

10165 RANGE LINE ROAD | ST. LUCIE COUNTY | FLORIDA

RANGE LINE INDUSTRIAL PARK

UP TO ±582,400 SF TOTAL BUILD TO SUIT AVAILABLE
RAIL SERVED OPTIONS AVAILABLE



Multi-Use Industrial Park with Heavy Industrial Zoning

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BUILDING OVERVIEW

Building Specifications

Building Size:

582,400 SF, Cross Docked
Institutional Grade
Class-A Warehouse
(520' Deep x 1,120' Long)

Column Spacing:

56' X 50', 60' Speed Bays at Each Dock Face

Clear Height:

40' Clear at First Column Lines
(Outside Speed Bays)

Loading:

93 Dock Positions; 4 Drive-In Doors (at Corners)

Auto Parking:

510 Car Spaces (0.876 per 1,000)

Trailer Parking:

160 Trailer Spaces Outboard of Truck Court;
32 Additional Spaces Possible Between Docks

Floor Slab:

7" / 4,000 PSI

Office Space:

To Suit

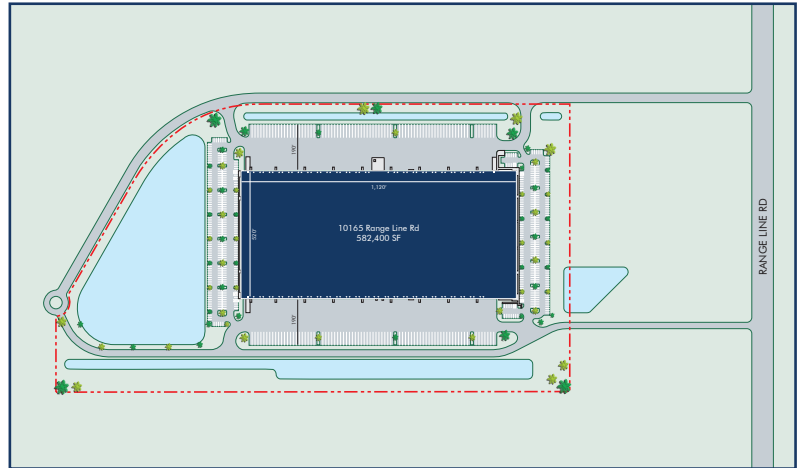
Power:

To Suit

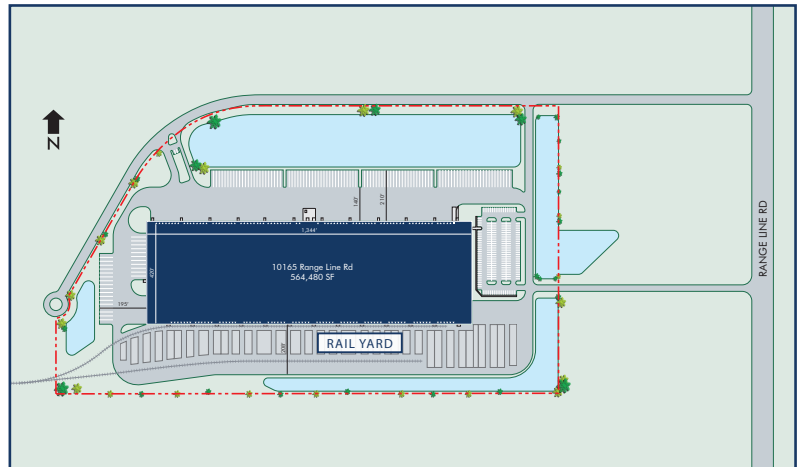
Fire Sprinklers:

ESFR

Proposed Site Plan



Alternative Site Plan Option



* Building specification as well as site plan options shown are proposed and can be modified to accommodate user.

AREA DETAILS



Top National Distribution Co's
St Lucie County -



Community

St. Lucie County is home to 14 distribution companies and is quickly becoming known as the most desirable location to service Florida's population growth with affordable labor force and reasonable cost of living.

