

INDUSTRIAL LOT WITH I-95 FRONTAGE

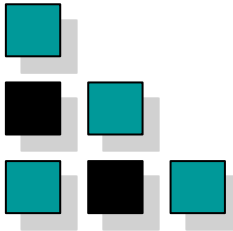
FOR SALE

8910 NW GLADES CUT-OFF ROAD - PORT ST LUCIE, FL



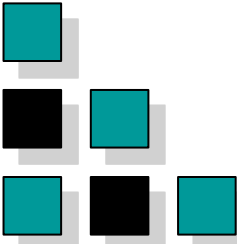
PARCEL ID:	3301-700-0021-000-5
SITE ACRES:	6.1 +/- Acres
IMPROVEMENTS:	Site has been previously cleared, and benefits from decel lanes on Glades Cut-Off Road, a paved driveway, and a sidewalk across the entire frontage. Had previously been approved for a 60,700 s/f industrial development.
LAND USE:	Heavy Industrial (HI), City of Port St Lucie
ZONING:	Industrial Office Utility (HI/LI/ROI/U), LTC Ranch Industrial Park PUD List of permitted uses attached.
FRONTAGE:	350 +/- Ft Glades Cut-Off Road, 182 +/- Ft I-95 frontage
UTILITIES:	City of Port St Lucie
FLOOD ZONE:	X, St. Lucie County
REAL ESTATE TAXES:	\$18,057.00 (2014)
PRICE:	*\$663,100.00 (\$2.50 SF) *Sale subject to approval by City of Port St. Lucie





