

Glades Logistics Park



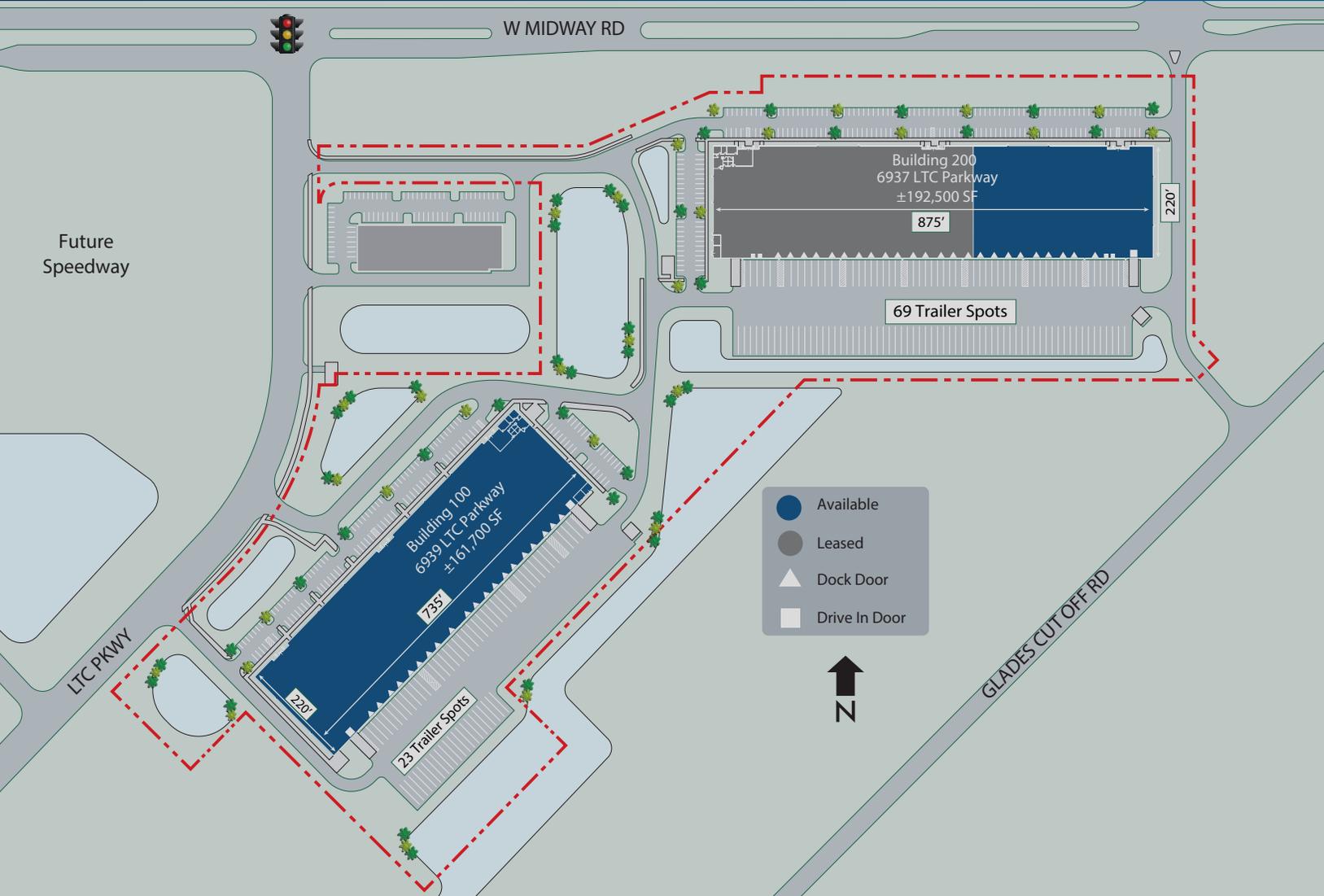
For Sale or Lease - All or Part

Spaces Available From $\pm 13,090$ SF to $\pm 281,710$ SF



6937-6939 LTC Parkway
Port St. Lucie, FL 34981

Buildings Can Be Sold Off or Leased Separately



ADDRESS

6937-6939 LTC Parkway
Port St. Lucie, FL 34981

±2,900 SF

Existing Office Each Building

32.72 ACRES

Lot Acres

36'

Clear Height

60'

Speed Bays

140'

Non-Shared Truck Court

Existing LED Motion Sensors

Lighting

ESFR

Fire Suppression

I-U

Zoning

R-10

Insulation

54'-0" X 53'-4"

Column Spacing

4 Pit Levelers

Dock Packages Each Building

LOAD-BEARING, TILT-UP

Exterior Walls

7" REINFORCED

Slab

Building Specifications

Pricing -

Sale - From \$165.00 SF
Make Offer For All or Part

Lease - From \$9.50 PSF* NNN

*Subject to size, credit, term, TI, etc.

