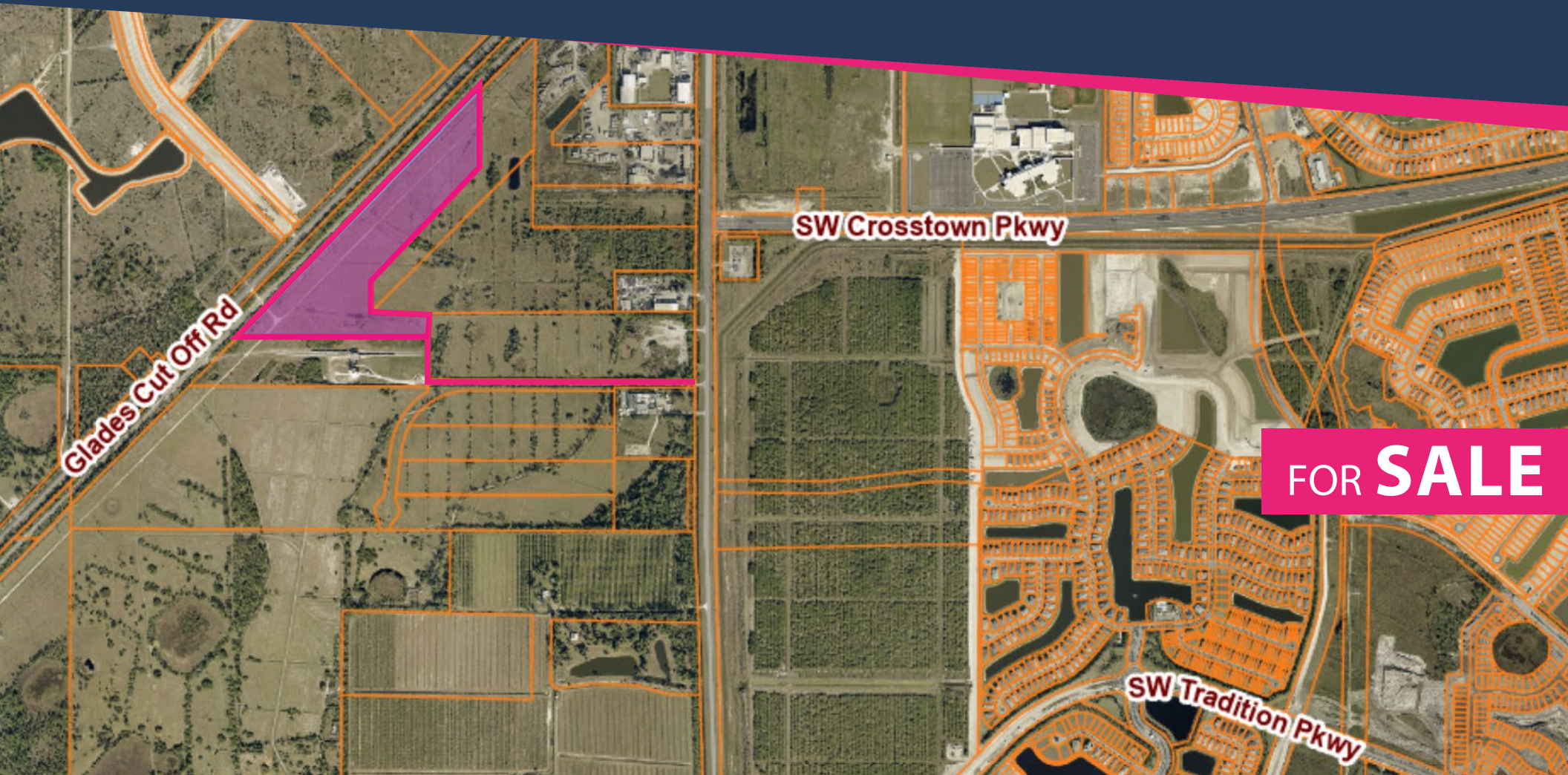


**GLADES ROAD,
PORT ST. LUCIE, FL 34987**

**SITE PLAN APPROVED HEAVY
INDUSTRIAL LAND WITH RAIL ACCESS**



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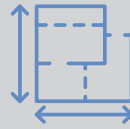
**30 ACRES
PORT ST. LUCIE, FL**

