



Midway Business Park

100% Leased

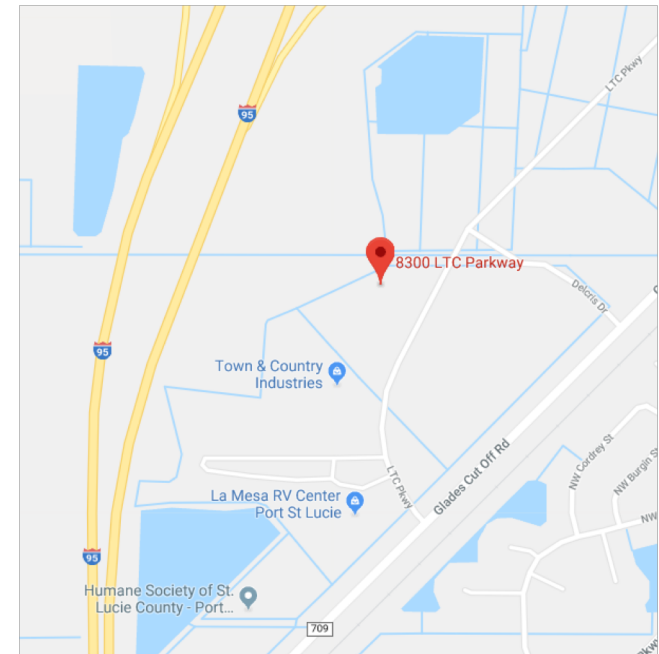
8300 NW LTC PKWY, Port St Lucie, FL 34986

Presented By:

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Property Description

- Building: 19,920 +/- SF built in 2008. Offices have energy efficient features. Warehouse has 48 lights, 400 amp 3 phase power with grade level access.
- Site Acres: 4.82+/-
- Location: Seconds from I-95, exit 126 Midway Rd
- Zoning: industrial Utility. LTC Ranch Industrial Park PUD. List of permitted uses attached.
- Roof Height: 22 FT
- Parking Spaces: 45 +/- spaces
- Annual Rent: \$143,000 NNN
- Tenant: AAA tenant for 5 years with an option for another 5 years.
- Asking Price: \$2.380,000 MM



Permitted Uses

V. Industrial Utility (HI/LI/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) Electrical Power Generating Facilities (Plants);
- (13) 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;
- (14) Equipment rental business;
- (15) 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;
- (16) Commercial driving school;
- (17) Daycare, in conjunction with a place of employment;
- (18) Kennel, with outdoor runs;
- (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.

C. USES PROHIBITED

- (1) Salvage yards;
- (2) Residential;
- (3) Mining;
- (4) Livestock; Slaughter house or Auction facility
- (5) RV park.