- + Rare Heavy Industrial Zoned Property with direct FEC Rail access to Port of Miami, Port Everglades, Port of Palm Beach, and Jaxport. Will accommodate both import and exports
- + Adjacent to Town of Tradition in Port St. Lucie
- + Close proximity to Interstate 95, Sunshine Parkway and SR 70
- + Same day Round trip for trucks to Orlando/Miami/Tampa
- + Opportunity for nationwide shipping by rail

Prime Location

- + Centralized location with Immediate Highway Access
- + Pro-business environment
- + Expedited plan review, Fast Track Permitting, Pro-growth Government
- + Very professional and aggressive local Economic Development Council
- + Low Cost of Living with Most Affordable Housing
- + ZERO state income tax
- + 3 to 5 times faster population growth projections for 2035 than any other South Florida County
- + Highway, rail and seaport connections








DEMOGRAPHICS

St. Lucie is the Best Location for Large Distribution Users

Demographics

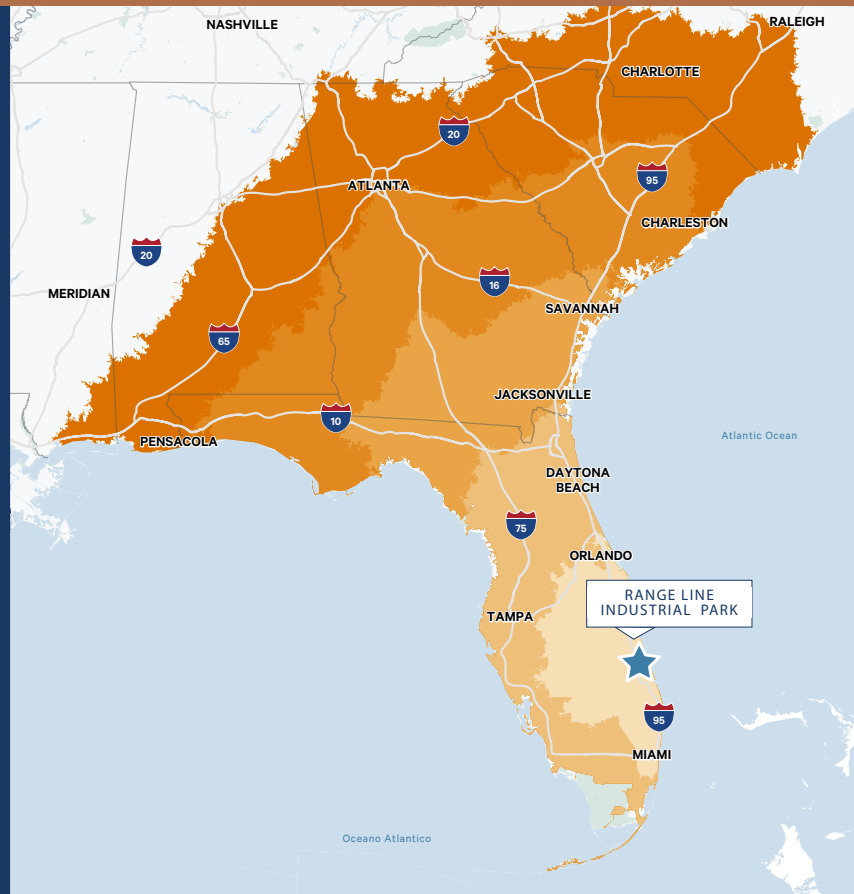
	15 Min	30 Min	45 Min	60 Min
2023 Population	146,297	523,907	1,107,072	2,021,993
2028 Proj. Population	165,989	552,935	1,149,700	2,077,805
2023 Households	53,667	207,709	459,575	819,718
2023 Avg. HH Income	\$100,556	\$92,785	\$100,074	\$101,366

Drive Time / Population Within

	0-2 Hours	9,009,895 People
	2-4 Hours	20,664,183 People
	4-6 Hours	22,810,640 People
	6-8 Hours	29,543,224 People
	8-10 Hours	47,443,529 People

Key Industries

-  Distribution /Logistics
-  Pharma
-  Agriculture
-  Life Sciences
-  Aviation/Marine
-  Manufacturing



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