

FOR SALE

540 NW MERCANTILE PLACE, PORT ST LUCIE, FL 34986

ST LUCIE WEST INDUSTRIAL PARK



*Will Consider
5 Year NNN Lease*

**PARKING RATIO
1 SPACE
PER 120 SF**

- BUILDING: 12,000 +/- Sq. Ft.
- YEAR BUILT: 2005
- SITE ACRES: 1.94 +/- Acres
- DESCRIPTION: 1 Story, 25% Air Conditioned, 8 Grade Level Doors, Clear Ceiling Height 18' +/-
- ZONING: Warehouse Industrial (WI), City of Port St Lucie
- TOTAL PARKING SPACES: 100 marked spaces and large fenced, secured storage yard
- EXTERIOR WALLS: BS- CB Stucco
- FOUNDATION & FRAME: Concrete & Concrete Block
- UTILITIES: St Lucie West Service District
- REAL ESTATE TAXES: \$19,467.07 (2016)

PRICE: \$1,200,000.00 (\$100 PSF)

Recent Sales Support Asking Price

Demographic Profile Mile Radius

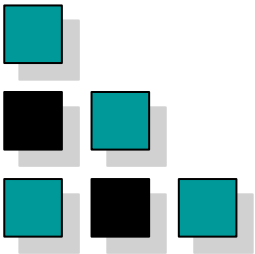
	1 Mile	3 Mile	5 Mile
Population	1,900	31,752	86,439
Households	873	13,201	32,705
Ave HH Income	\$73,987	\$63,891	\$61,149
Median Age	51.7	46.5	41.9

For More Information:

Ken Martin, CCIM
772.220.4096

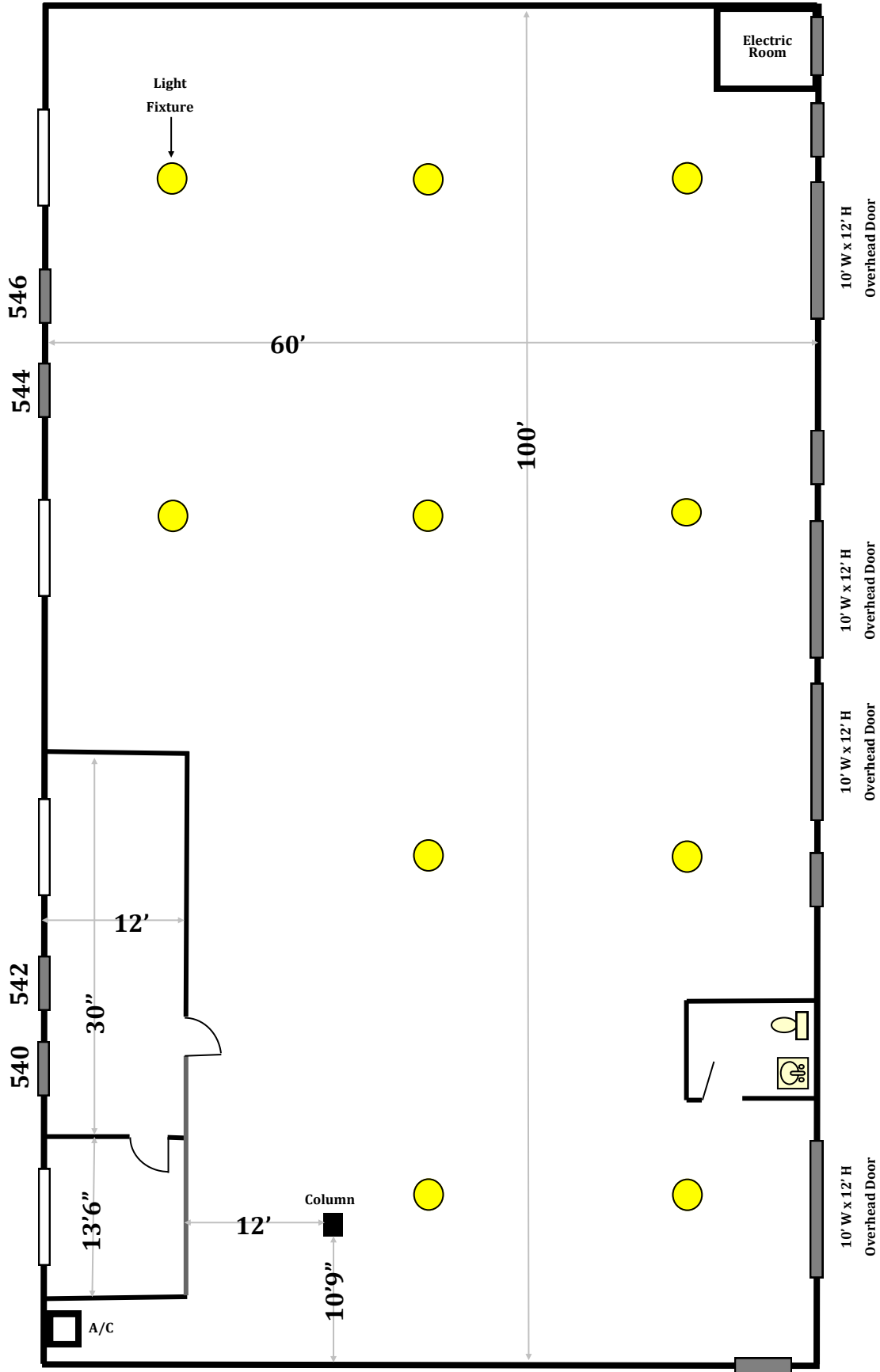
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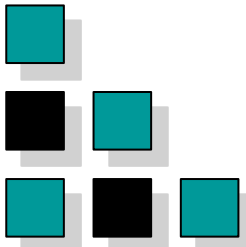