EXECUTIVE SUMMARY

Glades Road, Port St. Lucie, FL 34987 | Site Plan Approved Heavy Industrial Land with Rail Access



\$4,900,000



**PARCEL NUMBER:
4201-131-0002-000-6**



RAIL SERVICE



**ZONED FOR:
HEAVY INDUSTRIAL
COMMERCIAL**

Rare opportunity to own 30 acres of Site Plan Approved heavy industrial land in the rapidly expanding western corridor of Port St. Lucie. The property offers rail access to the Florida East Coast Railway (FEC), access via Greenside Drive to Range Line Road, and a strategic location near major transportation routes, including Crosstown Parkway, I-95, Florida's Turnpike, and State Road 70.

Approved plans allow for warehouse development as either a single-user facility or a multi-tenant project, with a dedicated laydown yard included. The adjacent FEC rail line provides direct connectivity to major Florida ports, including JAXPORT, Port of Palm Beach, Port Everglades, and Port Miami, making this an ideal location for logistics, distribution, manufacturing, and industrial operations.

Positioned along the westward growth of Port St. Lucie and neighboring the thriving Tradition community, the property benefits from one of Florida's fastest-growing markets. More than 33,000 additional residential units have been approved within a 5- to 7-mile radius, driving demand for industrial and employment-generating uses. Local and regional leaders continue to support commercial and industrial growth to diversify the area's economy and create jobs.

With site plan approvals already in place, heavy industrial zoning, rail service availability, and exceptional regional connectivity, this development-ready property presents a unique opportunity for developers, investors, and owner-users.



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ZONING

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IH – HEAVY INDUSTRIAL ZONING PERMITTED USES

INDUSTRIAL & MANUFACTURING

- Heavy & light industrial uses
- Food, textile, apparel & wood products
- Furniture manufacturing
- Printing & publishing
- Chemical manufacturing*
- Rubber & plastics
- Glass manufacturing
- Metal fabrication
- Machinery & equipment manufacturing
- Electronics & transportation equipment
- Paper products
- Sign manufacturing
- Miscellaneous manufacturing

CONSTRUCTION & INDUSTRIAL SERVICES

- General & specialty contractors
- Engineering services
- Research & development
- Testing laboratories
- Industrial repair services
- Agricultural services

TRANSPORTATION & LOGISTICS

- Motor freight terminals
- Warehousing & distribution
- Water transportation

- Local & regional transit
- Communications facilities

COMMERCIAL & WHOLESALE

- Building materials
- Hardware & paint suppliers
- Automotive, boat & RV dealerships
- Furniture retailers
- Wholesale distribution (durable & nondurable goods)
- Mobile food vendors

BUSINESS SUPPORT

- Personal & business services
- Membership organizations
- Motion picture production
- Telecommunications towers
- Private docks & boathouses

CONDITIONAL USES

- General aviation airports
- Petroleum refining
- Primary metal industries
- Paper manufacturing
- Chemical manufacturing
- Stockyards
- Scrap & recycling operations
- Petroleum storage & distribution

ACCESSORY USES

- Security residence/mobile home
- Fueling facilities
- Co-generation facilities
- Industrial wastewater systems
- Solar energy systems
- Cargo containers
- Accessory retail sales
- Bottled gas & fuel oil sales

DEVELOPMENT STANDARDS

- Lot Size: Per Section 7.04.00
- Dimensional Standards: Per Section 7.04.00
- Parking & Loading: Per Section 7.06.00
- Landscaping: Per Section 7.09.00

Ideal for manufacturing, logistics, warehousing, distribution, construction, wholesale operations, research & development, industrial services, and related heavy industrial uses. Some uses are subject to Conditional Use approval or additional code requirements. Refer to the applicable zoning ordinance for complete regulations.



