



# FOR LEASE

## 1252 Southwest Biltmore Street

1252 Southwest Biltmore Street

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

\$1,750.00 per month (Gross)



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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

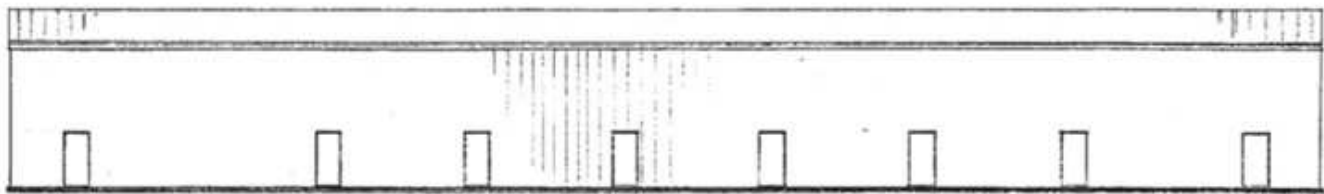
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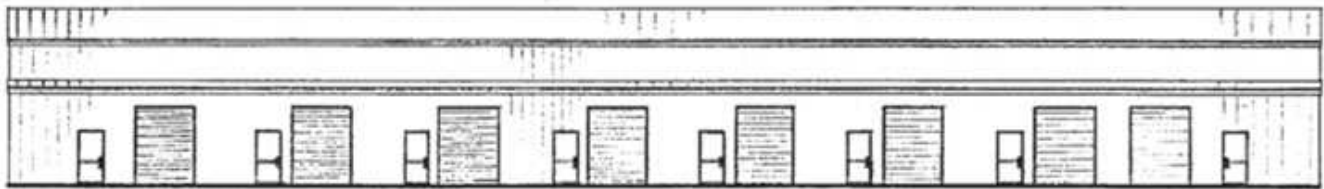
# Site Plans

BILTMORE COMMERCIAL CENTER

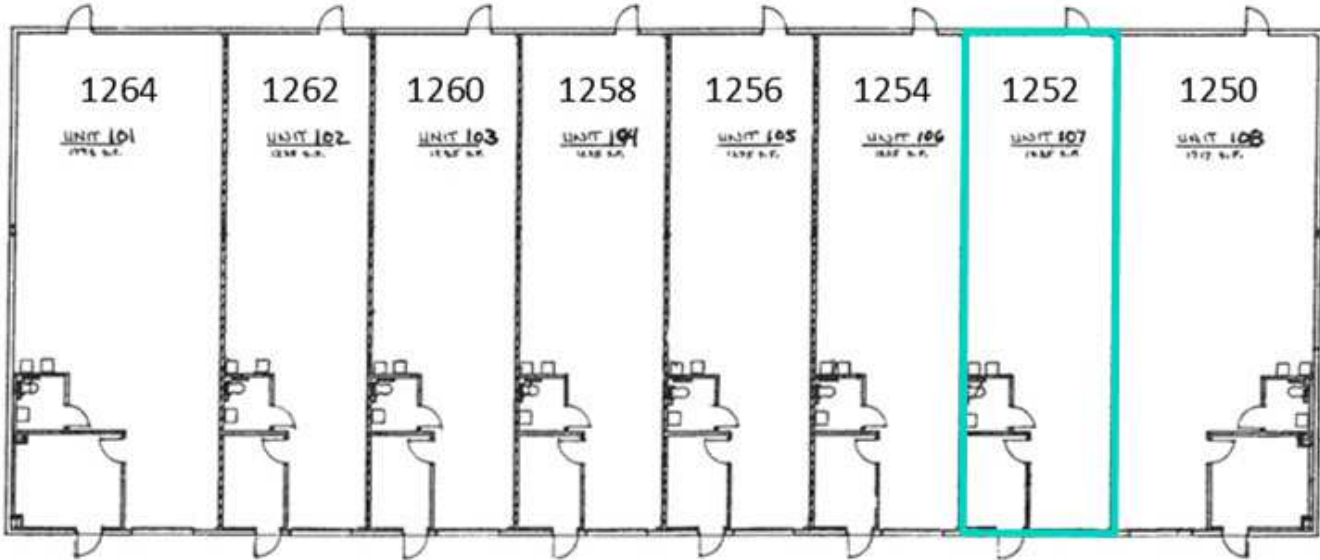
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REAR ELEVATION



