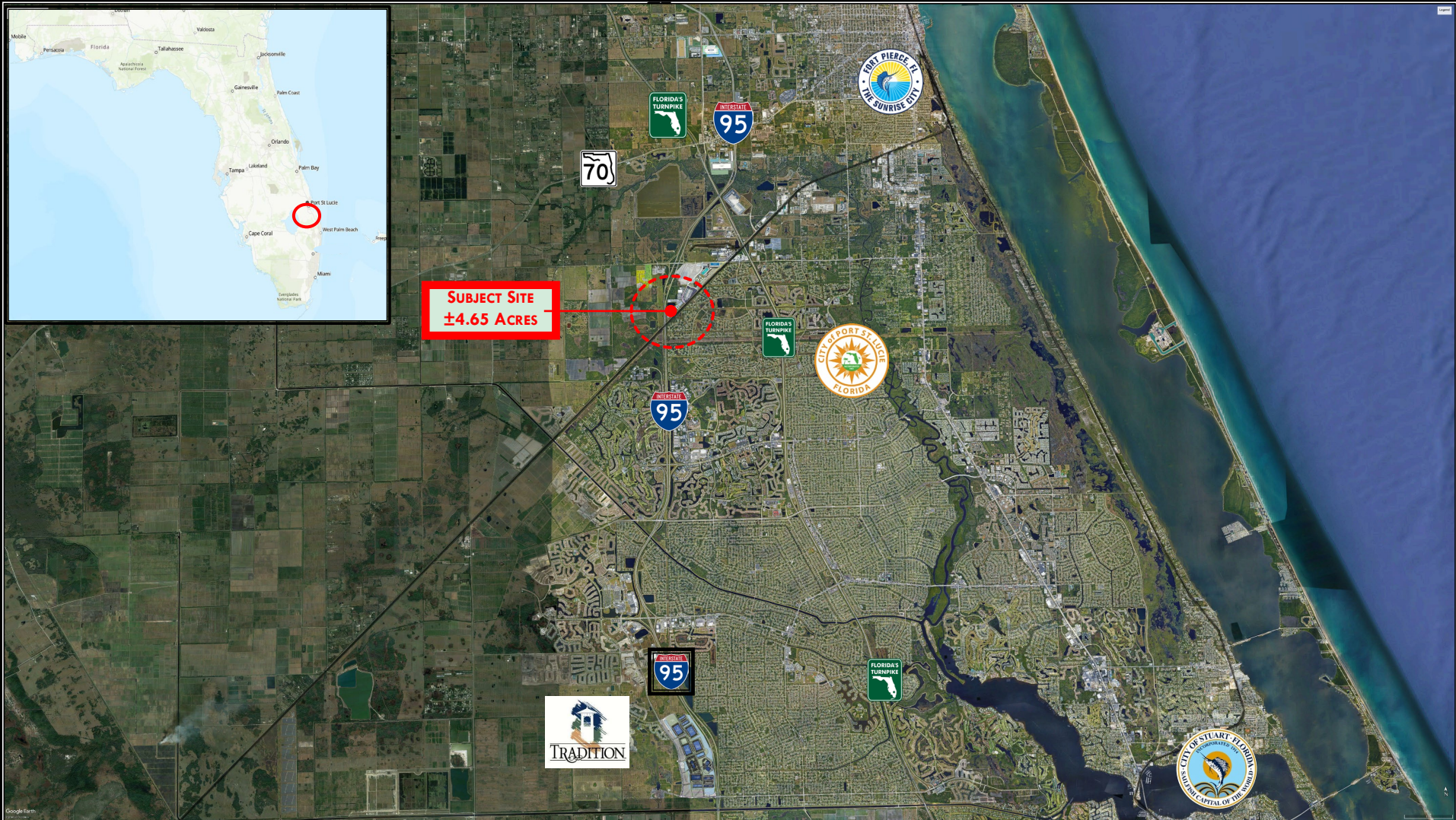


+/- 4.65 INDUSTRIAL ACRES - FOR SALE

±\$9.38 PER SQUARE FOOT / CITY OF PORT ST. LUCIE,



8900 GLADES ROAD, PORT ST LUCIE, FL 34986

Within 175 miles of over 18 million Florida Residents and over 115 million Visitors

