

FOR SUBLEASE

5400 GLADES CUTOFF RD., FT. PIERCE, FL 34981

NEAR WALMART DISTRIBUTION CENTER



BUILDING SIZE:	16,730 +/- Sq. Ft., built in 1980, on 3.65 acre site.
DESCRIPTION:	2,394 +/- Sq. Ft. office/showroom, 22 Ft. clear ceiling height in warehouse, (1) dock high ramp with access to (2) grade level doors (1) covered grade level door, 3-phase power, fenced yard. Lease Expires 2028.
ZONING:	(IH) Industrial, Heavy, St Lucie County
EXTERIOR WALLS:	Reinforced Concrete
ROOF:	Tar & Gravel
UTILITIES:	Ft Pierce Utilities Authority, Florida Power & Light
FLOOD ZONE:	X, St Lucie County
REAL ESTATE TAXES:	\$13,395.75
LEASE RATE:	\$7.50 PSF Modified Gross

Demographic Profile

	1 Mile	3 Mile	5 Mile
Population	269	18,688	81,198
Households	76	6,667	30,612
Ave HH Income	\$70,269	\$63,111	\$56,014
Median Age	39.5	37.0	40.4

For More Information:

Ken Martin, CCIM
772.220.4096

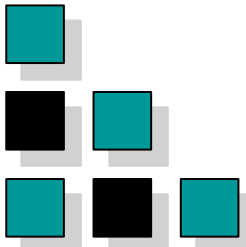
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SLC Commercial
Realty & Development

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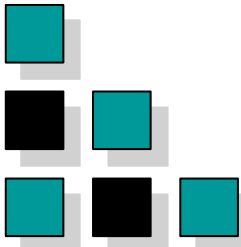




