

**562 NW Mercantile Place
Port St. Lucie, FL 34986**

**INDUSTRIAL OFFICE
BUILDING**



FOR LEASE



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

12,949 SF Port St. Lucie, FL

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

EXECUTIVE SUMMARY

562 NW Mercantile Place, Port St. Lucie, FL 34986 | INDUSTRIAL OFFICE BUILDING

SPECS

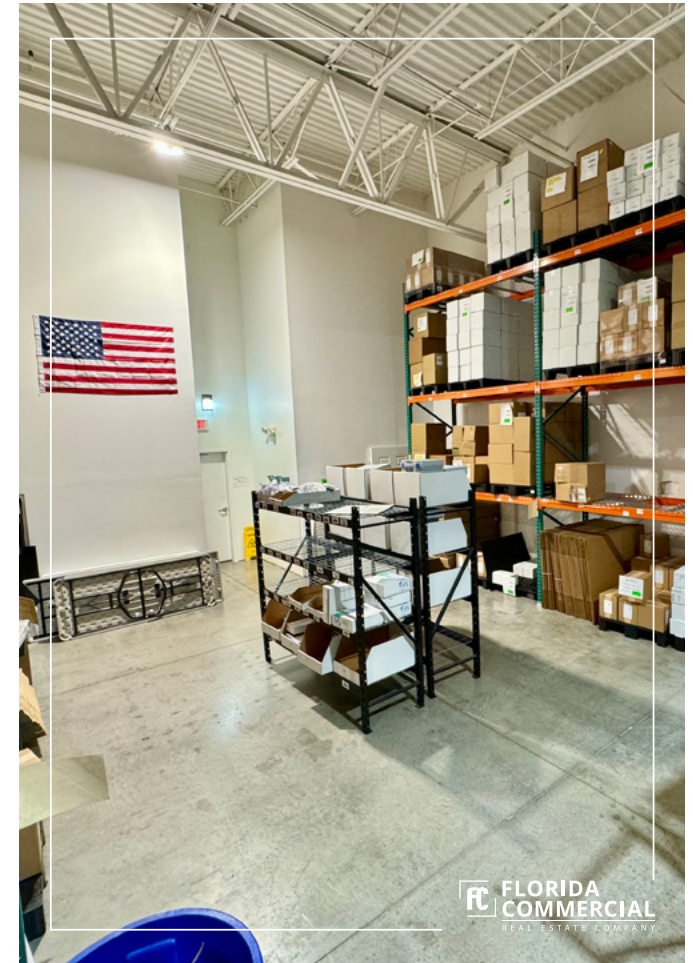
Building Size: 12,949 SF
Zoning: Industrial
Price: \$15 SF GROSS / YR
Term: 5 Years

PROPERTY OVERVIEW

Discover the perfect blend of office and warehouse space in this fully air-conditioned, upgraded facility. Situated at 562 NW Mercantile Pl, Port St. Lucie, FL, this property offers a versatile layout ideal for a variety of business needs. Combining pristine office spaces with expansive and adaptable warehouse areas, this location is perfect for businesses seeking to enhance their operations.

KEY FEATURES:

- 6 Spacious Offices:** Modern and well-appointed for maximum productivity.
- 6 Restrooms:** Conveniently located throughout the facility.
- 3 Large Open Areas:** Perfect for bullpen or collaborative workspace.
- 1 Very Large Conference Room:** Equipped to host meetings and presentations.
- IT Room:** Secure and climate-controlled to protect your technology.
- Kitchen Facilities:**
 - Small Kitchenette: Ideal for quick breaks.
 - Large Kitchen with Break/Sitting Area: Perfect for longer breaks and meals.
- Warehouse Space:**
 - **3 Large Connected Warehouse Areas:** Flexible and easily separated to suit your needs.
 - **Roll-Up Doors:**
 - Two 12x16 Roll-Up Doors
 - One 14x16 Roll-Up Door



