

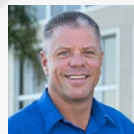
**482 NW LAKE WHITNEY PL  
PORT ST. LUCIE, FL 34986**

**INDUSTRIAL OFFICE/  
WAREHOUSE UNIT**



**FOR LEASE**

**FC** **FLORIDA  
COMMERCIAL**  
REAL ESTATE COMPANY



**ALBERT BROWN**  
Sales Associate  
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**1,776 SF**

**Port St. Lucie, FL**

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • [florida-commercial.net](http://florida-commercial.net)

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# EXECUTIVE SUMMARY

482 NW LAKE WHITNEY PL, PORT ST. LUCIE, FL 34986 | INDUSTRIAL OFFICE/WAREHOUSE UNIT

## SPECS

Unit Size:	1,776 SF
Price:	\$19 PER SF YR / GROSS
Term:	3-5 Years
Year Built:	2006
Zoning:	Industrial
Property Subtype:	Flex Space

**UTILITIES INCLUDED:  
City Water,  
Sewer, and Trash  
Services are  
Included. Tenant to  
Pay Electric.**

## PROPERTY OVERVIEW

Well-maintained 1,776± SF industrial/flex unit offering a functional layout ideal for a variety of commercial uses. The space features a front office/reception area with large glass storefront windows, a spacious open warehouse with 18'+ clear ceiling heights (up to 22'), a 12'W x 14'H overhead roll-up door, and a private rear restroom. The flexible layout is well suited for light manufacturing, distribution, contractor operations, service businesses, or warehouse/storage use.

Conveniently located in the heart of St. Lucie West, just minutes from I-95, the property provides excellent access for semi-truck deliveries and is close to Clover Park (Mets Stadium), major retailers, restaurants, and other area amenities. City water, sewer, and trash services are included, with the tenant responsible for electric. Designated parking spaces are located directly adjacent to the unit for added convenience.



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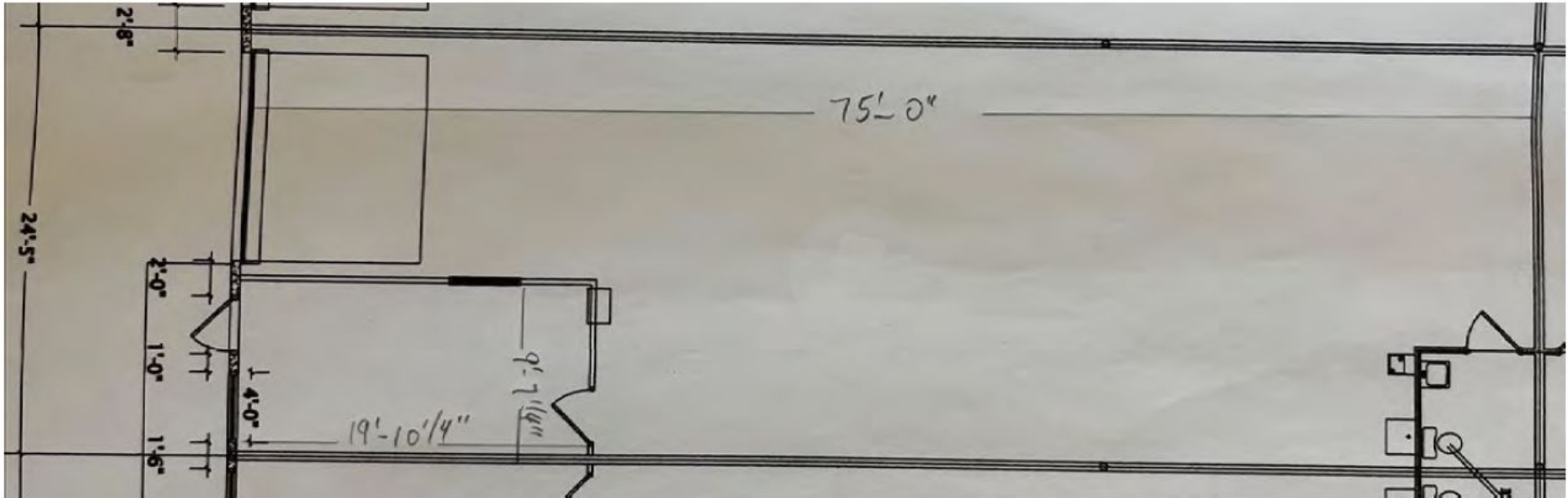
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# FLOOR PLAN