AERIALS

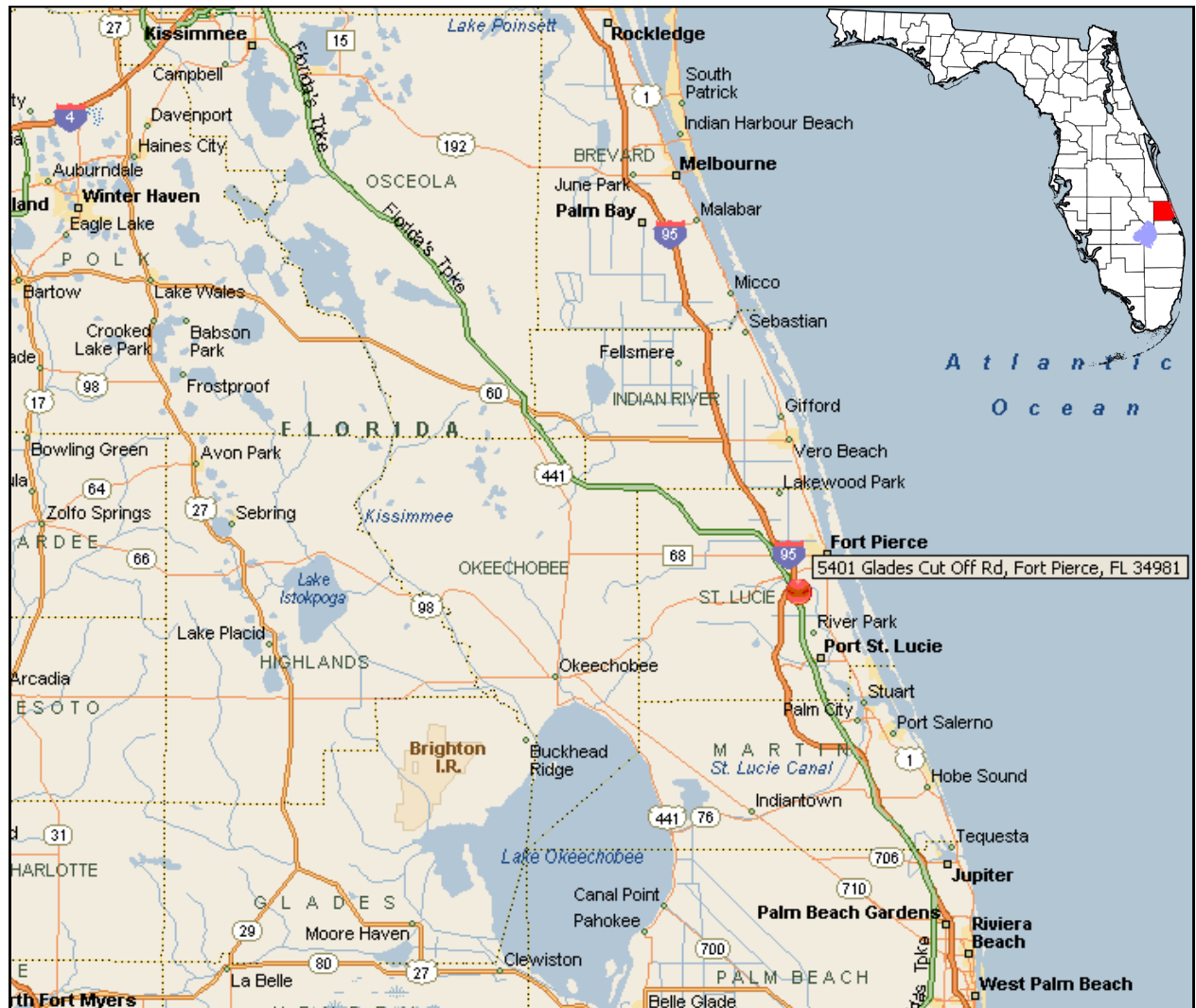
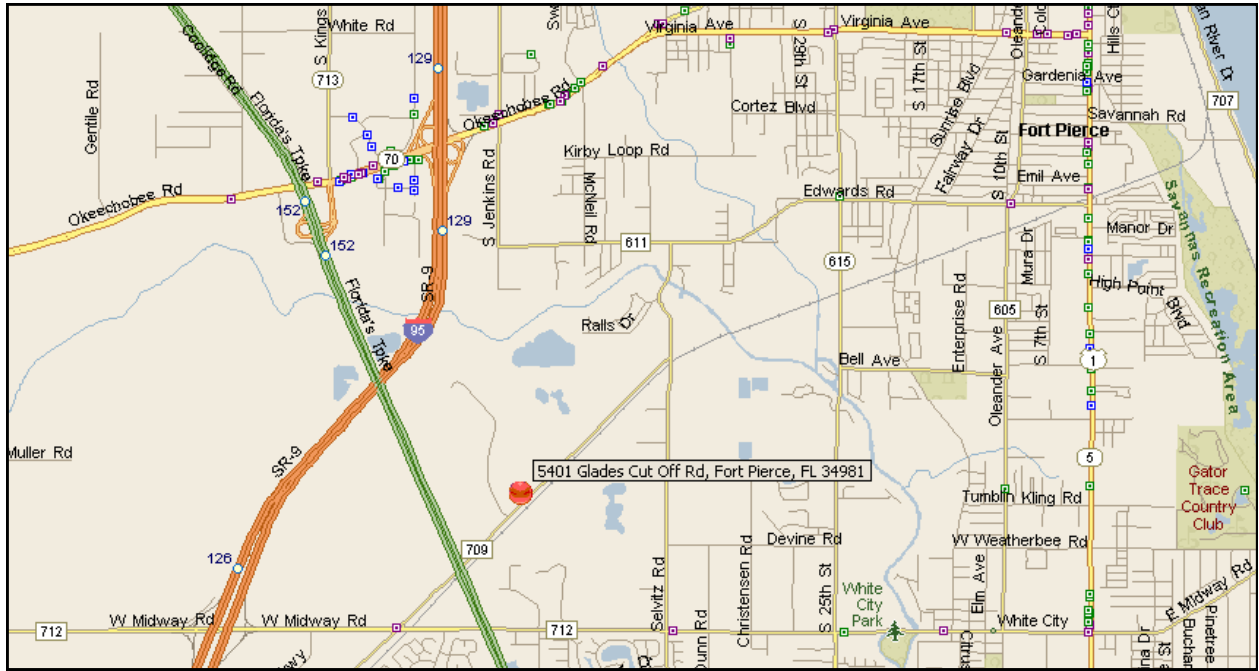
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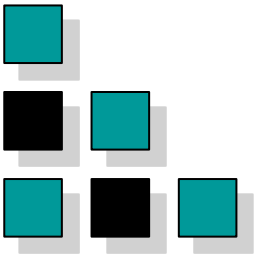