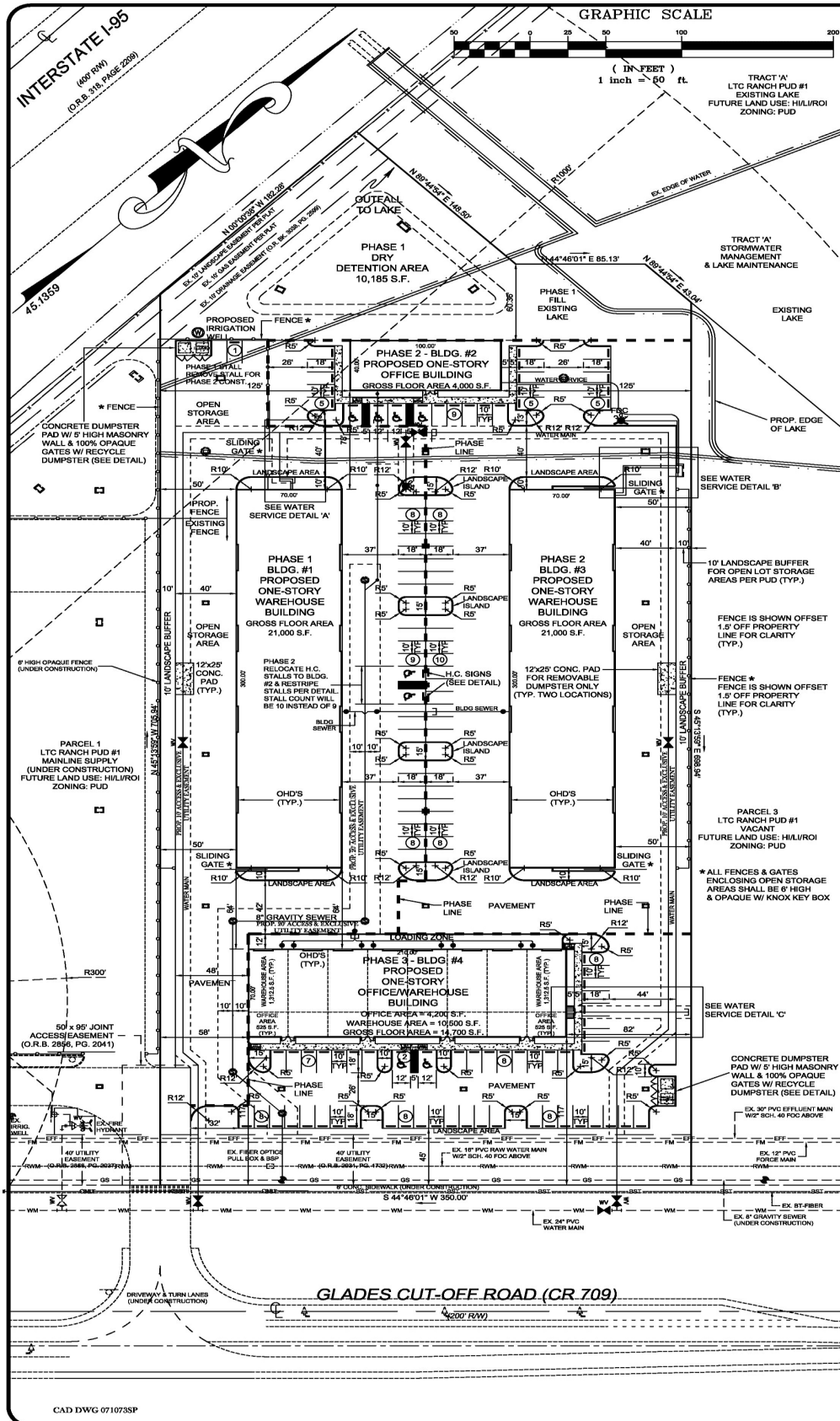
182.28 +/- Ft. Interstate 95 Frontage





PREVIOUSLY APPROVED SITE PLAN (1 OF 2)

772-220-4096 SLC COMMERCIAL



PREVIOUSLY APPROVED SITE PLAN (2 OF 2)

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LEGAL DESCRIPTION

PARCEL 2, L.T.C. RANCH P.U.D. #1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 1 ("1A" THROUGH "1G"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SECTION 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST

CONTAINING 65,603 S.F., 6.097 ACRES

PARCEL ID #: 3301-700-0020-000-5

PROJECT NAME: WHITE ALUMINUM

OWNER/DEVELOPER: WHITE ALUMINUM FABRICATION, INC.

3195 S.E. LIONEL TERRACE
STUART, FL 34997

SITE DATA

FUTURE LAND USE: HI/LI/ROI
ZONING: PUD

PHASE 1

GROSS SITE AREA 265,603 S.F. (6.097 AC) = 100.00%

IMPERVIOUS AREA 99,294 S.F. (2.142 AC) = 35.12%

PROPOSED BUILDING #1 21,000 S.F. (0.482 AC) = 7.90%

PROPOSED PAVEMENT 54,442 S.F. (1.250 AC) = 20.50%

EXISTING PAVEMENT 1,860 S.F. (0.043 AC) = 0.70%

EXISTING LAKE 15,992 S.F. (0.367 AC) = 6.02%

(PORTION NOT FILLED)

PERVIOUS AREA (OPEN SPACE): 172,309 S.F. (3.955 AC) = 64.88%

PHASE 1 & 2

GROSS SITE AREA 265,603 S.F. (6.097 AC) = 100.00%

IMPERVIOUS AREA 156,125 S.F. (3.584 AC) = 58.78%

PROPOSED BUILDING #1 21,000 S.F. (0.482 AC) = 7.90%

PROPOSED BUILDING #2 4,000 S.F. (0.092 AC) = 1.51%

PROPOSED BUILDING #3 21,000 S.F. (0.482 AC) = 7.90%

PROPOSED PAVEMENT 105,734 S.F. (2.427 AC) = 39.82%

EXISTING PAVEMENT 1,860 S.F. (0.043 AC) = 0.70%

EXISTING LAKE 1,860 S.F. (0.043 AC) = 0.70%

(PORTION NOT FILLED)

