

# 7.7 ACRES INDUSTRIAL LOT FOR SALE!

FULLY APPROVED SITE PLAN WITH CITY OF PORT ST. LUCIE

6155 Glades Cut Off Road Port St Lucie, FL 34945



SALE PRICE

\$4,300,000

Frank Strazzulla  
(772) 473-0826



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# PROPERTY OVERVIEW

6155 GLADES CUTOFF RD

6155 Glades Cutoff Rd Port St Lucie , FL 34981

## PROPERTY DESCRIPTION

This expansive 335,412 square foot parcel offers approved building permits and detailed architectural plans for 118,622 square feet of prime warehouse and office space, providing an unparalleled opportunity for rapid development with construction able to commence in just 3 to 4 months!

## LOCATION DESCRIPTION

Prime Industrial Land in Port St. Lucie – 7.7 Acres for \$4,300,000! Don't miss this incredible opportunity to own 7.7 acres of industrial land in a high-demand location at the intersection of I-95 and Glades Cut-off Road in fast-growing Port St. Lucie. Surrounded by industrial buildings and residential developments, this property offers unmatched potential for businesses looking to capitalize on the area's booming growth. With its strategic positioning and access to a variety of attractions, the property holds significant potential for a successful investment.



## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Sale Price:    | \$4,300,000         |
| Lot Size:      | 7.7 Acres           |
| Property Type: | Industrial          |
| Parcel ID:     | 3301-705-0003-000-8 |

| DEMOGRAPHICS      | 3 MILES  | 5 MILES  | 1 MILE   |
|-------------------|----------|----------|----------|
| Total Households  | 9,604    | 37,821   | 1,146    |
| Total Population  | 26,215   | 96,136   | 3,381    |
| Average HH Income | \$91,626 | \$83,923 | \$80,957 |

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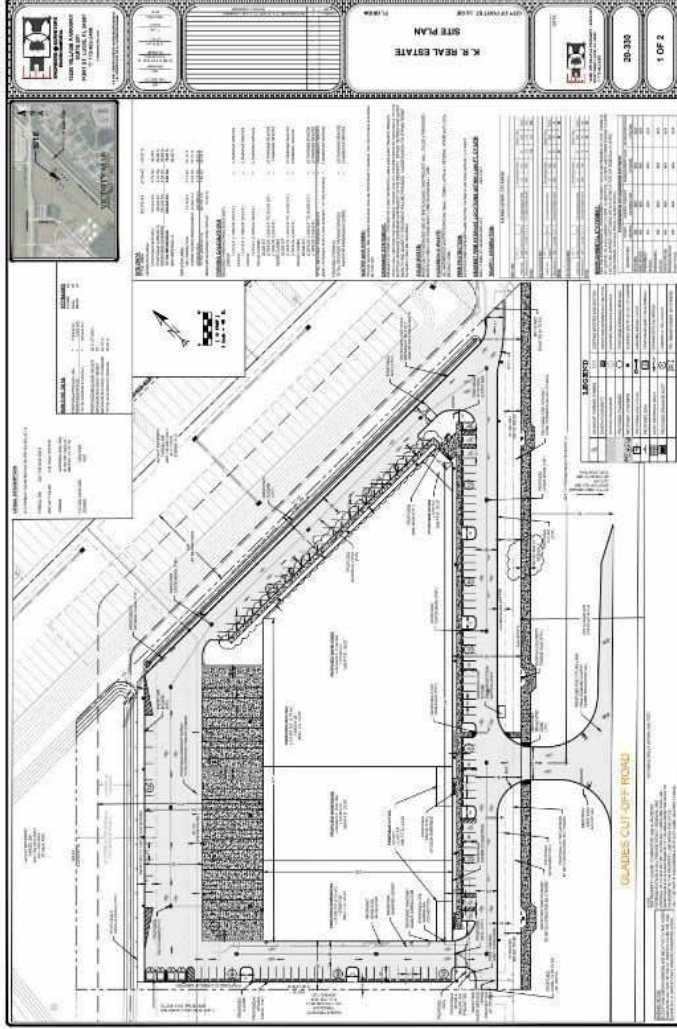
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# SITE PLAN