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30 ACRES
PORT ST. LUCIE, FL

Glades Road, Port St. Lucie, FL 34987 | **Site Plan Approved Heavy Industrial Land with Rail Access**



	1,268,980	29.13	100.0%
TOTAL SITE AREA			
IMPERVIOUS AREA	543,815	12.48	42.85%
BUILDINGS & COVERED AREA	38,577	0.89	3.0%
WALKS & MISC. CONCRETE	743	0.02	0.1%
VEHICULAR USE AREA	75,716	1.74	6.0%
EXISTING FPL ROCK ACCESS ROAD	72,685	1.67	5.7%
TEMPORARY STAGING AREA	356,094	8.17	28.1%
PERVIOUS AREA / OPEN SPACE	725,165	16.65	57.15%
DRY DETENTION	140,629	3.228	11.1%
OTHER PERVIOUS (= TOTAL SITE AREA - IMPERVIOUS AREA - RETENTION)	584,536	13.419	46.1%
PARKING	REQ.	PROVIDED	
PARKING SPACES REQUIRED (.67 PER 1,000 SF)	26	36	
ADA ACCESSIBLE SPACES	2	2	

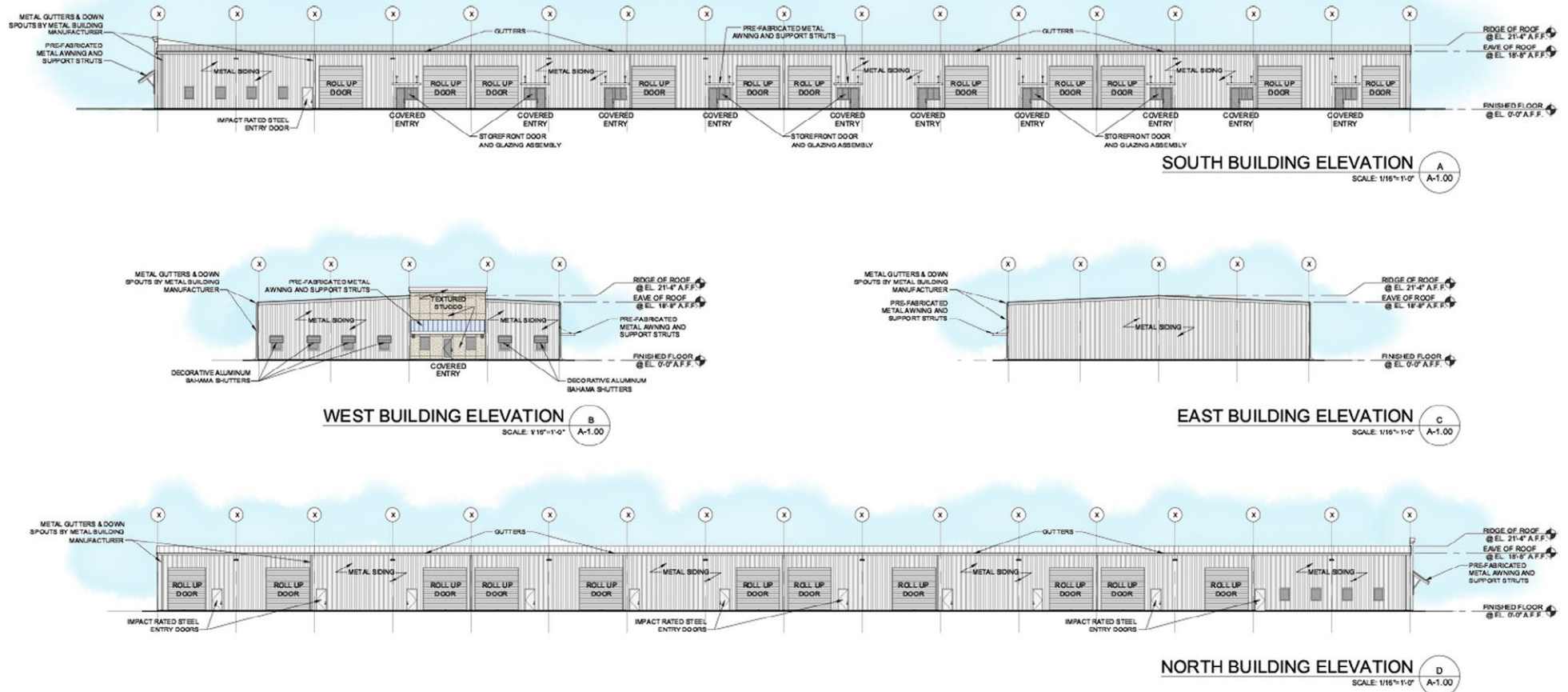
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YOU DIG IN FLORIDA
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IT'S THE LAW!
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