FRONT ELEVATION



# Retailer Map CO

1250 SW BILTMORE ST

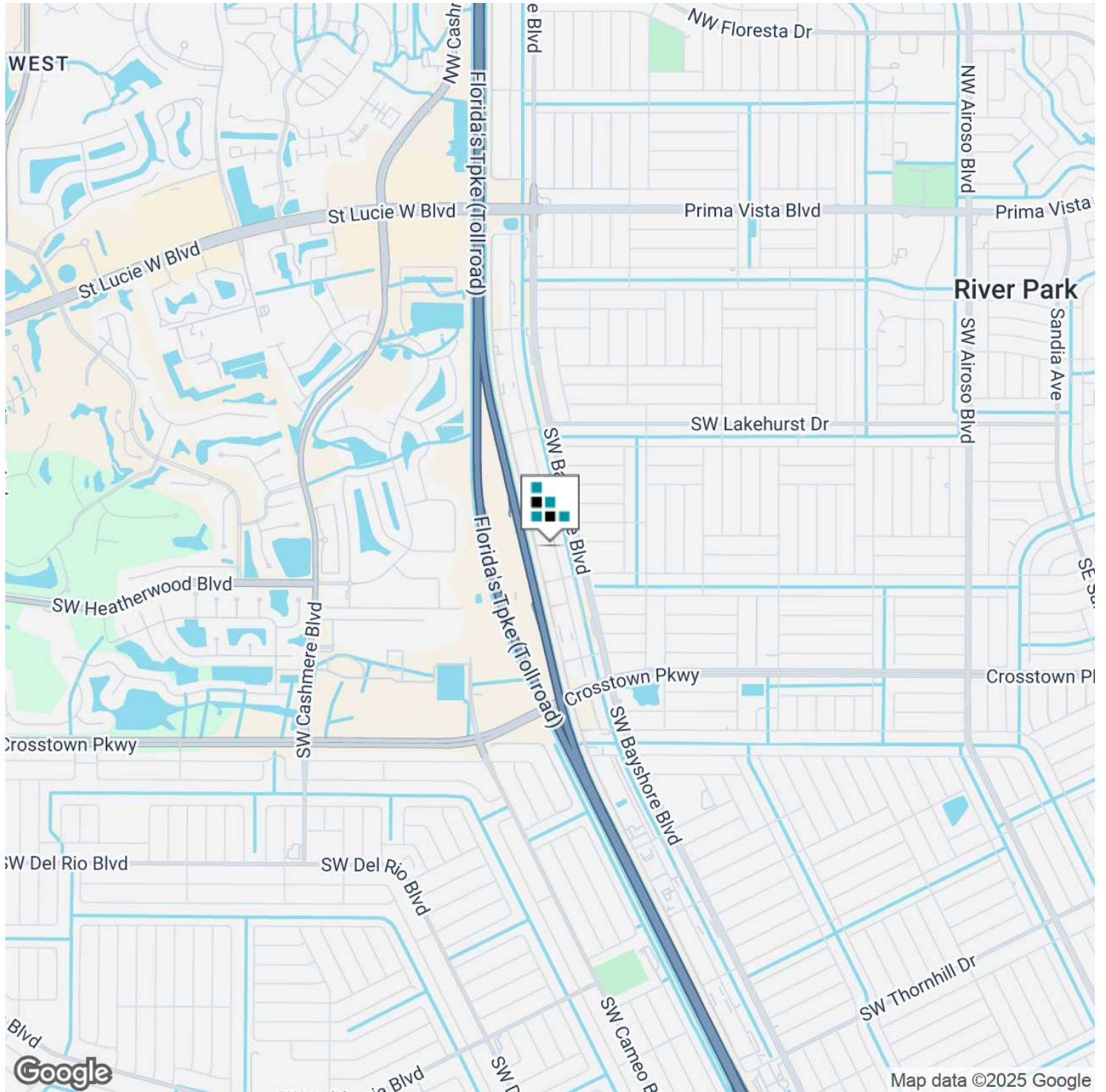
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# Location Map