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# DEMOGRAPHICS

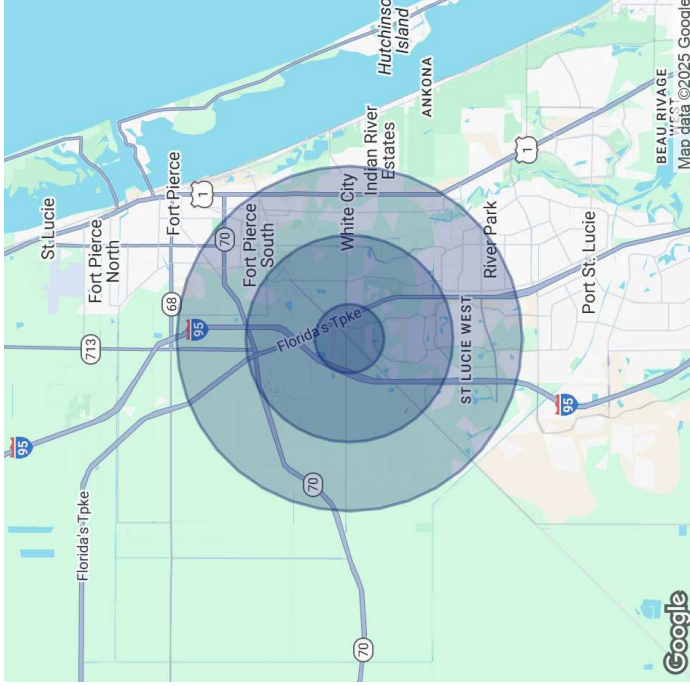
**6155 GLADES CUTOFF RD**  
6155 Glades Cutoff Rd Port St Lucie , FL 34981

| POPULATION           | 3 MILES | 5 MILES | 1 MILE |
|----------------------|---------|---------|--------|
| Total Population     | 26,215  | 96,136  | 3,381  |
| Average Age          | 43      | 45      | 38     |
| Average Age (Male)   | 42      | 44      | 37     |
| Average Age (Female) | 44      | 46      | 39     |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 9,604     | 37,821    | 1,146     |
| # of Persons per HH | 2.7       | 2.5       | 3         |
| Average HH Income   | \$91,626  | \$83,923  | \$80,957  |
| Average House Value | \$388,595 | \$336,358 | \$367,141 |

Demographics data derived from AlphaMap



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# PERMIT AND USES

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## Impervious Surface Area Requirements

### Impervious Surface Area

The maximum impervious surface area requirements listed below shall not be exceeded for each site/parcel in all areas. For the purpose of these Design Guidelines, water bodies constructed as amenities and for surface water management shall be considered impervious.

- Commercial/Retail uses - 80% impervious area.
- Institutional uses - 80% impervious area.
- Industrial/ Utility - 80% of impervious area.

### Commercial-Industrial-Office (CS/LI/ROD)

Project site design shall be the result of thoughtful planning so that the complete development complements the existing visual quality of the area. Each site/parcel must be considered distinctly, as well as being a part of the greater continuity. The land use and site development standards have been established to ensure that LTC Ranch is developed to its fullest potential.

### Uses Permitted

1. Any use allowed in the (CS/CG) Commercial District
2. Automotive, boat or truck repair
3. Bakery
4. Building material sales
5. Cabinet shop
6. Contractor's shop
7. Laundry or dry-cleaning establishment
8. Sign company
9. Semi-public facility or use
10. Trade shop (roofing, plumbing, electrical, and the like)
11. Wholesale establishment;
12. Food processing facility;
13. Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials
14. Public facility or use
15. Television and broadcasting station
16. Analytical laboratory