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

12,949 SF | **Port St. Lucie, FL**

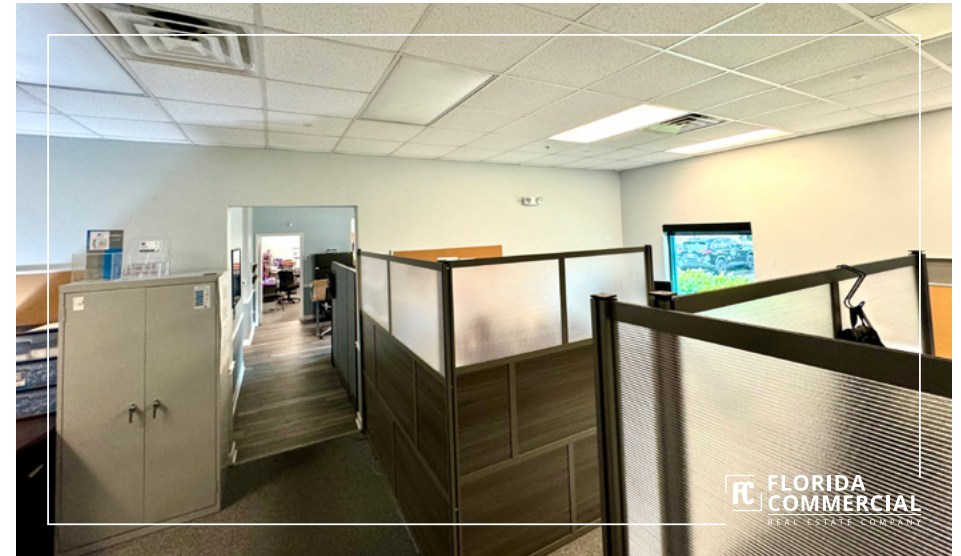


ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

12,949 SF **Port St. Lucie, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

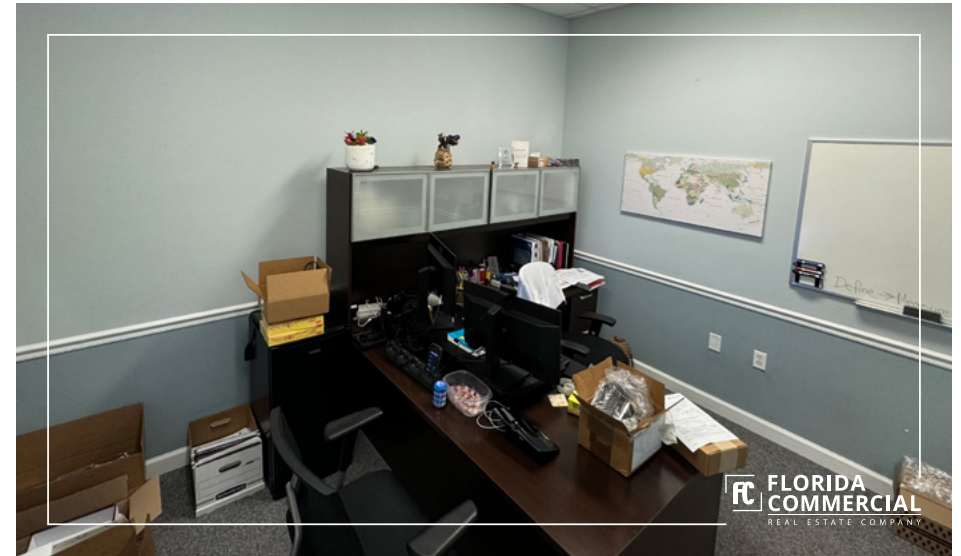


ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

12,949 SF **Port St. Lucie, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

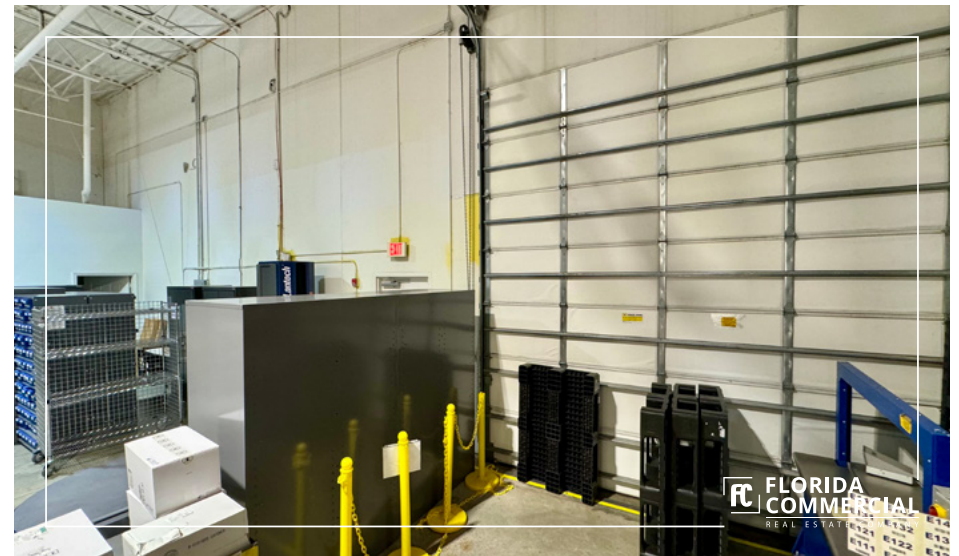
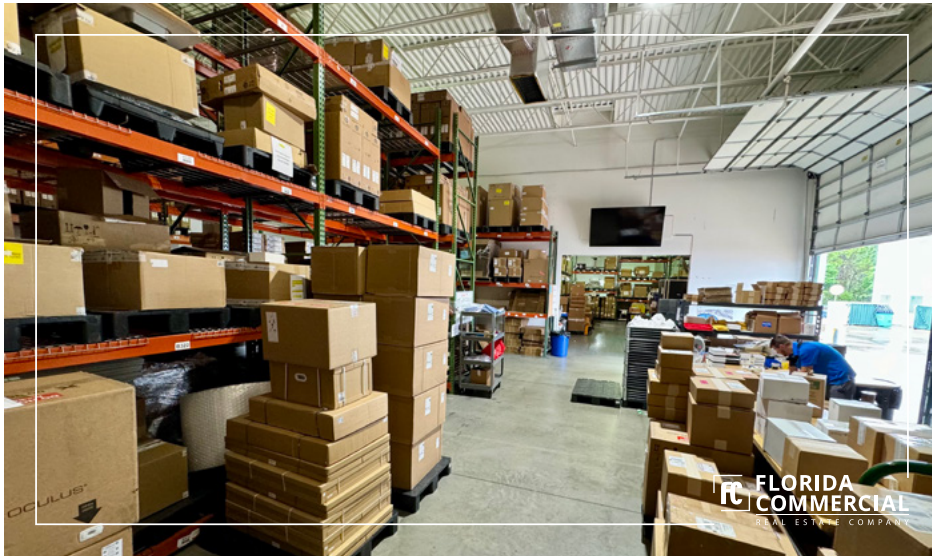


ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

12,949 SF **Port St. Lucie, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

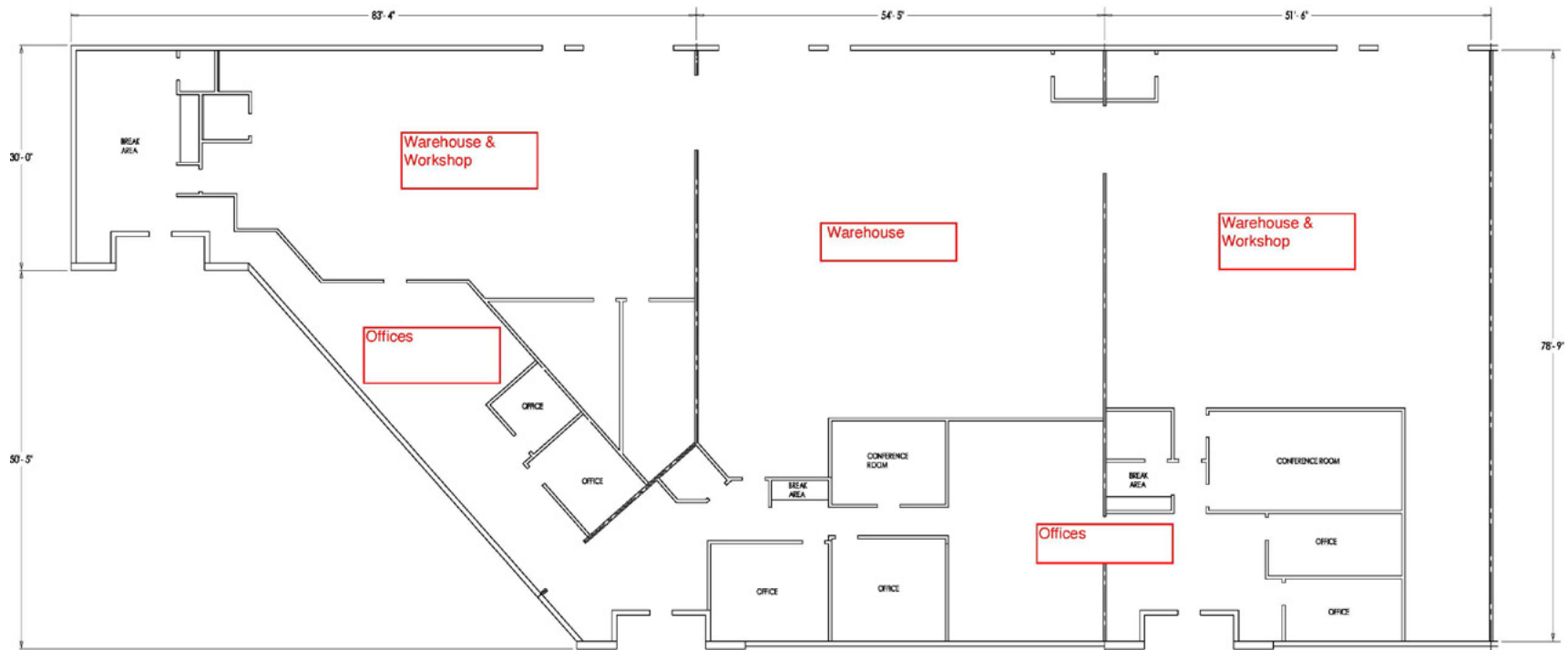
12,949 SF **Port St. Lucie, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

FLOOR PLAN

562 NW Mercantile Place, Port St. Lucie, FL 34986 | INDUSTRIAL OFFICE BUILDING



562 NW MERCANTILE PLACE
Housing OCULUS Surgical, Inc.
Suites 103, 104, and 105 (suite 102 not shown)



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

12,949 SF | **Port St. Lucie, FL**

MAPS & REPORT

562 NW Mercantile Place, Port St. Lucie, FL 34986 | INDUSTRIAL OFFICE BUILDING



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



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

12,949 SF | **Port St. Lucie, FL**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.