PERVIOUS AREA (OPEN SPACE): 109,478 S.F. (2.513 AC) = 41.22%

PHASE 1, 2, & 3

GROSS SITE AREA 265,603 S.F. (6.097 AC) = 100.00%

IMPERVIOUS AREA 196,017 S.F. (4.500 AC) = 73.80%

PROPOSED BUILDING #1 21,000 S.F. (0.482 AC) = 7.90%

PROPOSED BUILDING #2 4,000 S.F. (0.092 AC) = 1.51%

PROPOSED BUILDING #3 21,000 S.F. (0.482 AC) = 7.90%

PROPOSED BUILDING #4 14,700 S.F. (0.337 AC) = 5.54%

PROPOSED PAVEMENT 130,926 S.F. (3.006 AC) = 49.30%

EXISTING PAVEMENT 1,860 S.F. (0.043 AC) = 0.70%

EXISTING LAKE 2,531 S.F. (0.058 AC) = 0.95%

(PORTION NOT FILLED)

PERVIOUS AREA (OPEN SPACE): 69,586 S.F. (1.597 AC) = 26.20%

BUILDING DATA:

PHASE 1

BUILDING #1

WAREHOUSE AREA = 21,000 S.F.

PHASE 2

OFFICE AREA = 4,000 S.F.

WAREHOUSE AREA = 21,000 S.F.

PHASE 3

OFFICE AREA = 4,200 S.F.

WAREHOUSE AREA = 10,500 S.F.

TOTAL FLOOR AREA = 60,700 S.F.

BUILDING HEIGHT:

ONE STORY (HEIGHT OF 25 FT.)

PROVIDER OF UTILITIES:

WATER: PSLUD

WASTEWATER: PSLUD

PARKING CALCULATIONS:

PHASE 1

PARKING REQUIRED:

BUILDING #1

1 SPACE / 500 S.F. WAREHOUSE AREA

10,000 / 500 = 20 SPACES (WAREHOUSE)

11,000 / 2,000 = 6 SPACES (WAREHOUSE)

WAREHOUSING:

TWO SPACES FOR EACH 1,000 S.F. OF GROSS FLOOR AREA

UP TO 10,000 S.F., AND ONE ADDITIONAL SPACE FOR EACH

ADDITIONAL 2,000 S.F. THIS APPLIES INDIVIDUALLY TO

EACH BUSINESS IN A WAREHOUSING COMPLEX.

PARKING REQUIRED = 26 SPACES (2 HC)

PARKING PROVIDED = 26 SPACES (2 HC)

PHASE 1 & 2

BUILDING #1

1 SPACE / 500 S.F. WAREHOUSE AREA

10,000 / 500 = 20 SPACES (WAREHOUSE)

11,000 / 2,000 = 6 SPACES (WAREHOUSE)

WAREHOUSING:

TWO SPACES FOR EACH 1,000 S.F. OF GROSS FLOOR AREA

UP TO 10,000 S.F., AND ONE ADDITIONAL SPACE FOR EACH

ADDITIONAL 2,000 S.F. THIS APPLIES INDIVIDUALLY TO

EACH BUSINESS IN A WAREHOUSING COMPLEX.

PARKING REQUIRED = 72 SPACES (2 HC)

PARKING PROVIDED = 76 SPACES (4 HC)

PHASE 1, 2, & 3

BUILDING #1

1 SPACE / 500 S.F. WAREHOUSE AREA

10,000 / 500 = 20 SPACES (WAREHOUSE)

11,000 / 2,000 = 6 SPACES (WAREHOUSE)

WAREHOUSING:

TWO SPACES FOR EACH 1,000 S.F. OF GROSS FLOOR AREA

UP TO 10,000 S.F., AND ONE ADDITIONAL SPACE FOR EACH

ADDITIONAL 2,000 S.F. THIS APPLIES INDIVIDUALLY TO

EACH BUSINESS IN A WAREHOUSING COMPLEX.

PARKING REQUIRED = 114 SPACES (5 HC)

PARKING PROVIDED = 125 SPACES (6 HC)

PHASE 2

BUILDING #2

1 SPACE / 200 S.F. OFFICE AREA

4,000 / 200 = 20 SPACES

BUILDING #3

1 SPACE / 500 S.F. WAREHOUSE AREA

10,500 / 500 = 21 SPACES

WAREHOUSING:

TWO SPACES FOR EACH 1,000 S.F. OF GROSS FLOOR AREA

UP TO 10,000 S.F., AND ONE ADDITIONAL SPACE FOR EACH

ADDITIONAL 2,000 S.F. THIS APPLIES INDIVIDUALLY TO

EACH BUSINESS IN A WAREHOUSING COMPLEX.