LOCATION

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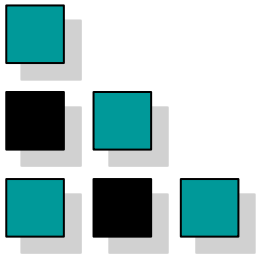




INTERIOR PHOTOS

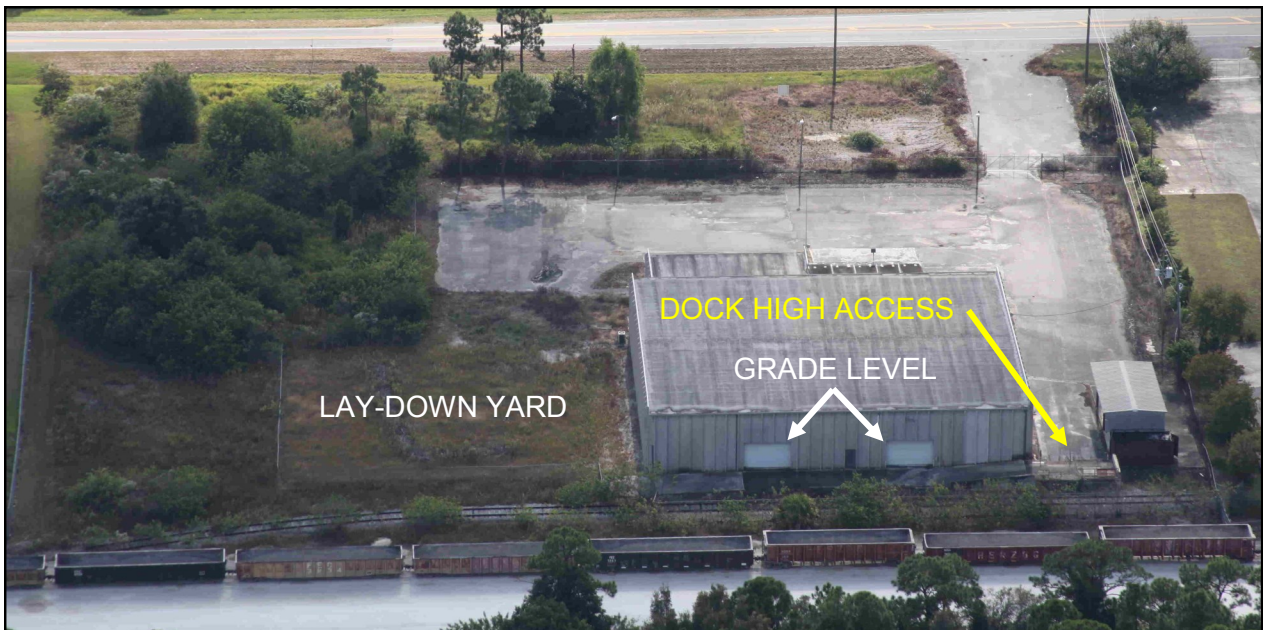
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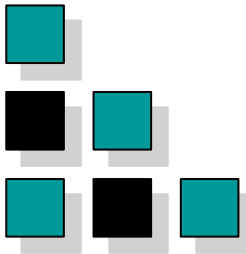