17. Equipment rental business
18. Automotive, boat or truck, sales
19. Lumber yard
20. Material or vehicle storage yard
21. Contractor's storage yard
22. Mobile home sales or storage
23. Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight feet with no material placed so as to be visible beyond the height of the fence or wall
24. Warehousing, and mini-warehouses, provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight feet with no materials placed so as to be visible beyond the height of said fence or wall, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
25. Kennel, with outdoor runs
26. Wireless communication antennas and towers, consistent with engineering design standards of Section 159.213 of the City of Port St. Lucie Land Development Regulations, dated August 1999, as modified under paragraph 159.213(E)(1)(a) to include CG, CH and ROI uses as defined within LTC Ranch Industrial Park PUD
27. Commercial driving school
28. Gymnastic school;
29. Indoor shooting facility;
30. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
31. Research and development facility;
32. Television, broadcasting station and telephone call centers;
33. Semi-public facility;
34. Analytical laboratory;
35. Warehouse;
36. Wholesale trade and distribution;
37. Office space as needed in conjunction with a use listed above;
38. Retail and business services primarily intended to serve the industrial facilities;
39. Adult Entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent city code of ordinances, which regulate this use, including Ordinance 00-12

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40. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of (8) eight feet with no material placed so as to exceed the height of said fence or wall
41. Commercial driving school:
42. Daycare, in conjunction with a place of employment

## Uses Prohibited

1. Salvage yards
2. Residential
3. Mining
4. Livestock, Slaughter house or Auction facilities
5. RV park
6. Any type of housing

## Lot Coverage

Maximum Building Coverage, (50%) fifty percent, provided that the combined area coverage of all impervious surfaces shall not exceed (80%) eighty percent.

## Height

Maximum Building Height, (75) seventy-five feet, except for transmission and broadcast towers which may be 300 feet.

## Setbacks

Setback distances are defined as the horizontal, perpendicular or radial distance measured from the site property line to the vertical plane coincident with the closest face or edge of the structure or sign to which the setback dimension is applicable. The setback line shall be parallel to the site property line. No improvement shall be located on any site parcel nearer to any property line than the minimum setbacks listed below. Specifically excluded from these setback requirements are steps, walks and planters not exceeding 3 feet in height.

## Setback Requirements:

1. Front setback. Each lot shall have a front yard with a building setback line of (25) twenty-five feet
2. Side setback. Each lot shall have two sides yards, each of which shall have a building setback line of (10) ten feet. A building setback line of (25) twenty-five feet shall be maintained adjacent to any driveway or to a public right-of way
3. Rear setback. Each lot shall have a rear yard with a building setback line of (25) twenty five feet from the property line and any driveway, provided that no setback is required from a railroad right-of-way.

## Impervious Surface Are Requirements

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- Office uses - 80% impervious area.
- Institutional uses - 80% impervious area.
- Industrial / Utility - 80% impervious area.

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# BIO

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## FRANK STRAZZULLA

Comm Sales Associate

frank.strazzulla@cbparadise.com

Direct: (772) 473-0826

### PROFESSIONAL BACKGROUND

As a third generation Floridian Born and raised on the Treasure Coast, I bring a Deep-Rooted understanding of the local Community and its unique Landscape. With 35 years of experience in the Global Citrus Industry, my career has encompassed every facet from Citrus Development, Citrus Growing, and Citrus Processing. I have held executive positions with the two largest producers based in Brazil providing me with extensive knowledge and a network of valuable contacts across Florida's Agribusiness Community.

Leveraging my Background I have successfully transitioned into the Commercial Real Estate Industry, specializing in residential, commercial, industrial, and multi-family projects. My experience and connections allow me to offer unique insights and opportunities to clients seeking to invest in Florida's dynamic real estate market.

Additionally as the Owner of an H2A Facility here on the Treasure Coast, I am well-versed in property management and development. I had the privilege of working alongside my brother Philip Strazzulla, whose Legacy continues to inspire my commitment to excellence and engagement.

### EDUCATION

B.S. 1987 Florida Southern College, MBA program FIT Melbourne, Licensed Florida Real Estate Agent.

### MEMBERSHIPS

Florida Citrus Production Managers Association, Moorings Club Member, Treasure Coast Gator Club, Elks Club Member.

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