PARKING REQUIRED = 134 SPACES (5 HC)

PARKING PROVIDED = 125 SPACES (6 HC)

PHASE 3

BUILDING #4

1 SPACE / 200 S.F. OFFICE AREA

4,200 / 200 = 21 SPACES

WAREHOUSING:

TWO SPACES FOR EACH 1,000 S.F. OF GROSS FLOOR AREA

UP TO 10,000 S.F., AND ONE ADDITIONAL SPACE FOR EACH

ADDITIONAL 2,000 S.F. THIS APPLIES INDIVIDUALLY TO

EACH BUSINESS IN A WAREHOUSING COMPLEX.

PARKING REQUIRED = 134 SPACES (5 HC)

PARKING PROVIDED = 125 SPACES (6 HC)

DRAINAGE SYSTEM:

DRAINAGE SYSTEM WILL CONSIST OF DRY DETENTION AREA WITH DISCHARGE TO

THE EXISTING MASTER DRAINAGE SYSTEM OF L.T.C. RANCH. SFWMD CRITERIA

FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

THE ENTIRE DRY DETENTION AREA AND OUTFALL WILL BE CONSTRUCTED AS PART

OF THE PHASE 1 IMPROVEMENTS, AND PHASE 2 & 3 DRAINAGE PIPES AND INLETS

WILL BE CONSTRUCTED WITH EACH SUBJECT PHASE TO TIE THEM INTO THE

PREVIOUSLY CONSTRUCTED PORTION OF THE DRAINAGE SYSTEM.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED

ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND

FEDERAL REGULATIONS.

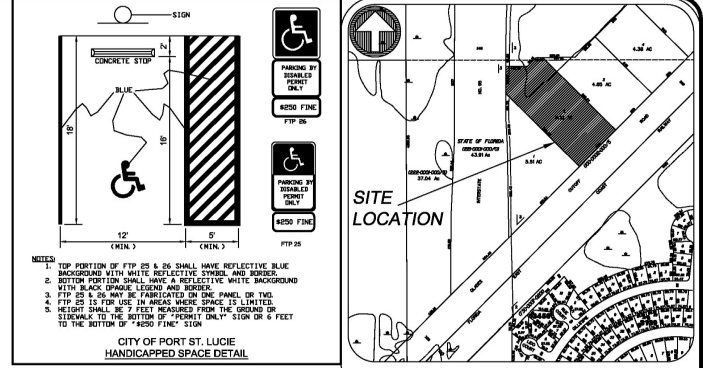
WELLFIELD PROTECTION ORDINANCE:

THIS PROJECT IS LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION

ZONE & IS REQUIRED TO COMPLY WITH CHAPTER 53, WELLFIELD PROTECTION,

OF THE CITY CODE. NO REGULATED SUBSTANCES WILL BE STORED, HANDLED,

PRODUCED, OR USED ON-SITE.