Building 100

Glades Logistics Park



6939 LTC Parkway

Total Area SF	161,700 SF
Office Space:	±2,900 SF Spec Office Already Constructed
Building Depth	220'
Loading Docks	39
Clear Height	36'
Speed Bays	60'
Column Spacing	54'-0" x 53'-4"
Drive-in Doors	2 (14' x 16')
Trailer Parking	39
Car Parking	144
Electrical	2,000 amps
Sprinklers	ESFR
Zoning	I-U
Exterior Walls	Load-Bearing, Tilt-Up
Slab	7" Reinforced

For Lease - \$9.50 PSF* NNN plus \$2.75 PSF Estimated CAM

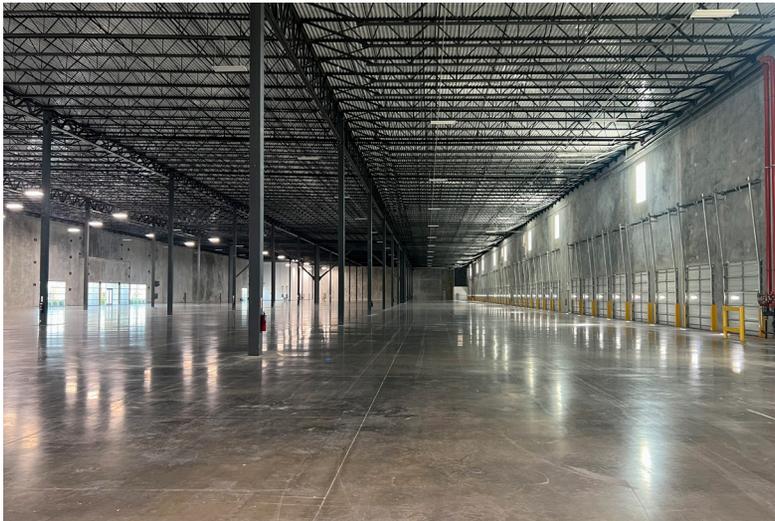
*Subject to size, credit, term, TI, etc.

Spaces Available Immediately - From ±33,330 SF to ±161,700 SF

For Sale - \$165.00 SF - Make Offer For All or Part

Building 200

Glades Logistics Park



6937 LTC Parkway

Total Area SF	192,500 SF
Office Space:	±2,900 SF Spec Office Already Constructed
Building Depth	220'
Loading Docks	50
Clear Height	36'
Speed Bays	60'
Column Spacing	54'-0" x 53'-4"
Drive-in Doors	2 (14' x 16')
Trailer Parking	50
Car Parking	200
Electrical	2,000 amps
Sprinklers	ESFR
Zoning	I-U
Exterior Walls	Load-Bearing, Tilt-Up
Slab	7" Reinforced

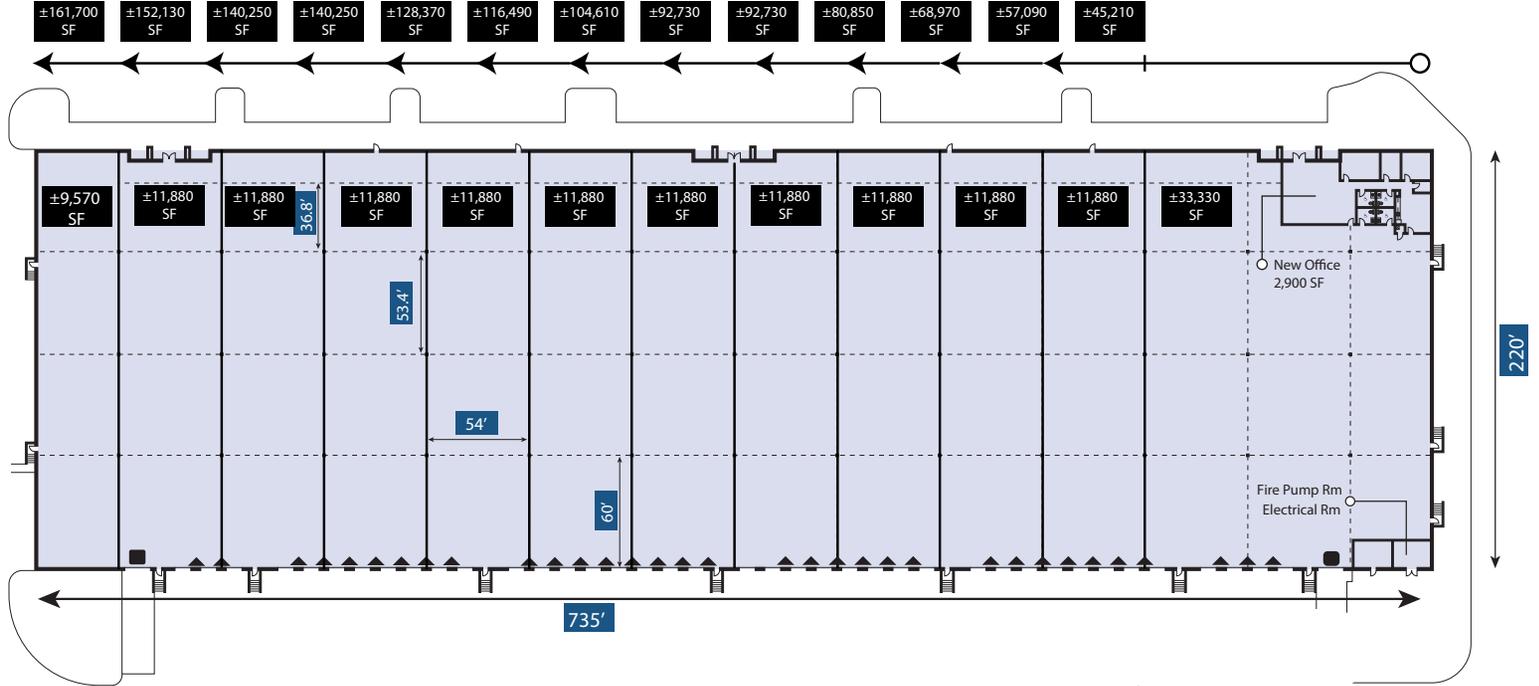
For Lease - \$9.50 PSF* NNN plus \$2.75 PSF Estimated CAM
*Subject to size, credit, term, TI, etc.

