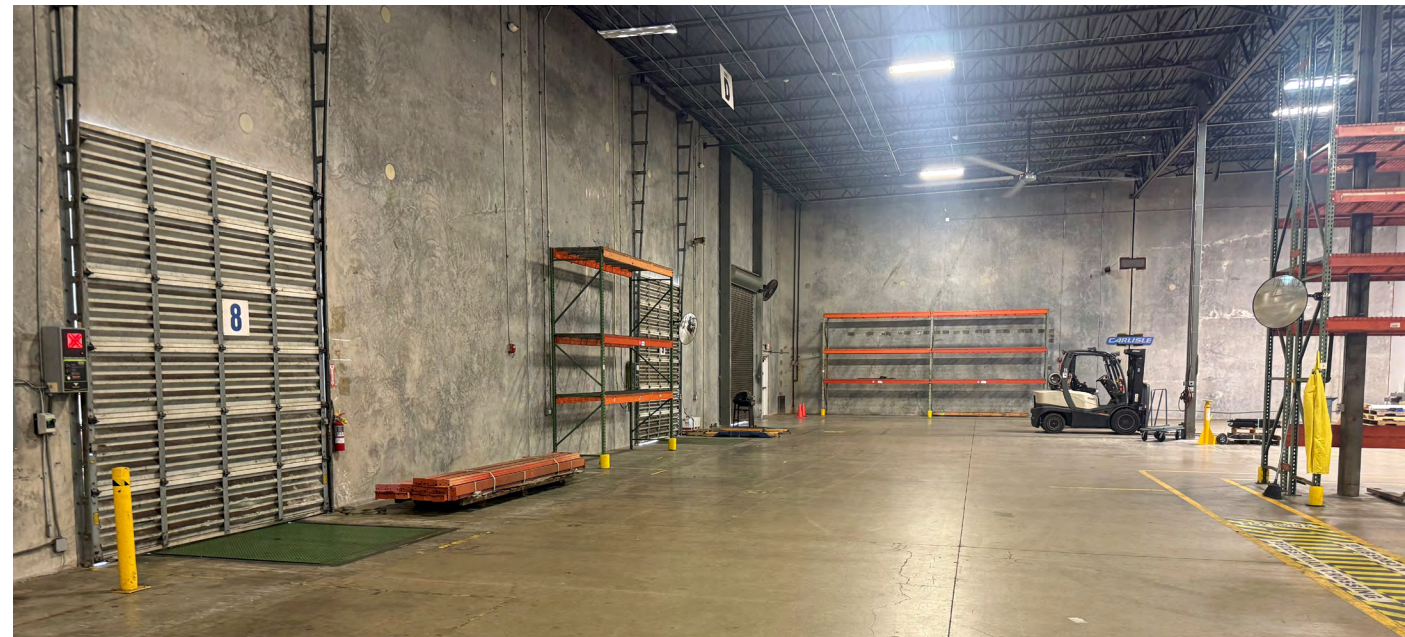
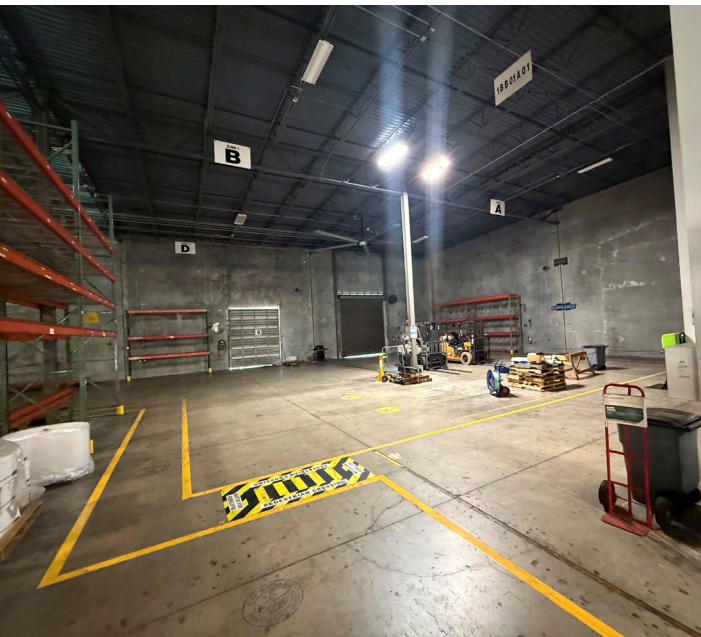
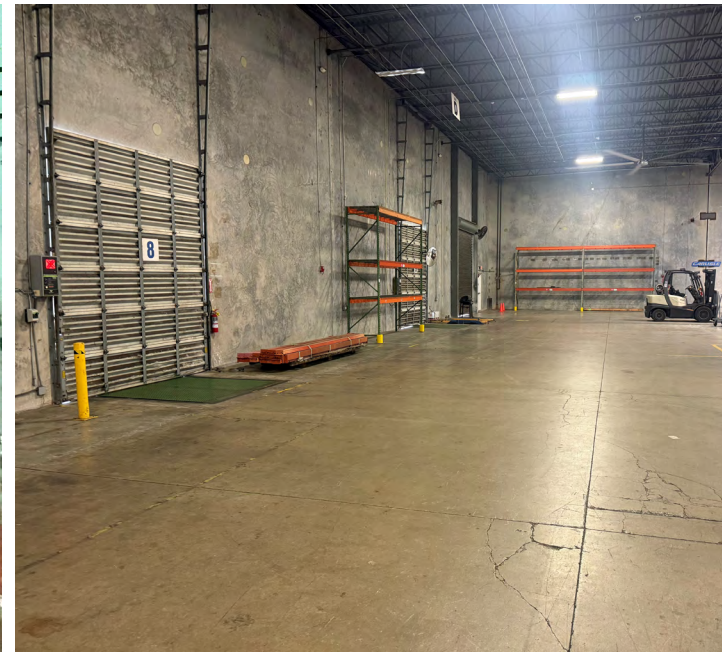