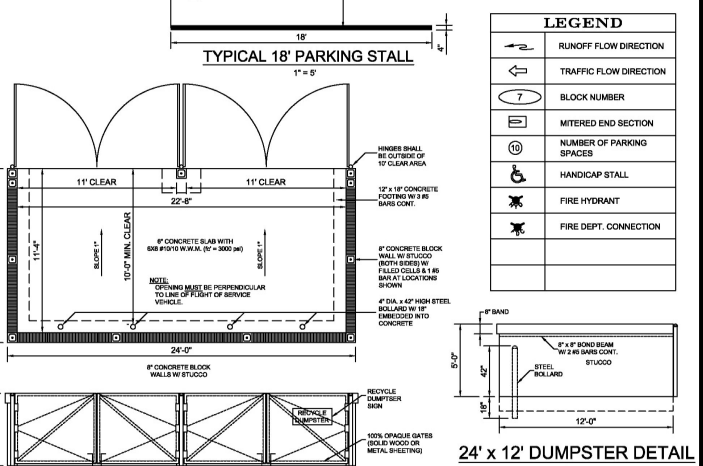
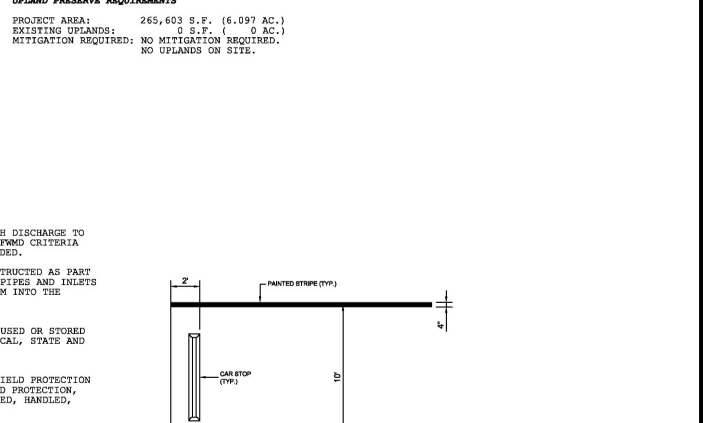
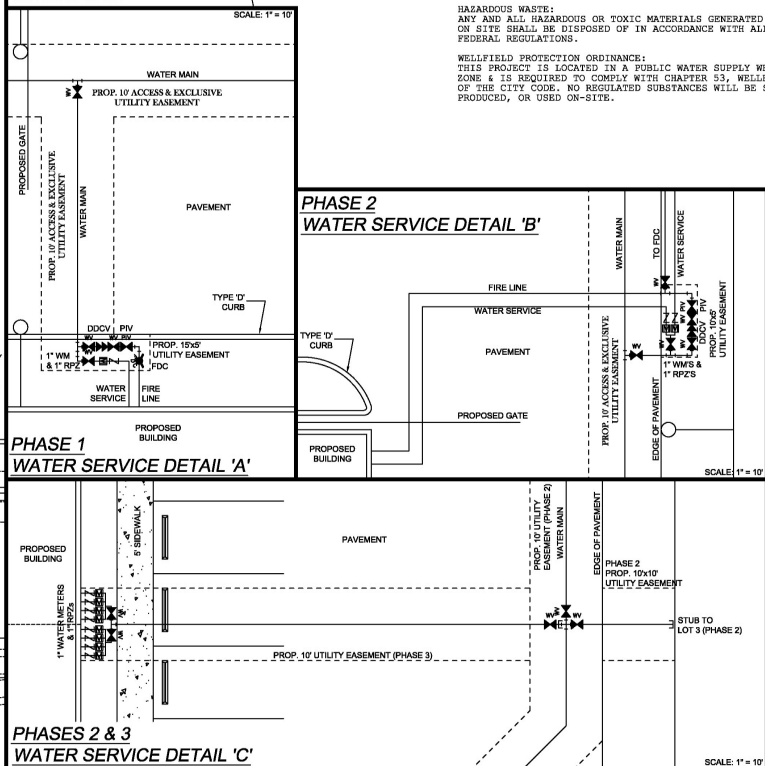
TRAFFIC STATEMENT

INSTITUTE OF TRANSPORTATION ENGINEERS
TRIP GENERATION, 7th EDITION

GENERAL LIGHT INDUSTRIAL (110)	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:			
GENERAL LIGHT INDUSTRIAL (110)	6.97/1,000 S.F.	60,700 S.F.	= 423
A.M. PEAK HOUR ADJACENT STREET TRAFFIC:			
GENERAL LIGHT INDUSTRIAL (110)	0.92/1,000 S.F.	60,700 S.F.	= 56
P.M. PEAK HOUR ADJACENT STREET TRAFFIC:			
GENERAL LIGHT INDUSTRIAL (110)	0.98/1,000 S.F.	60,700 S.F.	= 59

UPLAND PRESERVE REQUIREMENTS

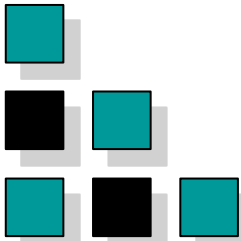
PROJECT AREA: 265,603 S.F. (6.097 AC.)
EXISTING UPLANDS: 0 S.F. (0 AC.)
MITIGATION REQUIRED: NO MITIGATION REQUIRED.
NO UPLANDS ON SITE.