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PLANS

Glades Road, Port St. Lucie, FL 34987 | Site Plan Approved Heavy Industrial Land with Rail Access



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ACCESS

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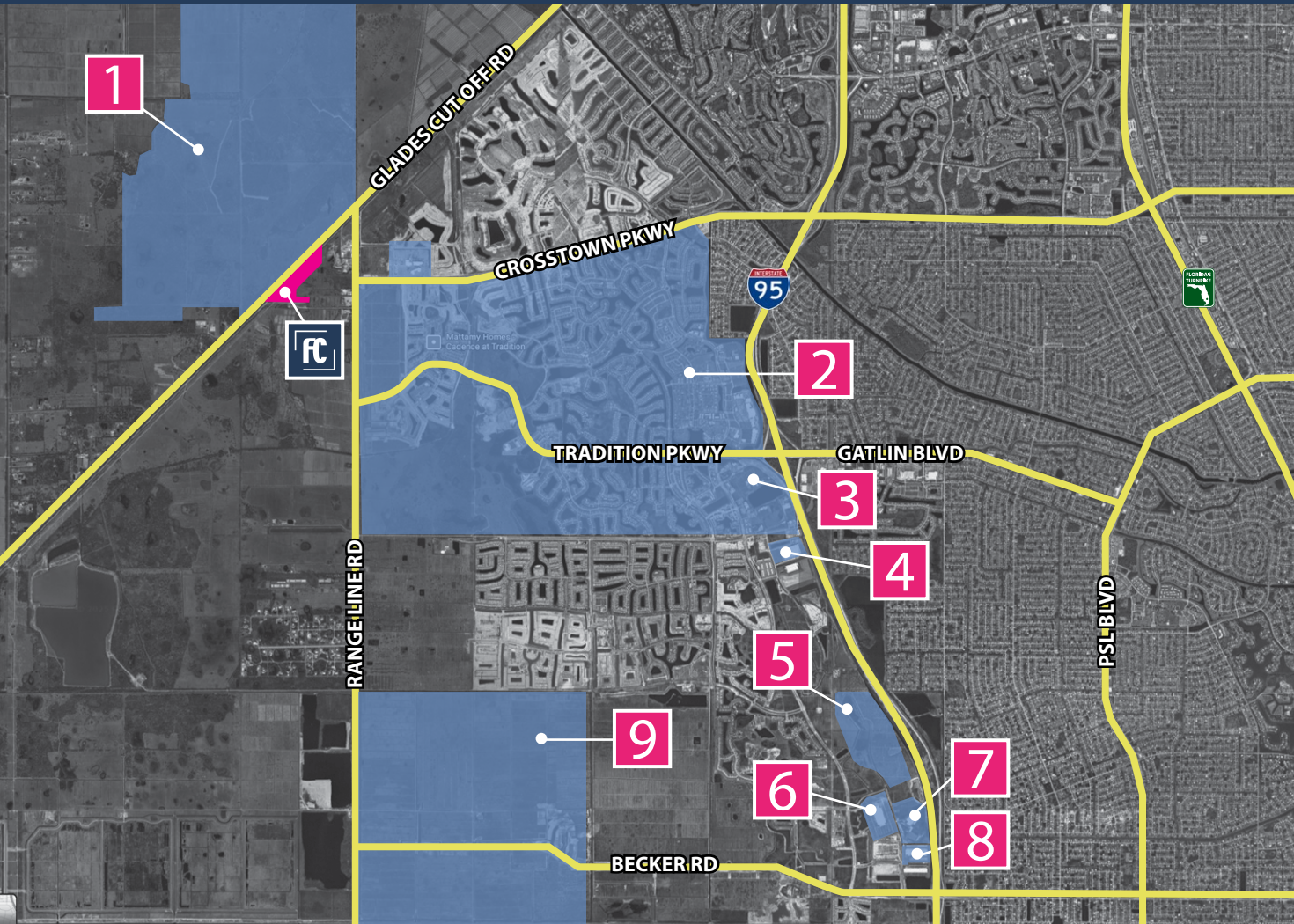