Spaces Available Immediately - From ±13,090 SF to ±84,370 SF

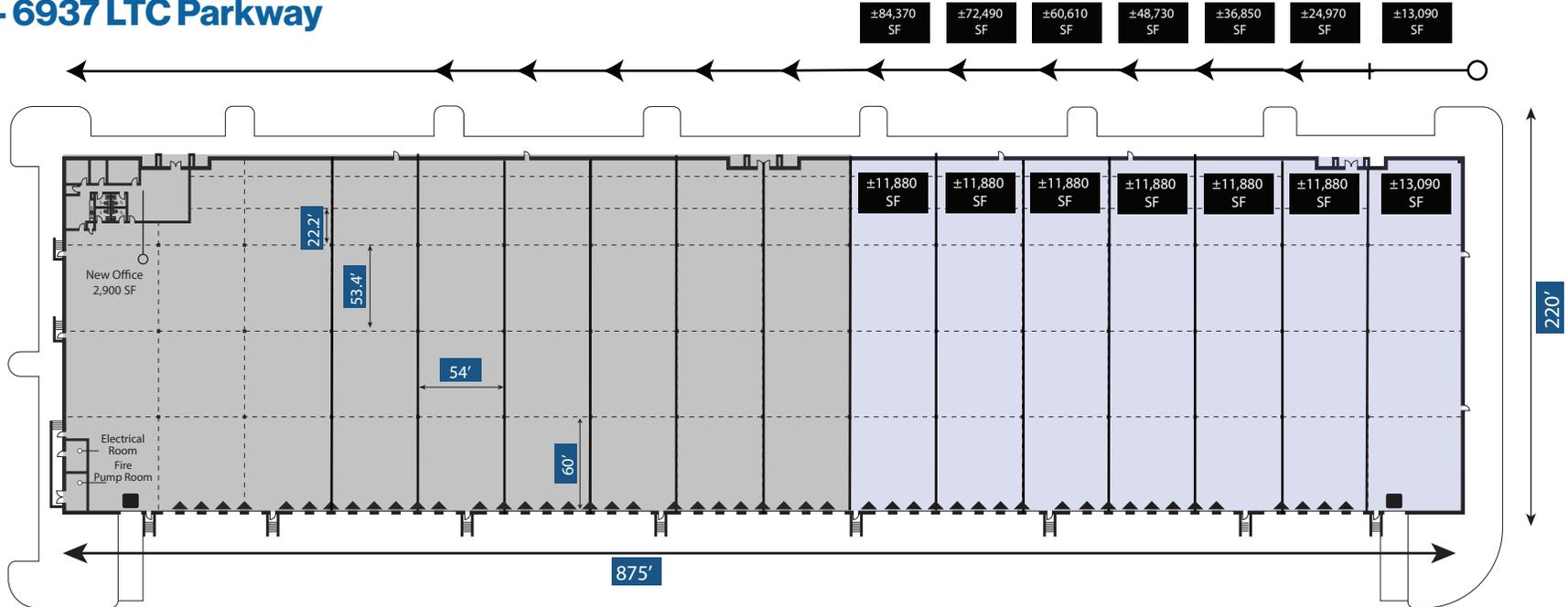
For Sale - \$165.00 SF - Make Offer For All or Part