PHASES 2 & 3 WATER SERVICE DETAIL 'C'

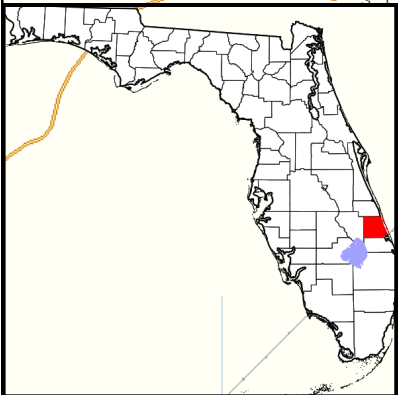
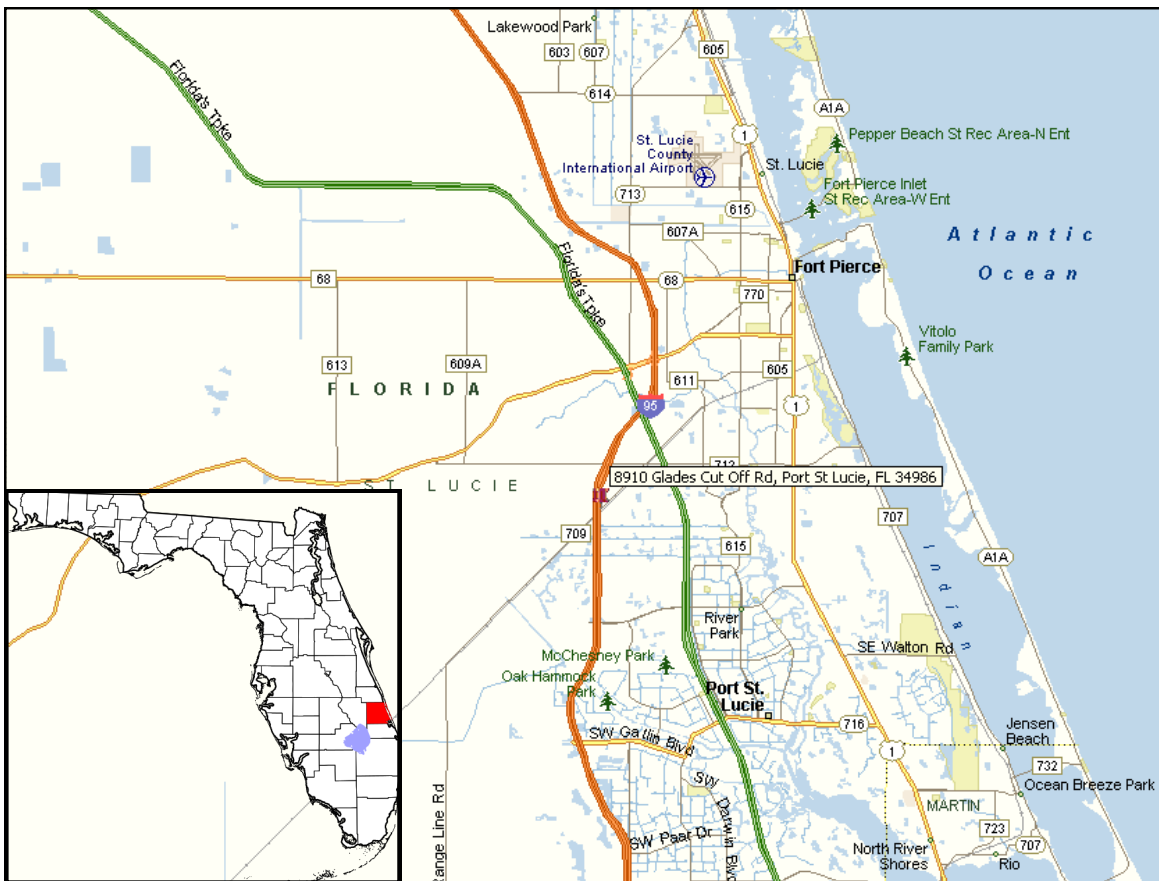
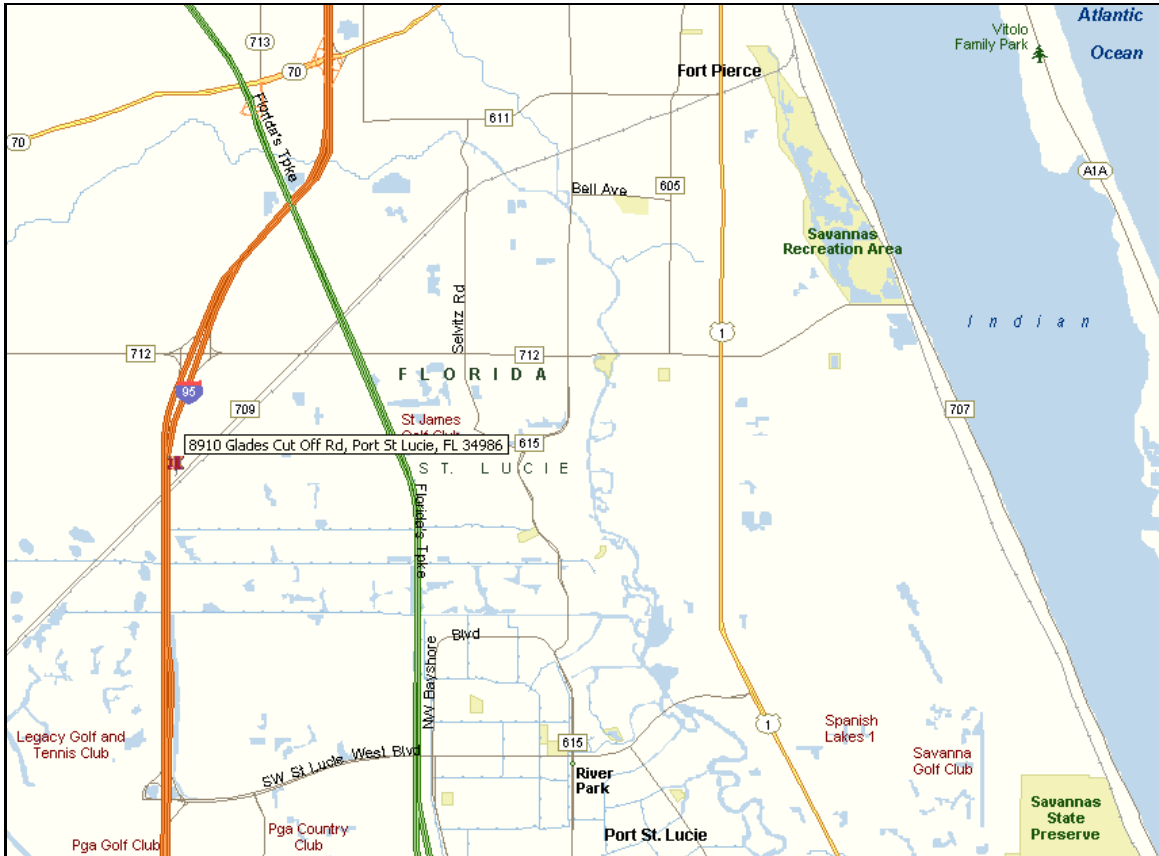
PSL PROJECT NO.
POB-284