CONVENIENT TO I-95 AND FLORIDA'S TURNPIKE INTERCHANGES

SIZE:

±4.65 ACRES (±202,554 SF)

PRICE:

\$1,900,000 (±\$9.50 PER SF)

ADDRESS:

**8900 NW GLADES CUT-OFF ROAD,
PORT ST. LUCIE, FL 34986**

Zoning:

PUD (Planned Unit Develmt)

Parcel ID:

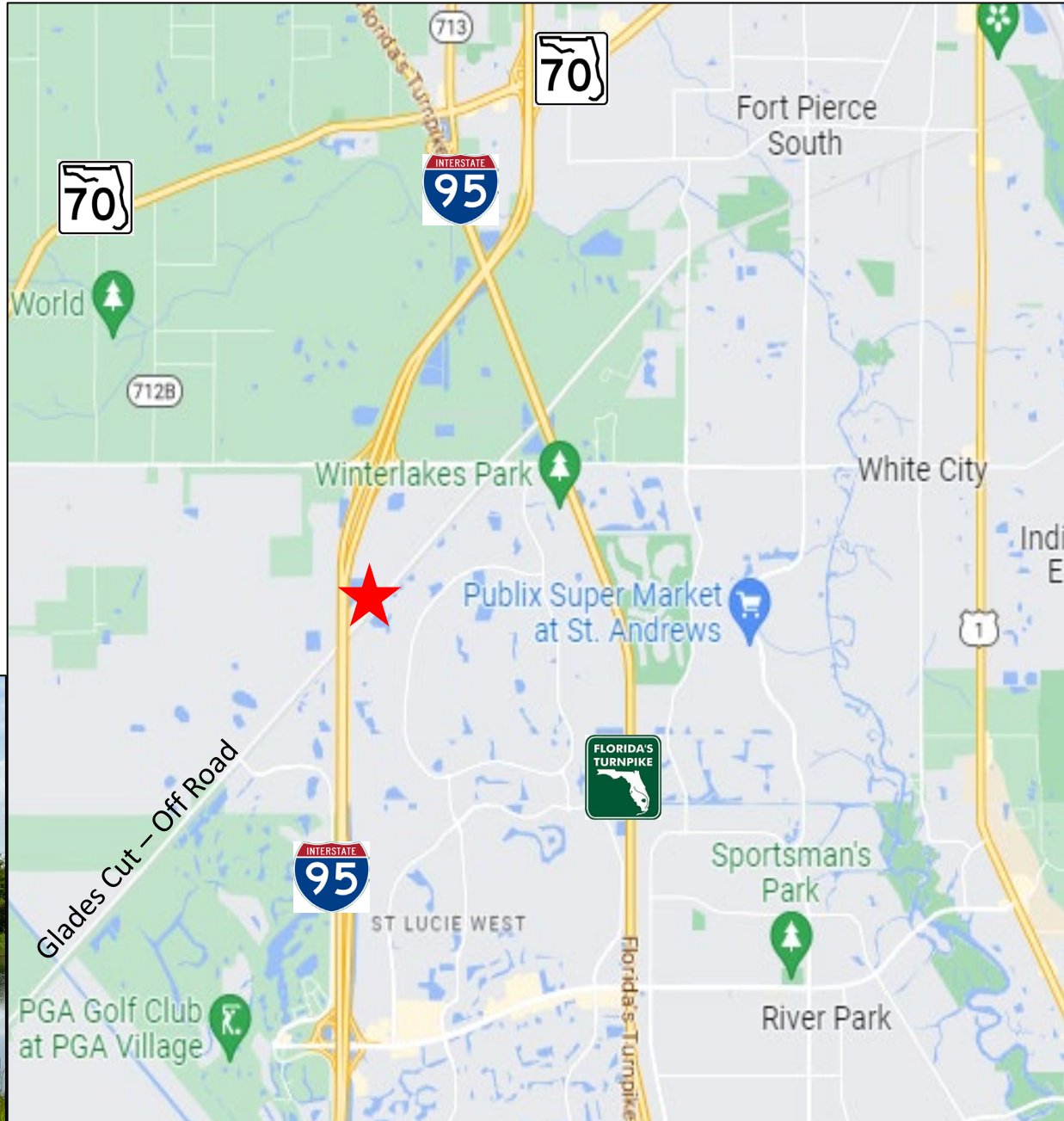
3301-700-0022-000-2

Utilities:

By the City of Port St Lucie

Legal:

**LTC RANCH PUD #1 (PB 40-1)
PARCEL 3**



SURROUNDED BY NEW AND ESTABLISHED COMMERCIAL, INDUSTRIAL, RETAIL AND RESIDENTIAL DEVELOPMENT



S. FL LOGISTICS CENTER
±103 AC / ±1 MILLION SF

Kings Logistics Center
±65 Ac / ±665k SF

INTERSTATE CROSSROADS
132 AC / ±1 MILLION SF

INTERSTATE COMMERCE CENTER

Walmart+

amazon
1,080,000 SF

MIDWAY COMMERCE CENTER

MIDWAY BUSINESS PARK

SUBJECT

CONVENIENTLY LOCATED JUST OFF INTERSTATE 95 AND FLORIDA'S TURNPIKE.

SUBJECT SITE SURROUNDED BY NEW COMMERCIAL DEVELOPMENT.



NE QUADRANT OF I-95 AND GLADES CUT OFF ROAD



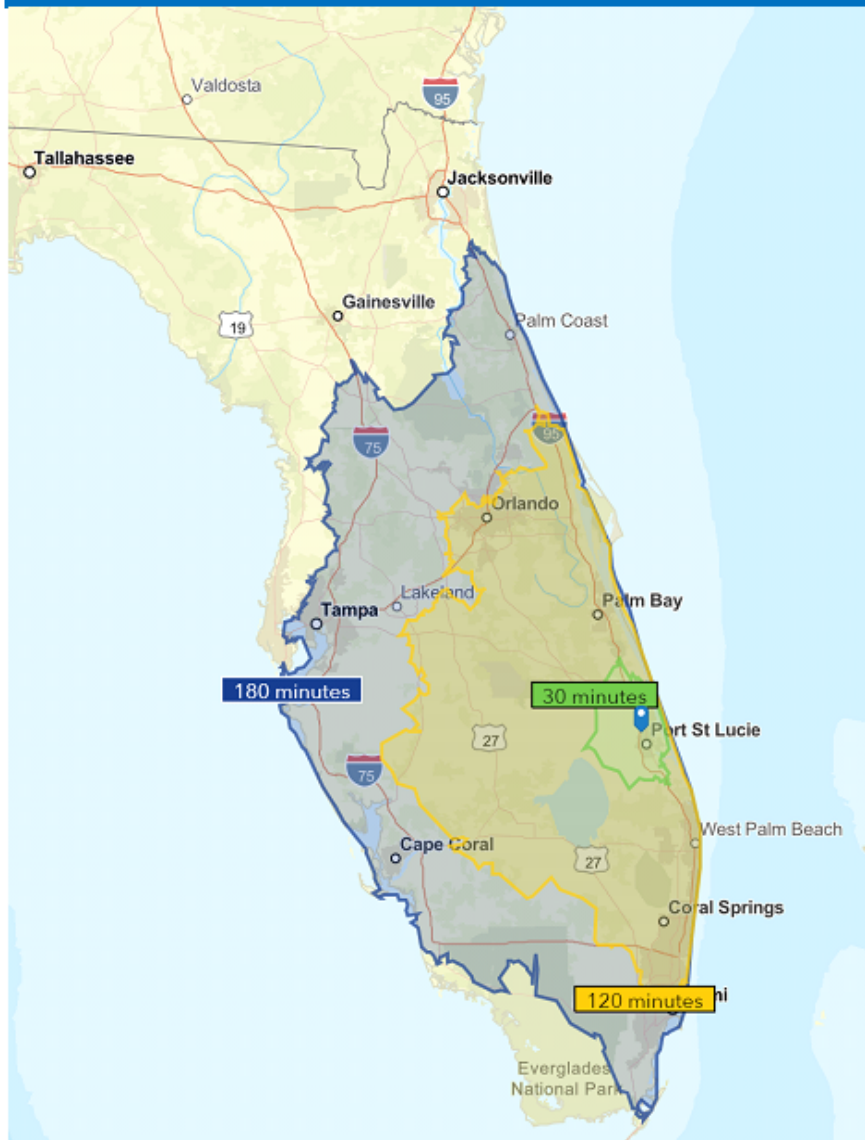
CONVENIENT TO I-95 AND FLORIDA'S TURNPIKE INTERCHANGES

NE QUADRANT OF I-95 AND GLADES CUT OFF ROAD



CONVENIENT TO I-95 AND FLORIDA'S TURNPIKE INTERCHANGES

TRUCK DRIVE TIMES & DISTANCES TO MAJOR FLORIDA MARKETS



- Trucking times from 8900 Glades Cut Off Road, Port St Lucie, Florida.
- All of the state's major population centers are accessible by truck in less than three and one-half hours.

From Subject Site to:	Approximate Miles	Estimated Drive Time
Jacksonville	225	3 hours, 15 minutes
Orlando	115	1 hour, 45 minutes
Tampa	150	2 hours, 45 minutes
Ft Myers	120	2 hours, 20 minutes
West Palm Beach	60	1 hour
Ft Lauderdale	105	1 hour, 30 minutes
Miami	125	2 hours

THIS INFORMATION IS BELIEVED TO BE ACCURATE, AND HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE. ALL INFORMATION SHOULD BE VERIFIED INDEPENDENTLY. WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR LEASE, PRICE CHANGE OR WITHDRAWAL WITHOUT NOTICE.

PRELIMINARY SITE PLAN FOR ±67,600 SQUARE FOOT INDUSTRIAL FACILITY



DESIGN BUILDER:
ARCO MURRAY
| DESIGN BUILD

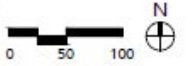
CLIENT:

PROJECT:
GALLERIA FARMS

ADDRESS:
**8900 NW GLADES CUT OFF ROAD
PORT ST. LUCIE, FL
34986**

DATE:
5/16/2022

SCALE:
1" = 100'



SHEET TITLE:
**PRELIMINARY
SITE PLAN**

SHEET NUMBER:
C.01

PRELIMINARY
NOT FOR CONSTRUCTION

INCENTIVES & JOB CREDITS

St. Lucie County –one of the fastest growing areas in the nation, St. Lucie County continues to attract and retain a quality workforce. The Board of County Commissioners is committed to creating a business friendly-environment and assist through its economic development incentives program. Such incentives are available to business activities that are identified on the County's adopted Targeted Industry List and include: Job Growth Investment Grant, Ad Valorem Tax Exemption, expedited site plan review and fast track permitting, impact fee mitigation and application fee waivers.