Floor Plans

Building 100 - 6939 LTC Parkway



Building 200 - 6937 LTC Parkway

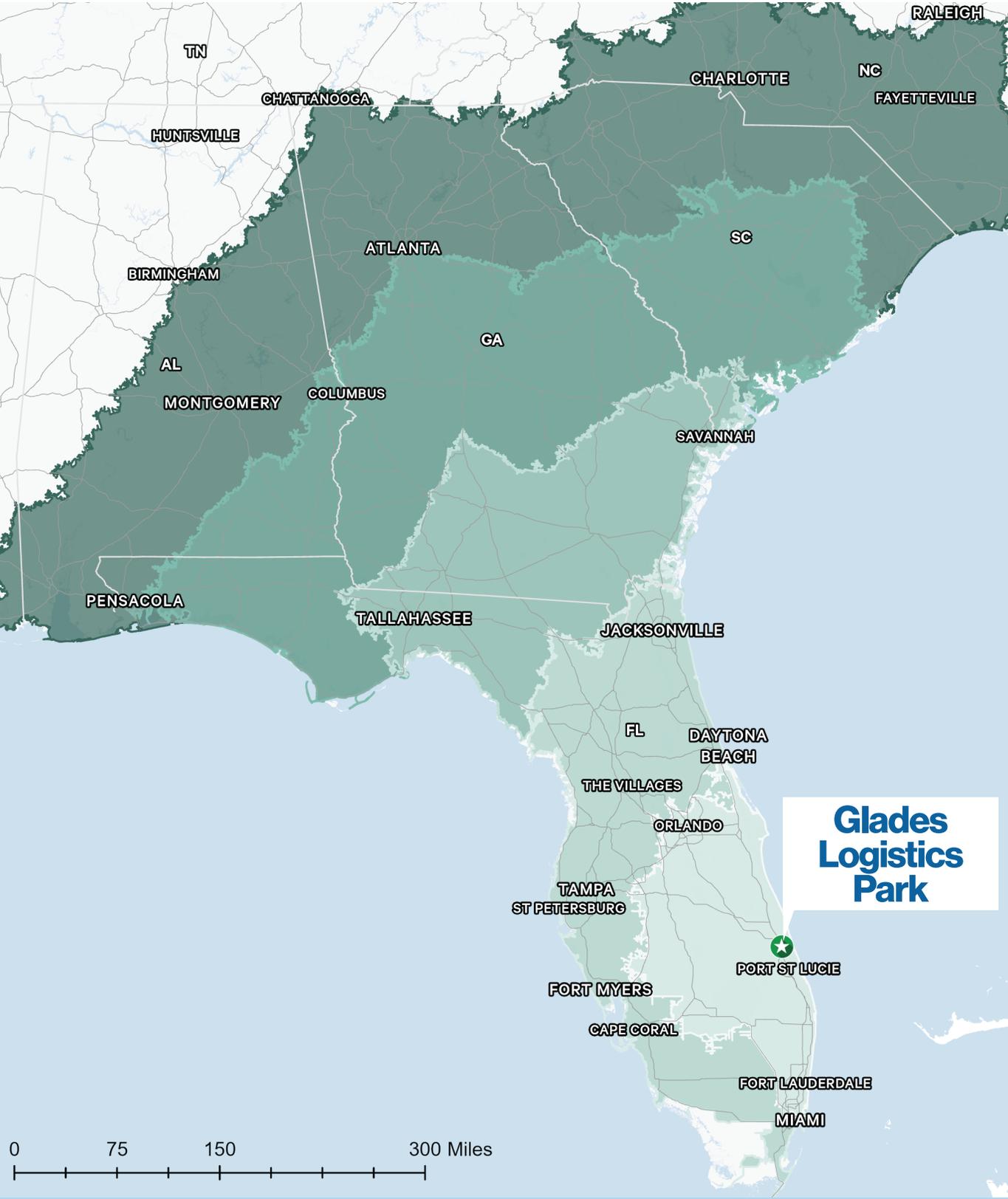


Aerial View

Glades Logistics Park

A Unique Opportunity
FOR DIRECT ACCESS TO I-95 AND
close proximity to Florida's Turnpike





GLADES LOGISTICS PARK

is located in the path of unprecedented population growth

Centrally situated within 1 hour of Palm Beach County and under 2 hours to Orlando and Miami.

★ 6937-6939 LTC PARKWAY

Drive Time/Population

2 Hours	8,673,295 People
4 Hours	20,027,485 People
6 Hours	22,132,655 People
8 Hours	28,717,097 People
10 Hours	46,122,333 People



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For Sale or Lease

Contact Us

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CBRE



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