JOSEPH T. PRISCIA, P.E.
FLA. REG. NO. 31443



MAPS

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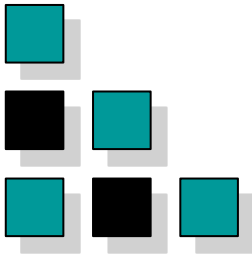


VI. Industrial Office Utility (HI/LI/ROI/U);**A. GENERAL**

Project site design shall be the result of thoughtful planning so that the complete development complements the existing visual quality of the area. Each site/parcel must be considered distinctly, as well as being a part of the greater continuity. The land use and site development standards have been established to ensure that LTC Ranch Industrial Park is developed to its fullest potential.

B. USES PERMITTED

- (1) Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
- (2) Research and development facility;
- (3) Public facility use;
- (4) Television, broadcasting station and telephone call centers;
- (5) Semi-public facility;
- (6) Analytical laboratory;
- (7) Warehouse;
- (8) Wholesale trade and distribution;
- (9) Office space as needed in conjunction with a use listed above;
- (10) Retail and business services primarily intended to serve the industrial facilities;
- (11) Adult Entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent city code of ordinances which regulate this use, including Ordinance 00-12.
- (12) Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of (8) eight feet with no material placed so as to exceed the height of said fence or wall;
- (13) Equipment rental business;
- (14) Wireless communication antennas and towers, consistent with engineering design standards of Section 158.213 of the City of Port St. Lucie Land Development Regulations, dated August 1999, as modified under paragraph 158.213 (E)(1)(a) to include CG, CH and ROI uses as defined within LTC Ranch Industrial Park PUD;
- (15) Commercial driving school;
- (16) Daycare, in conjunction with a place of employment;
- (17) Kennel, with outdoor runs;
- (18) Electrical Power Generating Facilities (Plants);
- (19) Other heavy industrial development not listed above but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts as approved through a special exception use as consistent with Section 158.213 of the City Code.



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C. USES PROHIBITED

- (1) Salvage yards;
- (2) Residential;
- (3) Mining;
- (4) Livestock; Slaughter house or Auction facilities
- (5) RV park;
- (6) Any type of housing.

D. LOT COVERAGE

Maximum Building Coverage. (50%) fifty percent, provided that the combined area coverage of all impervious surfaces shall not exceed (80%) eighty percent.

E. HEIGHT

- (1) Maximum Building Height. (75) seventy-five feet, except for transmission and broadcast towers, which may be up to 300 feet. For utility electrical power generating facilities, the maximum height is (225) two-hundred-twenty five feet.

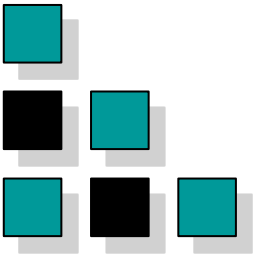
F. SETBACKS

Setback distances are defined as the horizontal, perpendicular or radial distance measured from the site property line to the vertical plane coincident with the closest face or edge of the structure or sign to which the setback dimension is applicable. The setback line shall be parallel to the site property line.

No improvement shall be located on any site/parcel nearer to any property line than in the minimum setbacks listed below. Specifically excluded from these setback requirements are steps, walks and planters not exceeding 3 feet in height.

Setback Requirements:

- (1) Front setback. Each lot shall have a front yard with a building setback line of (25) twenty-five feet;



ZONING

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- (2) Side setback. Each lot shall have two sides yards, each of which shall have a building setback line of (10) ten feet. A building setback line of (25) twenty-five feet shall be maintained adjacent to any drainageway or a public right-of-way;
- (3) Rear setback. Each lot shall have a rear yard with a building setback line of (25) twenty five feet from the property line and any drainageway, provided that no setback is required from a railroad right-of-way;

G. IMPERVIOUS SURFACE AREA REQUIREMENTS

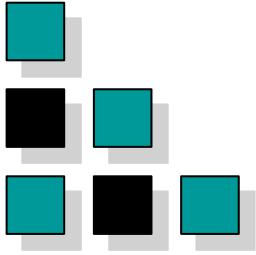
1. Impervious Surface Area

The maximum impervious surface area requirements listed below shall not be exceeded for each site/parcel in all areas. For the purpose of these Design

Guidelines, water bodies constructed as amenities and for surface water management shall be considered impervious.

- (a) Commercial/Retail uses - 80% impervious area.
- (b) Office uses - 80% impervious area.
- (c) Institutional uses - 80% impervious area.
- (d) Industrial / Utility – 80% impervious area.

H. PARKING - See Section 6.



DISCLAIMERS

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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.