EXTERIOR PHOTOS

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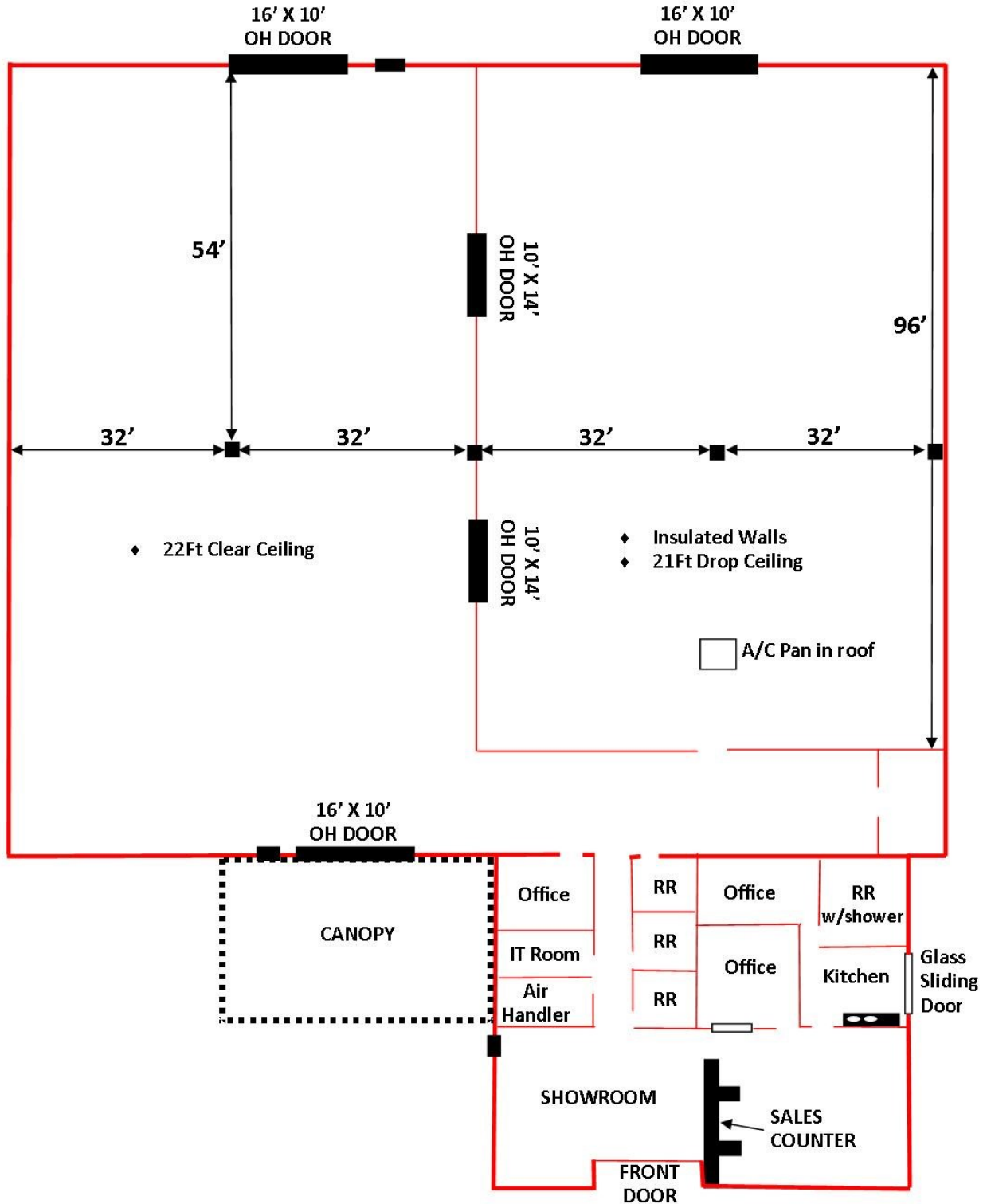