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30 ACRES
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SURROUNDING DEVELOPMENT

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1. OAK RIDGE RANCHES

- 3,000+ acre Kolter community
- 8,600 homes under development
- 27 acres for schools, parks & retail

2. TRADITION

- 18,000 residential units
- 8.2M SF of commercial space

3. CLEVELAND CLINIC TRADITION HOSPITAL

- 177 bed hospital
- 20.15 AC

4. TAMCO GROUP

- 402,086 SF electrical supply company

5. COSTCO DISTRIBUTION (UNDER DEVELOPMENT)

- 192.5 AC

6. AMAZON WAREHOUSE

- 52.2 AC

7. CHENEY BROTHERS DISTRIBUTION

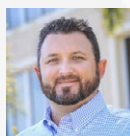
- 53.66 AC

8. FEDEX WAREHOUSE

- 22.52 AC

9. WILSON GROVE (PROPOSED)

- 7,700 residential units
- +1M SF of commercial space



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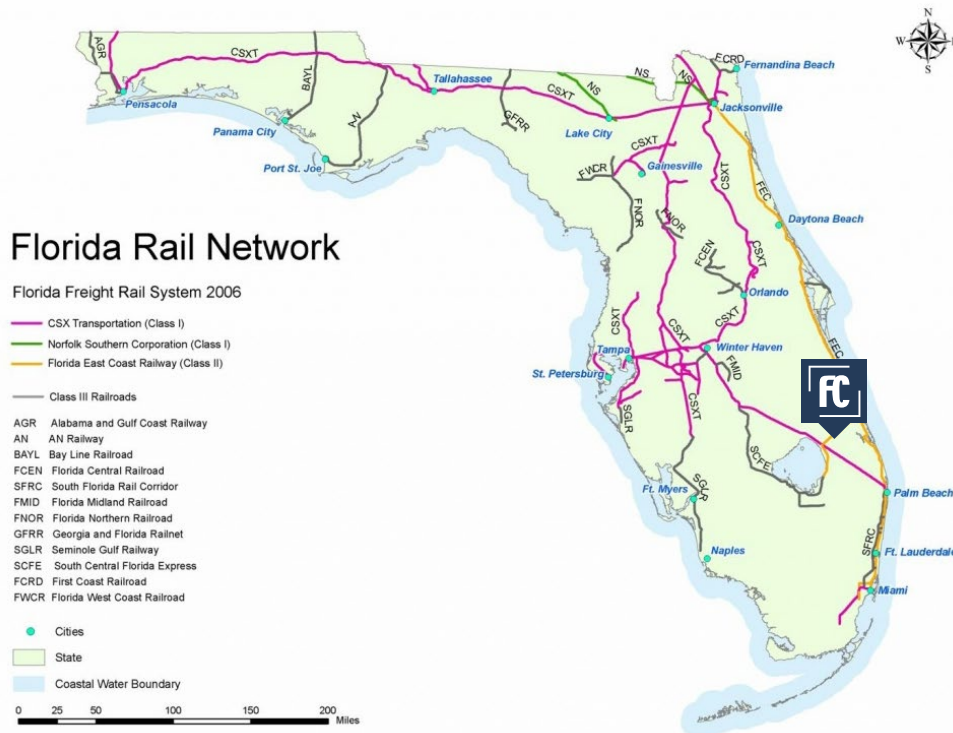
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RAIL CONNECTIVITY

