

# FOR SALE

**+/- 26.92 Acres Industrial Land**  
**St. Lucie County, FL**

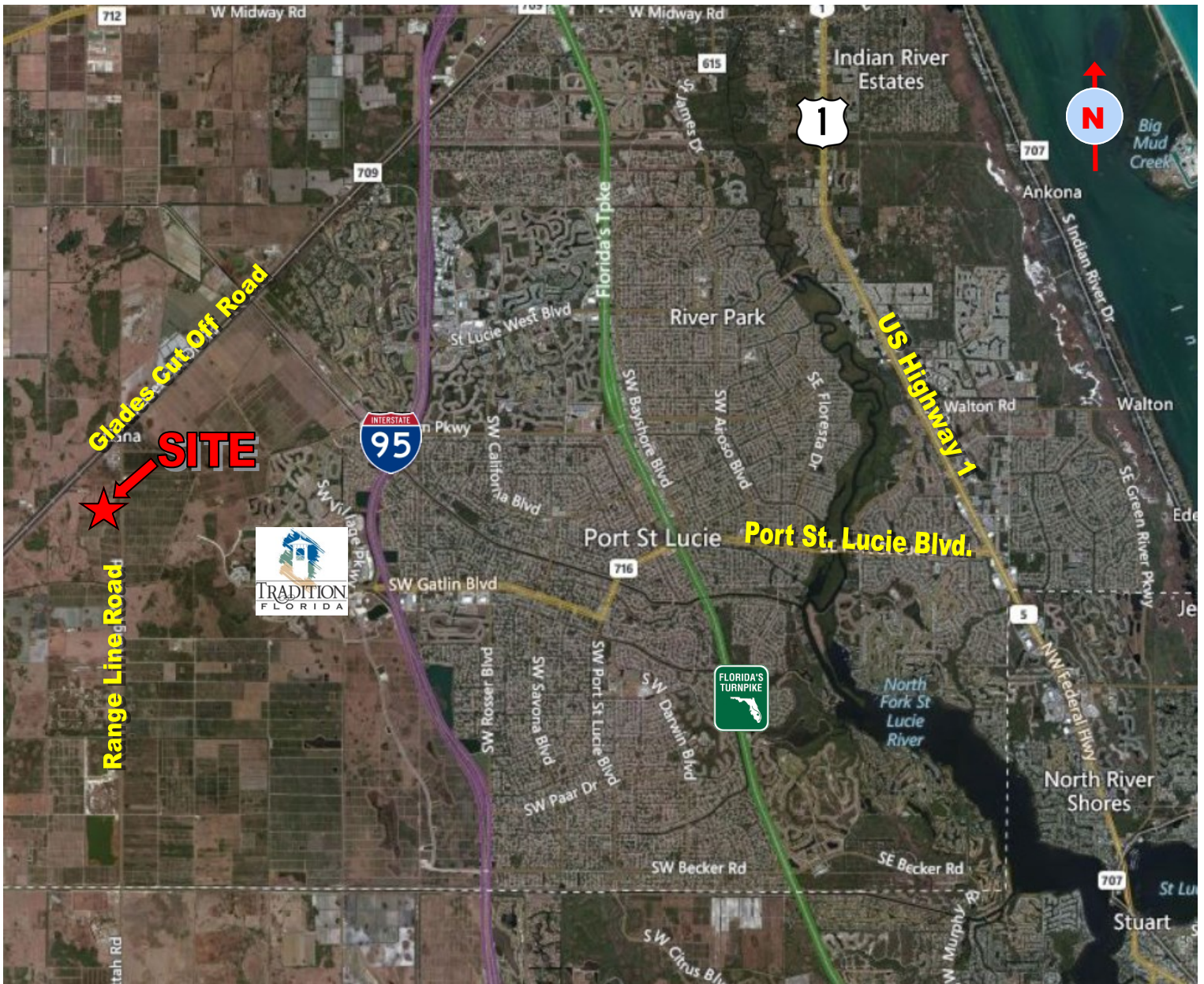


# PROPERTY INFORMATION

<b>LOCATION:</b>	Located on the west side of Range Line Road, south of Glades Cut-Off Road St. Lucie County, FL
<b>PROPERTY SIZE:</b>	+/- 26.92 Acres
<b>UTILITIES:</b>	All utilities available to site. Water & Sewer - City of Port St Lucie Electricity - Florida Power & Light
<b>IMPROVEMENTS:</b>	The property is currently fenced
<b>ZONING:</b>	IH (Heavy Industrial) - St. Lucie County
<b>FRONTAGE:</b>	526 Feet on Range Line Road
<b>SALE PRICE:</b>	<del>\$900,000.00</del> <b>Reduced to \$695,000.00</b>