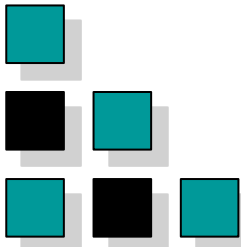


FLOOR PLAN

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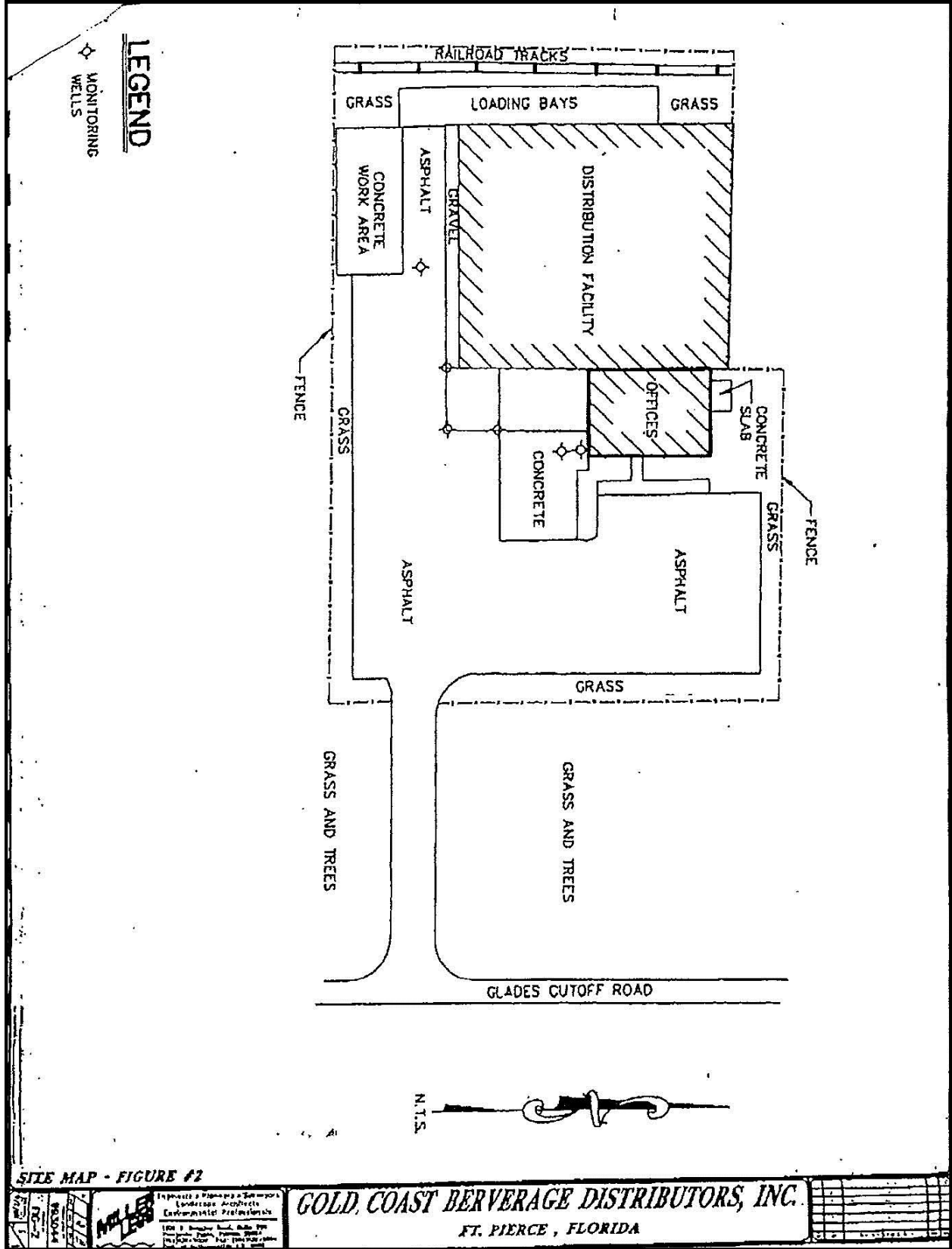
NOT DRAWN TO SCALE