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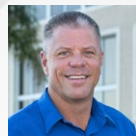
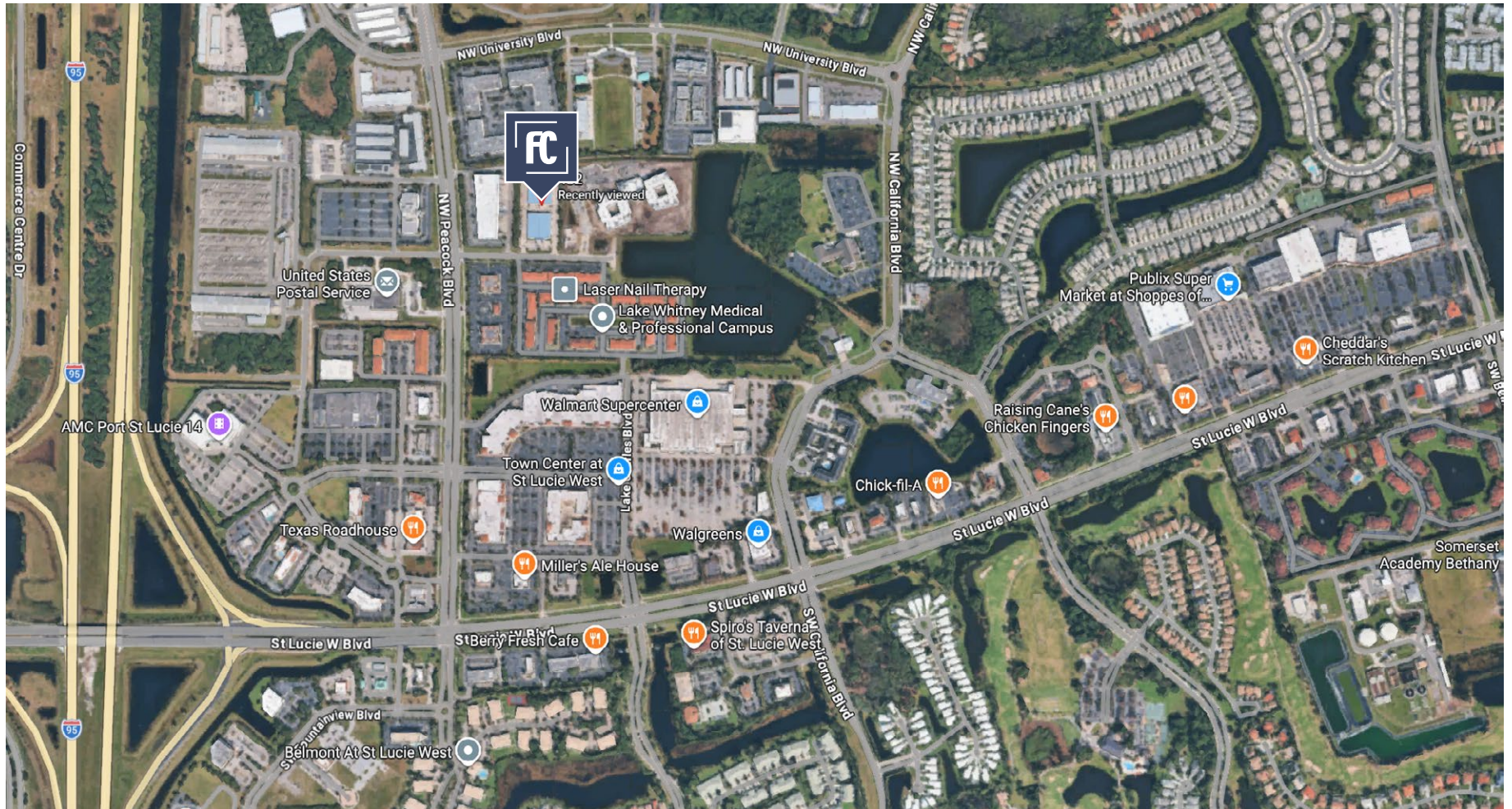
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# RETAIL MAP

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# MAPS & REPORT

482 NW LAKE WHITNEY PL, PORT ST. LUCIE, FL 34986 | INDUSTRIAL OFFICE/WAREHOUSE UNIT



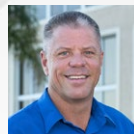
## POPULATION

	1 MILE	3 MILES	5 MILES
Population	12.6K	66.3K	162K
Median age	62	45	43



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,708	27K	67K
# of Employees	11.8K	54K	134K
Average HH income	\$81.5K	\$79.7K	\$76.7K



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