# AERIAL / DEMOGRAPHICS

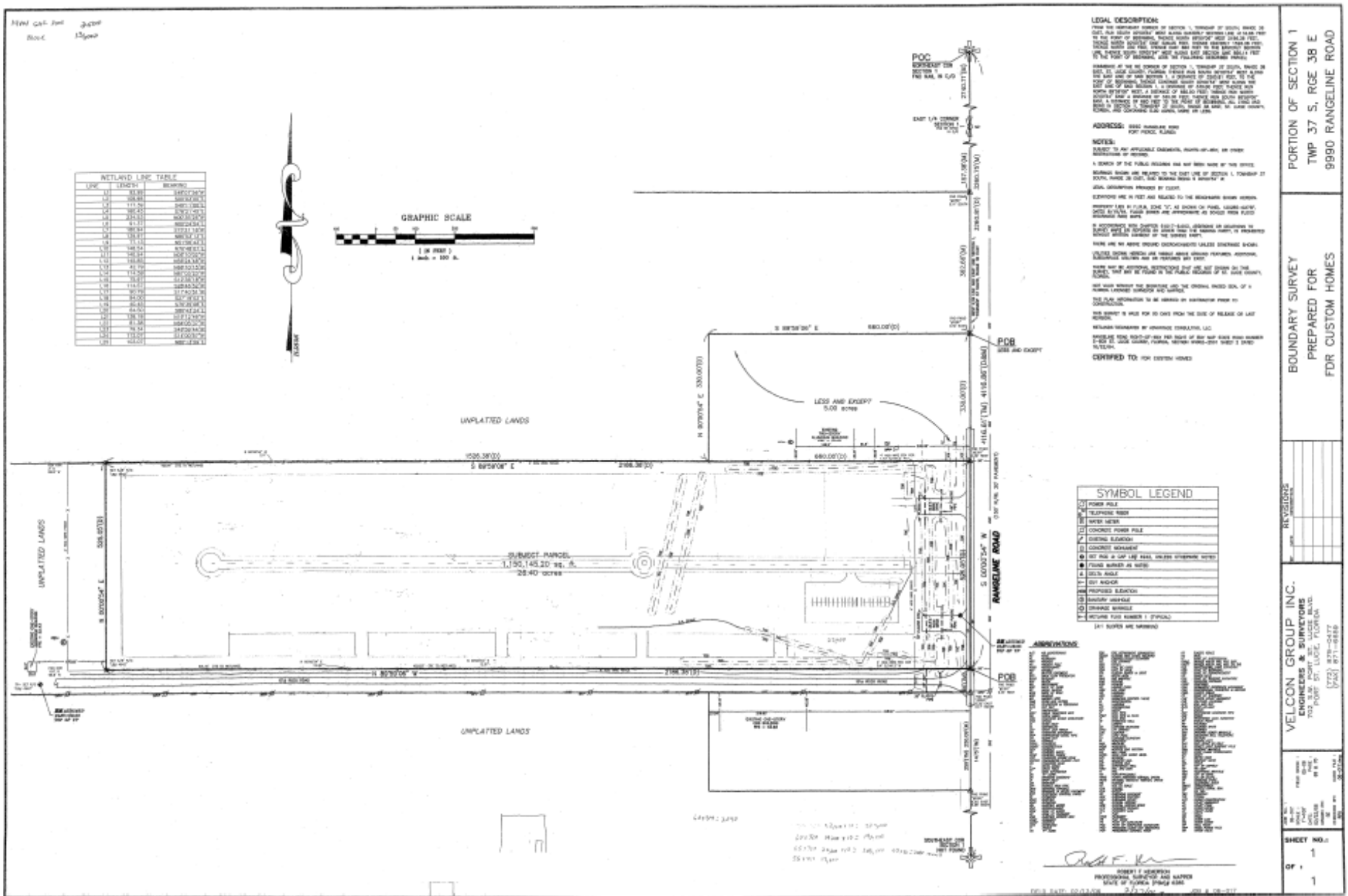


## DEMOGRAPHICS - 2015

	3 Miles	5 Miles	10 Miles
<b>Total Population:</b>	4,443	19,884	153,076
<b>Avg. Household Income:</b>	\$78,507	\$71,205	\$62,681
<b>Median Age:</b>	48.8	45.0	40.8

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.

# BOUNDARY SURVEY



The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.