BILTMORE COMMERCIAL CENTER

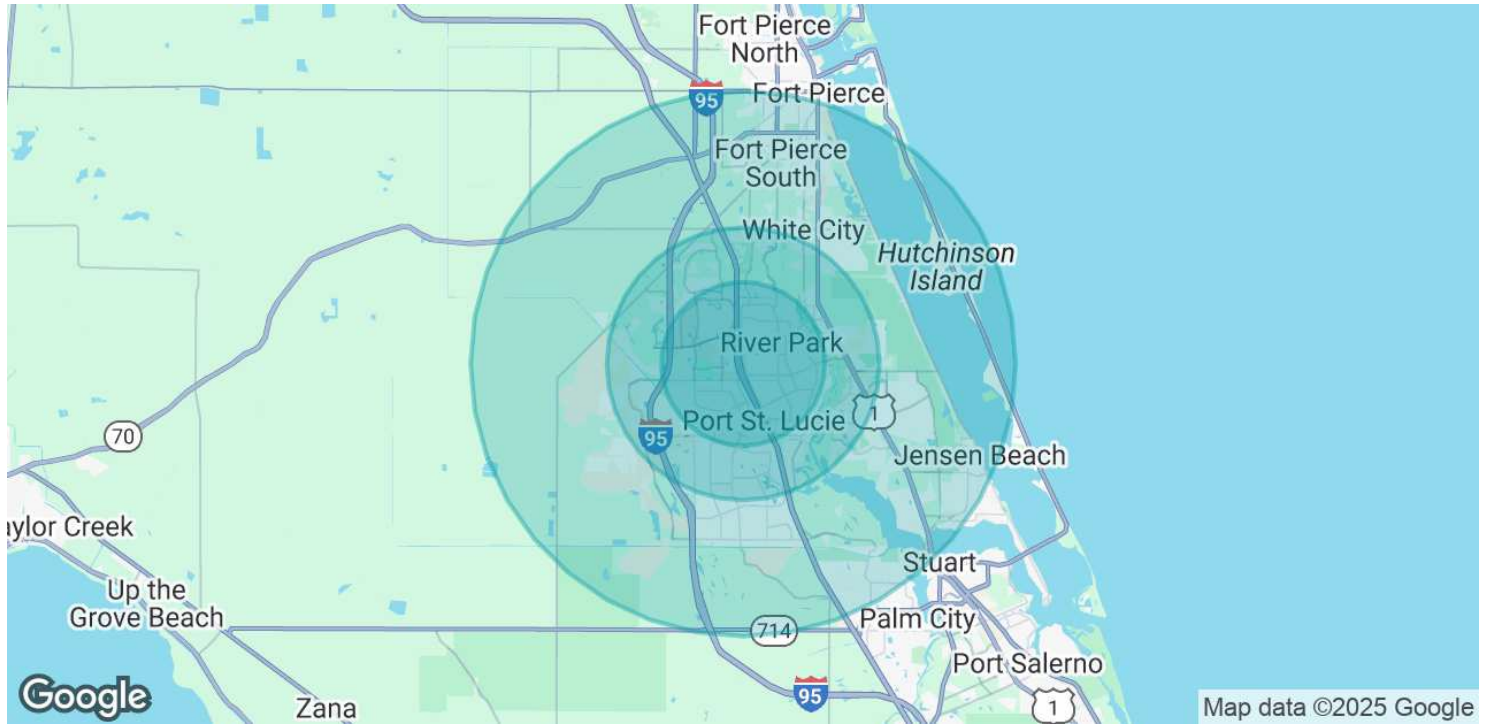
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# Demographics Map & Report

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	94,120	201,043	350,234
Average Age	44	45	45
Average Age (Male)	43	44	44
Average Age (Female)	45	46	46
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	35,151	76,855	136,855
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$91,831	\$91,650	\$93,445
Average House Value	\$332,011	\$342,314	\$364,706

Demographics data derived from AlphaMap

# Disclaimer

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