SITE MAP

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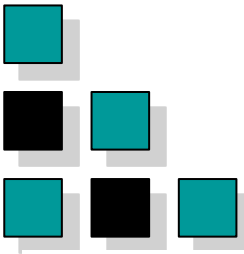


PERMITTED USES

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U. *IH INDUSTRIAL, HEAVY.*

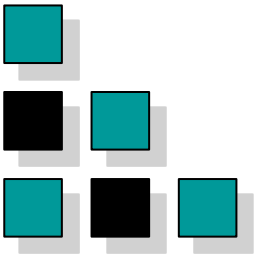
1. *Purpose.* The purpose of this district is to provide an environment suitable for heavy manufacturing and other activities that may impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area together with such other non-residential uses as may be necessary to and compatible with heavy industrial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in [Section 3.01.02\(B\)](#). The number 999 applies to a use not defined under the SIC Code but may be further defined in [Section 2.00.00](#) of this Code.
2. *Permitted Uses.* Any use permitted in the Industrial Light (IL) zoning district:
 - a. Agricultural services. (07)
 - b. Construction services:
 - (1) Building construction - general contractor. (15)
 - (2) Other construction - general contractors. (16)
 - (3) Construction - special trade contractors. (17)
 - c. Docks and boathouses (private). (999)
 - d. Engineering services. (871)
 - e. Manufacturing:
 - (1) Food and kindred products. (20)
 - (2) Tobacco products. (21)
 - (3) Textile mill products. (22)
 - (4) Apparel and other finished products. (23)
 - (5) Lumber and wood products, except furniture. (24)
 - (6) Furniture and fixtures. (25)
 - (7) Printing and publishing and allied industries. (27)
 - (8) Chemicals and allied products:
 - (a) Drugs. (283)
 - (b) Soap, detergents and cleaning preparations; perfumes, cosmetics and other toilet preparations. (284)
 - (c) Agricultural chemicals. (287)
 - (9) Rubber and misc. plastic products. (30)
 - (10) Leather and leather products. (31)
 - (11) Glass:
 - (a) Flat glass. (321)
 - (b) Glass and glassware - pressed or blown. (322)
 - (c) Glass products - made of purchased glass. (323)
 - (12) Fabricated metal products (except ammunition and ordnance). (34)
 - (13) Industrial/commercial machinery and computer equipment. (35)
 - (14) Electronic and other electrical equipment and components, except computer equipment. (36)
 - (15) Transportation equipment. (37)
 - (16) Measuring, analyzing and controlling instruments. (38)
 - (17) Misc. manufacturing industries:
 - (a) Jewelry, silverware, and platedware. (391)
 - (b) Musical instruments and parts. (393)
 - (c) Dolls, toys, games and sporting goods. (394)
 - (d) Pens, pencils and other office and artists' materials. (395)
 - (e) Costume jewelry, costume novelties, and notions. (396)
 - (f) Brooms and brushes. (3991)
 - (g) Signs and advertising displays. (3993)
 - (h) Morticians goods. (3995)
 - (i) Manufacturing industries, NIC. (3999)
 - (18) Paper and allied products:
 - (a) Paperboard containers and boxes. (265)
 - (b) Converted paper and paperboard products. (267)
 - f. Local and suburban transit. (41)
 - g. Water transportation. (44)
 - h. Transportation services. (47)
 - i. Communications. (48)
 - j. Motor freight transportation and warehousing. (42)
 - k. Motion pictures. (78)
 - l. Membership organizations. (86)