# ZONING MAP



# ZONING - PERMITTED USES

## ***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)

# ZONING - PERMITTED USES

## ***IH INDUSTRIAL, HEAVY. (continued)***

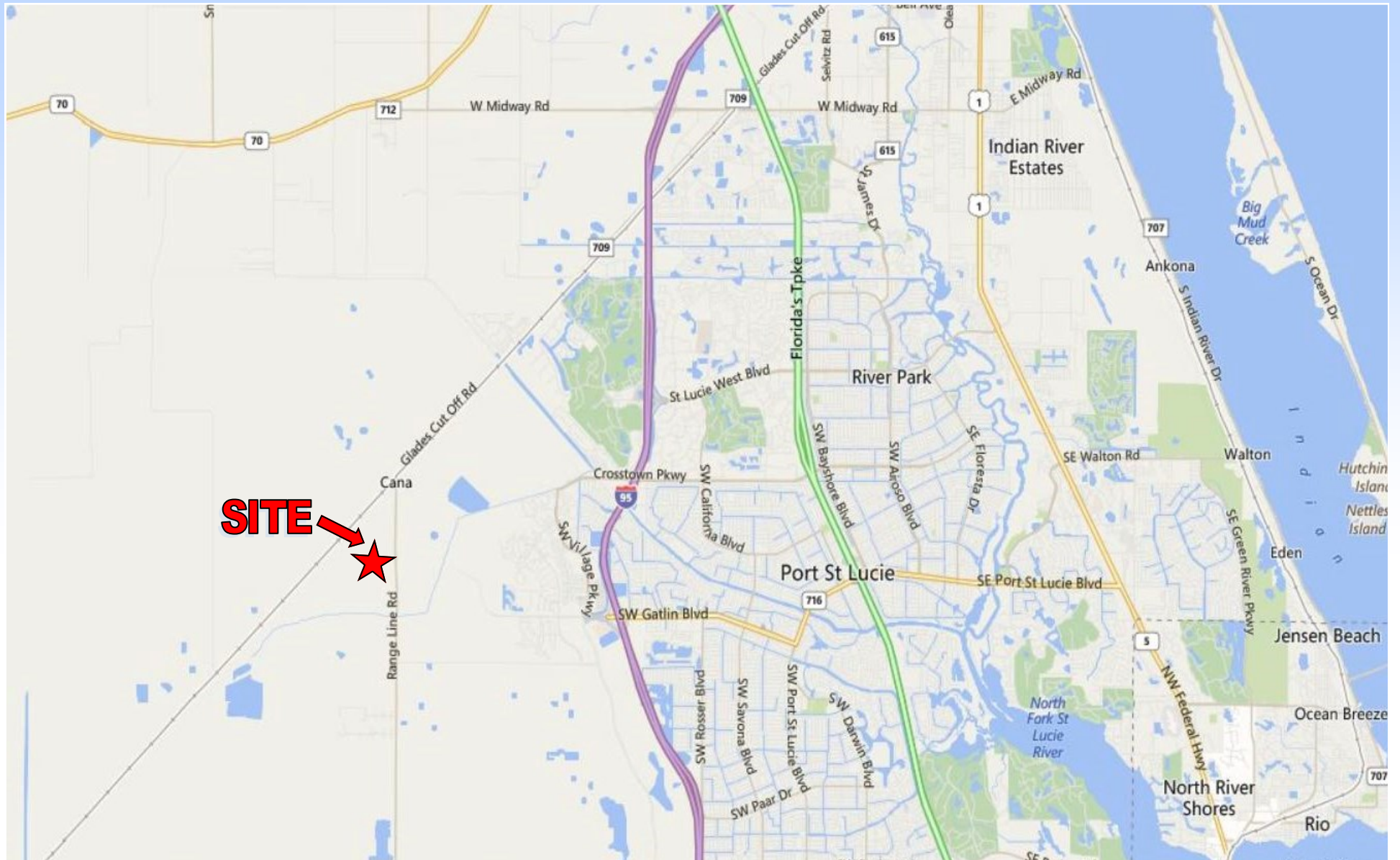
- (f) Brooms and brushes. (3991)
- (g) Signs and advertising displays. (3993)
- (h) Morticians goods. (3995)
- (i) Manufacturing industries, NIC. (3999)
- 18) Paper and allied products:
  - (a) Paperboard containers and boxes. (265)
  - (b) Converted paper and paperboard products. (267)
- f. Local and 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)
- 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)

# ZONING - PERMITTED USES

## **IH INDUSTRIAL, HEAVY. (continued)**

- 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)
    - (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

# LOCATION MAP



# TREASURE COAST MAP

## Treasure Coast And Northern Palm Beach County