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**2,800 LINEAR FEET OF FRONTAGE
ON THE FEC RAILROAD**



RAIL SERVICE

**Directly accessed and served by the
Florida East Coast Railway (FEC) from
Jacksonville to Miami / Dade**

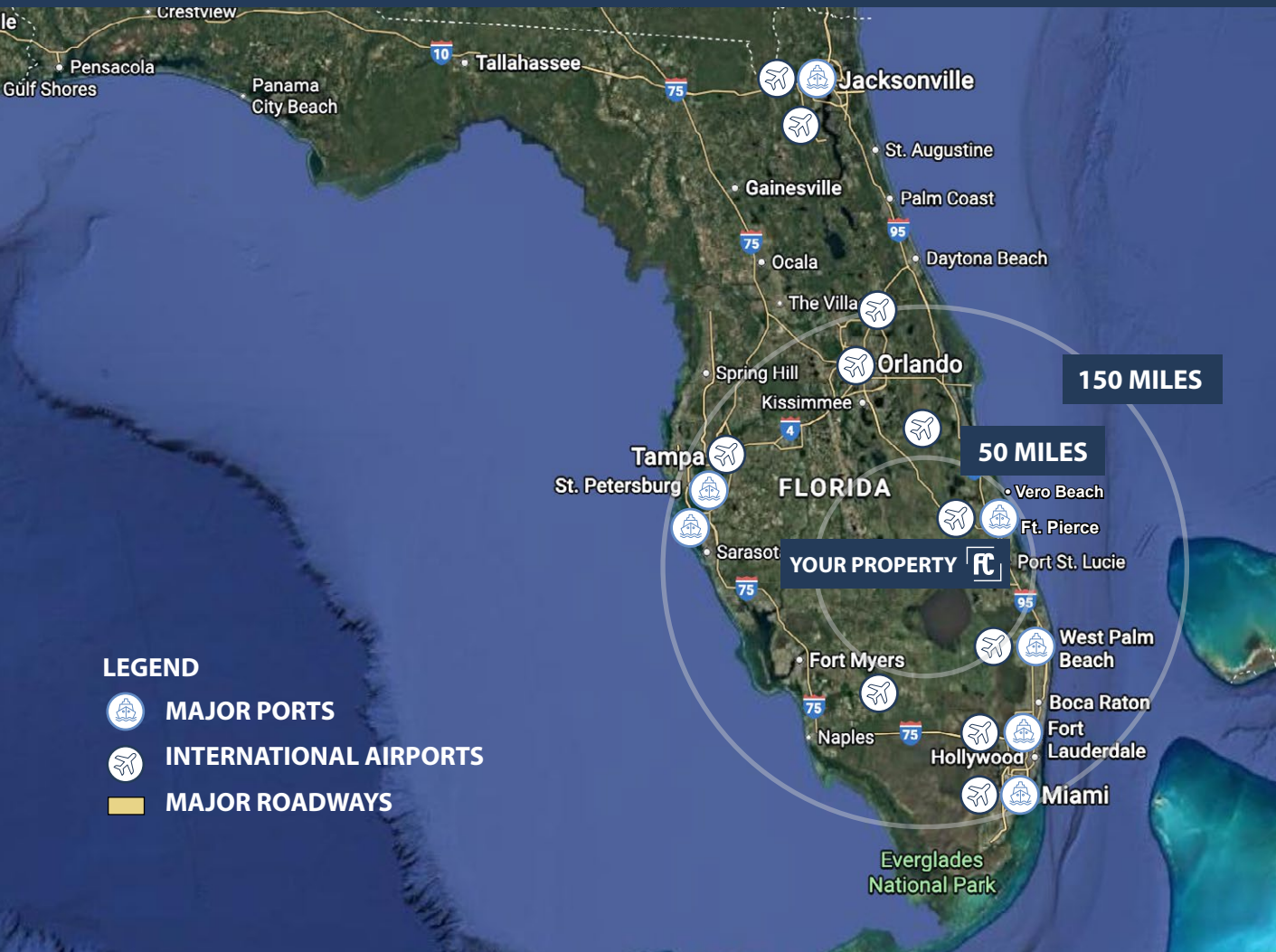


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LOGISTICS MAP

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- A multi-use heavy industrial park providing: logistics distribution, warehousing with cross-docking, cold storage, manufacturing, building contractor/subcontractor facilities, and intermodal container transfer facility (ICTF) with direct rail access to Port of Jacksonville, Port of Miami, Port Everglades (Ft. Lauderdale), Port of Palm Beach, and Miami International Airport
- Strategic geographic location providing for same day delivery to millions of Florida residents
- *Location, Location, Location!* Located midway between Miami and Orlando
- I-95 and Florida Turnpike within 4-6.5 miles
- Multiple points of access to state highway systems
- State Road 70 connects east and west coast Florida markets
- Roadway network ideal for state wide distribution
- 120 mile radius encompasses major portion of central Florida, the west coast and heavily populated areas of south Florida which total over 9 million residences