PERMITTED USES

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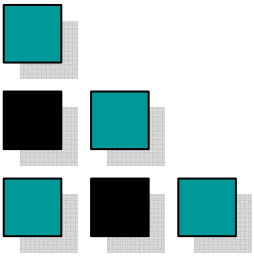
- m. Personal and business services. (72)
 - n. Research, development, and testing services. (873)
 - o. Repair services:
 - (1) Automotive and automotive parking. (75)
 - (2) Electrical. (762)
 - (3) Watch, clock and jewelry repair. (763)
 - (4) Reupholstery and furniture repair. (764)
 - (5) Misc. repairs and services. (769)
 - p. Retail trade:
 - (1) Lumber and other building materials. (521)
 - (2) Paint, glass and wallpaper. (523)
 - (3) Hardware. (525)
 - (4) Nurseries, lawn and garden supplies. (526)
 - (5) Mobile home dealers. (527)
 - (6) Automotive/boat/RV/motorcycle dealers. (55)
 - (7) Gasoline service. (55)
 - (8) Furniture and furnishings. (57)
 - q. Telecommunication towers - subject to the standards of [Section 7.10.23](#). (999)
 - r. Wholesale trade - durable goods:
 - (1) Motor vehicle and automotive equipment. (501)
 - (2) Furniture and home furnishings. (502)
 - (3) Lumber and other building materials. (503)
 - (4) Professional and commercial equipment/supplies. (504)
 - (5) Metals and minerals, except petroleum. (505)
 - (6) Electrical goods. (506)
 - (7) Hardware, plumbing and heating equipment, and supplies. (507)
 - (8) Machinery, equipment, and supplies. (508)
 - (9) Misc. durable goods:
 - (a) Sporting and recreational goods. (5091)
 - (b) Toys and hobby goods. (5092)
 - (c) Jewelry, watches, precious stones and metals. (5094)
 - (d) Durable goods NEC. (5099)
 - s. Wholesale trade - nondurable goods:
 - (1) Paper and paper products. (511)
 - (2) Drugs. (512)
 - (3) Dry goods and apparel. (513)
 - (4) Groceries and related products. (514)
 - (5) Farm products - raw materials. (515)
 - (6) Chemicals, and allied products. (516)
 - (7) Beer, wine, and distilled alcoholic beverages. (518)
 - (8) Misc. nondurable goods:
 - (a) Farm supplies. (5191)
 - (b) Books, periodicals, and newspapers. (5192)
 - (c) Flowers, nursery stock and florists' supplies. (5193)
 - (d) Tobacco/tobacco products. (5194)
 - (e) Paints, varnishes and supplies. (5198)
 - (f) Nondurable goods, NEC. (5199)
 - t. Mobile food vendors. (999)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with [Section 7.04.00](#)
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with [Section 7.04.00](#)
5. *Offstreet Parking and Loading Requirements.* Offstreet parking and loading requirements are subject to [Section 7.06.00](#)
6. *Landscaping Requirements.* Landscaping requirements are subject to [Section 7.09.00](#)
7. *Conditional Uses:*
- a. Airport, landing and takeoff fields - general aviation. (4581)
 - b. Manufacturing:
 - (1) Paper and allied products. (26)
 - (2) Chemicals and allied products. (28)
 - (3) Petroleum refining and related products. (29)



PERMITTED USES

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- (4) Stone, clay, glass and concrete products. (32)
- (5) Primary metal industries. (33)
- (6) Ammunition and ordinance. (348)
- c. Natural or manufactured gas storage and distribution points. (492)
- d. Scrap, waste and land clearing and yard trash recycling operations - subject to the provisions of [Section 7.10.12](#)
- e. Warehousing and storage services - stockyards. (999)
- f. Wholesale trade - nondurable goods:
 - (1) Petroleum and petroleum products. (999)
- 8. *Accessory Uses.* Accessory uses are subject to the requirements of [Section 8.00.00](#), and include the following:
 - a. Co-generation facilities. (999)
 - b. Fueling facilities. (999)
 - c. Industrial wastewater disposal. (999)
 - d. One (1) detached single-family dwelling or mobile home, for on-site security purposes per property. (999)
 - e. Retail:
 - (1) Bottled gas. (999)
 - (2) Fuel oil. (999)
 - (3) Gasoline service stations. (999)
 - (4) Retail trade accessory to the primary manufacturing or wholesaling use. (999)
 - f. Solar energy systems, subject to the requirements of [Section 7.10.28](#)



DISCLAIMERS

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