FLOOR PLAN

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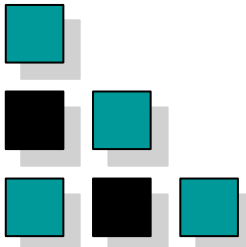
INTERIOR PHOTOS

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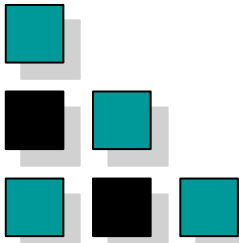




AERIALS

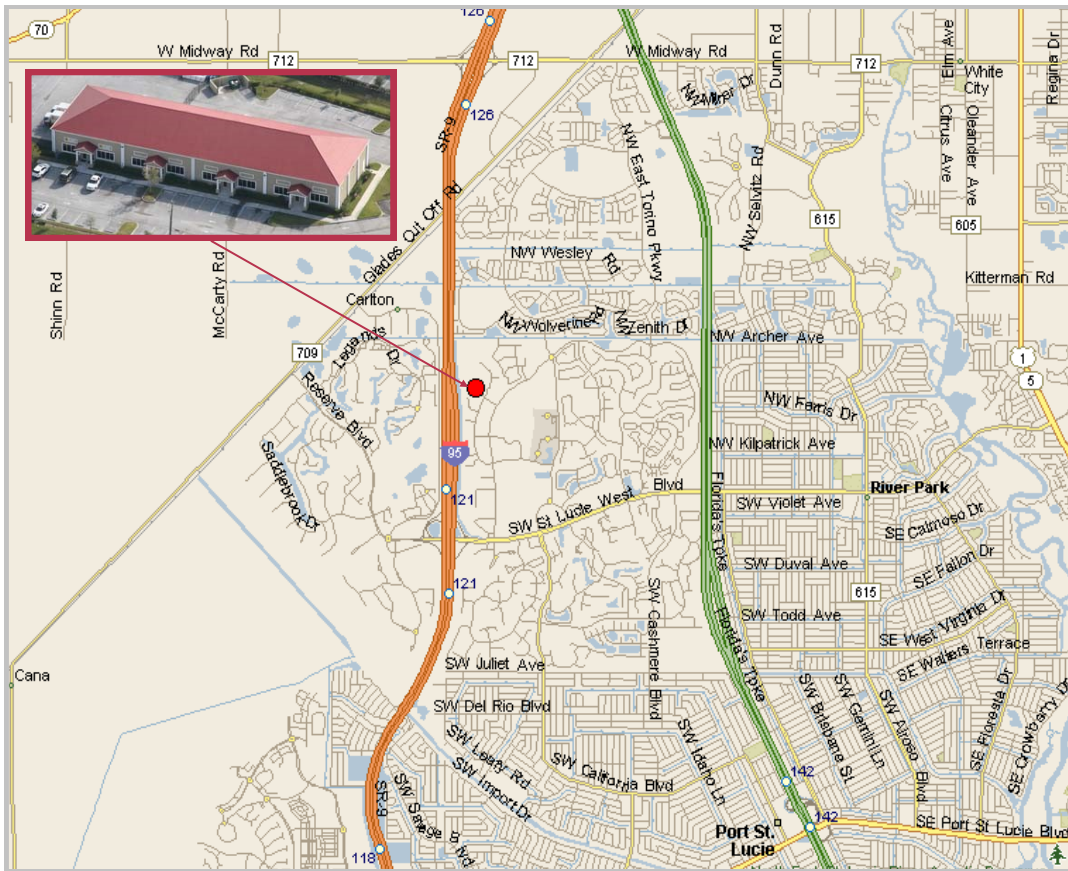
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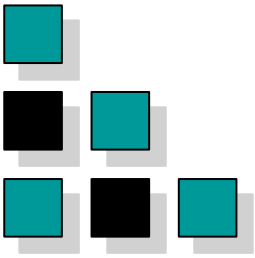
LOCATION

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Sec. 158.135. - Warehouse Industrial Zoning District (WI).

- (A) **Purpose.** The purpose of the warehouse industrial zoning district (WI) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.
- (B) **Permitted Principal Uses and Structures.**
- (1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances that would adversely affect surrounding businesses and properties.
 - a. Cabinet making, carpentry shop or other trade shop.
 - b. Food processing facility.
 - c. Cold storage warehouse and pre-cooling plant.
 - d. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.
 - e. Public or semi-public facility or use.
 - f. Warehousing, provided that no more than thirty (30) percent of each building be devoted to office or retail space associated with the warehouse use and not as a separate unrelated business.
 - g. Television and broadcasting station.
 - h. Repair and maintenance of vehicles and equipment.
 - i. Commercial laundry facility and linen supply.
 - j. Analytical laboratory.
 - k. Wholesale trade, provided that no more than fifty (50) percent of the total floor area is devoted to the display of goods and materials or office space, including the wholesale trade of alcoholic beverages.
 - l. Furniture sales.
 - m. Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with [Chapter 110](#).
 - n. Retail and business services primarily intended to serve the industrial facilities.
 - o. One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
 - p. Commercial driving school.
 - q. Fine arts studio.
 - r. Music recording studios.
 - s. Microbrewery.
 - (2) The following principal uses which need not be fully enclosed in a building or structure are permitted.
 - a. Public utility facility, including water pumping plant, reservoir, and electrical substation.
 - b. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.
 - c. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.
 - d. Building material sales and/or lumber yard.
 - e. Self-service storage facility in accordance with [158.227](#).
- (C) **Special Exception Uses.** The following uses may be permitted following the review and specific approval thereof of the City Council:
- (1) Recreational vehicle park.
 - (2) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of six (6) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres.
 - (3) Indoor shooting facility.
 - (4) Wireless communication antennas and towers, as set forth in [section 158.213](#).
 - (5) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with [Chapter 110](#).
 - (6) Secondary metals recycler in accordance with [Chapter 117](#).



DISCLAIMER

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.