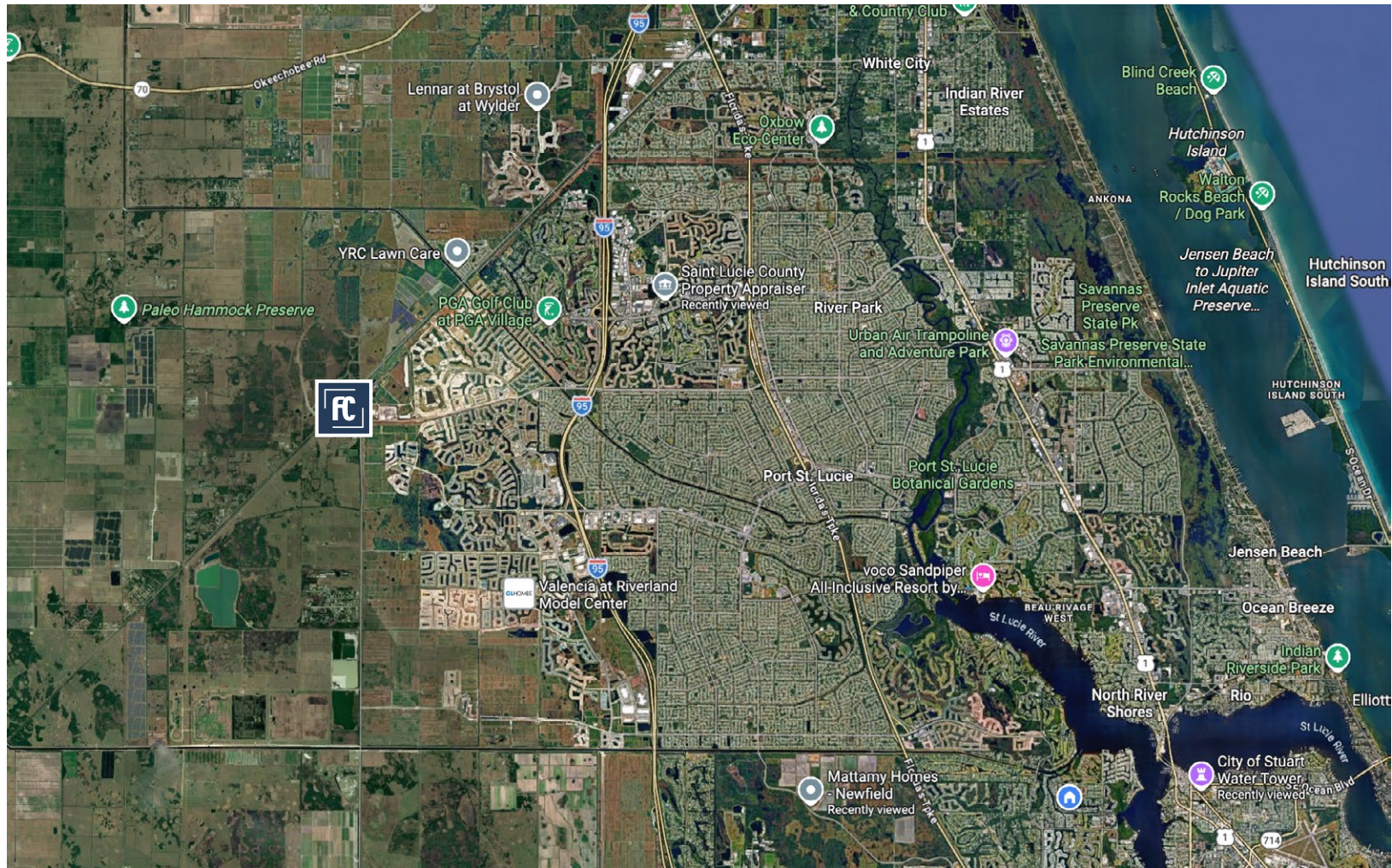


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LOCATION MAP

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