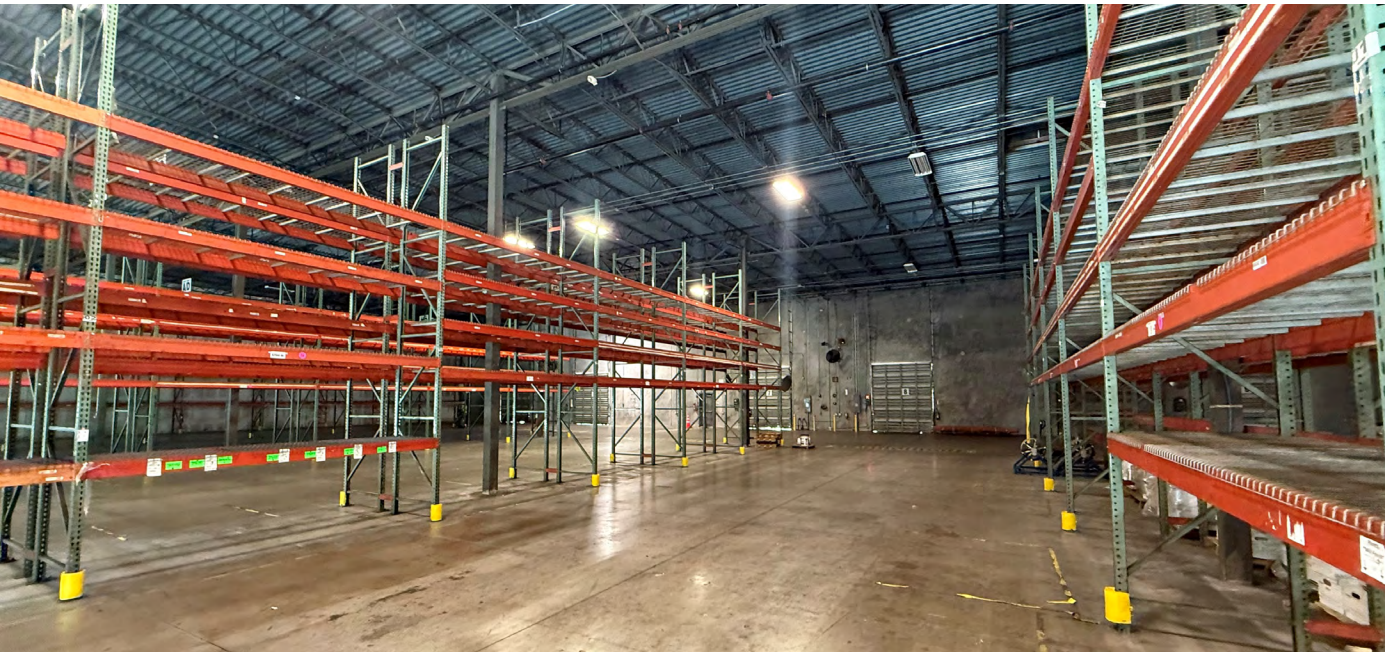
Building Photos



Office Photos



Warehouse Photos



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