Job Growth Investment Grant– St. Lucie County offers this job creating grant for existing and new businesses. The Board of County Commissioners may grant awards in the range of \$1,500 to \$3,000 per new job with a minimum of 10 new jobs created. A salary requirement of 107% of the County's current hourly wage must also be met.

Ad Valorem Tax Exemption– The County offers an Ad Valorem Tax Exemption for existing or new business expansions that create new jobs. This exemption is applied to improvements that a business makes to its property such as a new building or equipment purchased in connection with relocating or expanding. The exemption can be granted for up to 10 years. The length of the exemption is based upon the number of jobs created, the wage rate and the amount of capital investment. A new business must create at least 10 manufacturing jobs or 25 jobs if non-manufacturing and have a sales force of at least 50% outside of Florida.

Expedited Site Plan Review and Fast Track Permitting– Expedited site plan review and fast track permitting is available through the Planning & Development Services Department for proposed new businesses that will create long term jobs within the County. Retail and residential development are not eligible for this process.

Impact Fee Mitigation– Mitigation of County imposed impact fees are also available for targeted industries. This includes reduced and waived fees based upon the number of jobs created, average wage and the amount of the capital investment.

City of Port St Lucie incentives are available to new or expanding businesses identified on the City's targeted industry list that create long term jobs and capital investment within the City. May include Ad Valorem Tax exemptions, impact fee waivers, expedited site plan review fast track permitting, and residential development are not eligible for this process.

General Disclosure

Information herein provided has been obtained from sources believed reliable. Duranco International Realty Advisors and/or our representative agent(s) do not doubt its accuracy and we have not verified and make no guarantee, warranty, or presentation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this information to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation on the property to determine to your satisfaction the suitability of the property for your needs.



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