



SOUTH FLORIDA
GATEWAY
DISTRIBUTION CENTER

2300 - 2350 SW Gateway Place, Stuart, Florida 34997



120,376 SF Available For Lease



**DIVISIBLE FROM
13,000 - 86,752 SF**



SOUTH FLORIDA GATEWAY DISTRIBUTION CENTER

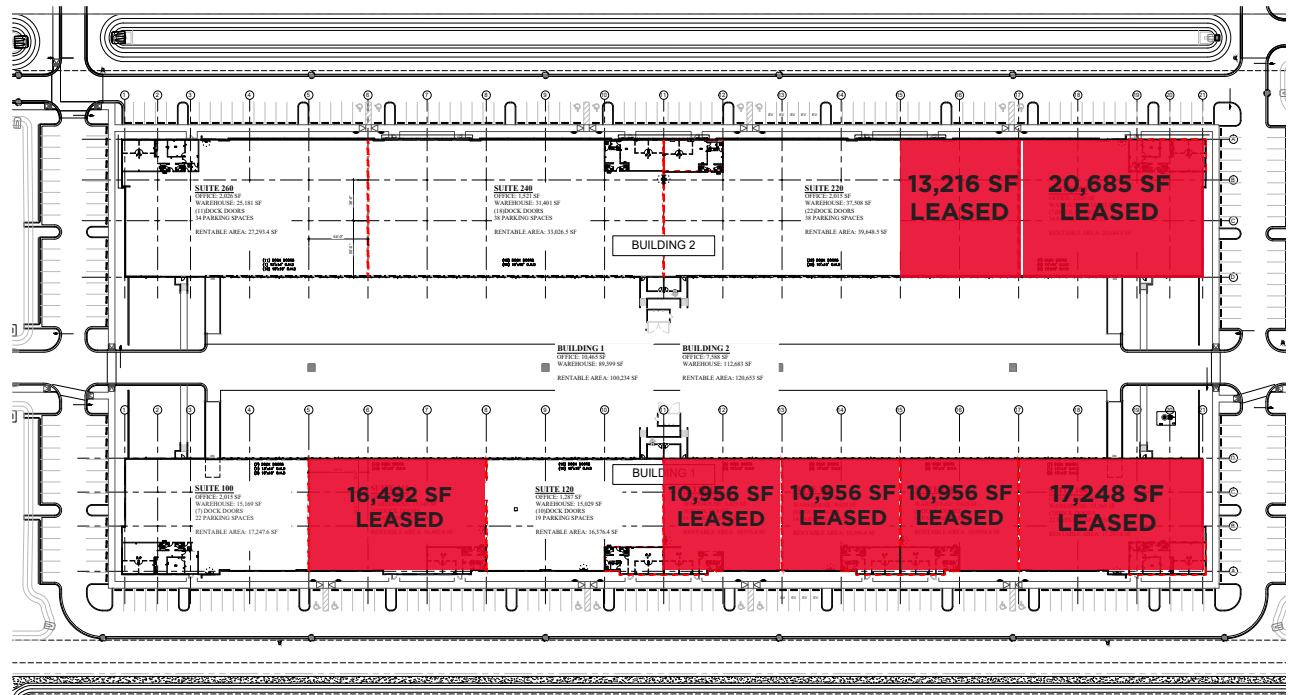


LOGISTICAL ADVANTAGES COMPARED TO OTHER NORTHERN INDUSTRIAL SITES:

- At least 1.5 miles closer to Florida's Turnpike than competitive properties
- Second shortest drive time (4 minutes) to I-95 among competitive properties
- Less than 30 minutes from center of Palm Beach County, compared to 40+ minutes for competitive properties
- Overall better access to South Florida MSA

GENERAL BUILDING I & II FEATURES

CEILING HEIGHT	Bldg 1: 24' clear height Bldg 2: 32' clear height
PARKING	1.3:1,000 SF
BUILDING TYPE	Rearload warehouse
CONSTRUCTION	Tiltwall
FLOOR SLAB	6"
DOCK HIGH DOORS	Four per bay
TYPICAL BAY SIZE	Building 1: 54' x 100' Building 2: 54' x 122'
RAMP DOORS	2 per building
FIRE PROTECTION	ESFR
WAREHOUSE LIGHTING	LED
OFFICE	Spec offices available
ROOFING	R-19 ROOFING

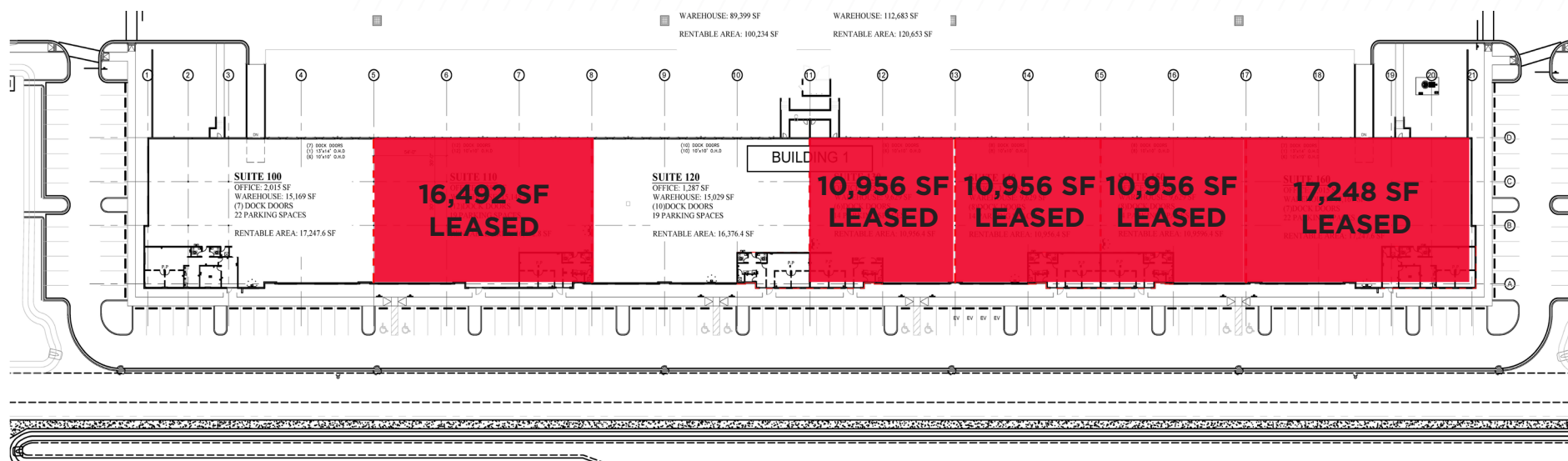




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BUILDING 1 - 100,234 SQUARE FEET

AVAILABLE SF	Suite 100: 17,248 SF and Suite 120: 16,376 SF
CEILING HEIGHT	24' clear
PARKING	1.3 per 1,000 SF / 290 spaces
BUILDING TYPE	Rear loading with Tiltwall Construction
FLOOR SLAB	6"
LOADING	Dock High
TYPICAL BAY SIZE	54' x 100'
FIRE PROTECTION	ESFR
WAREHOUSE LIGHTING	LED
BUILDING DEPTH	100'
ELECTRICAL SERVICE	3 phase 480 Volt
ROOFING	R-19 ROOFING

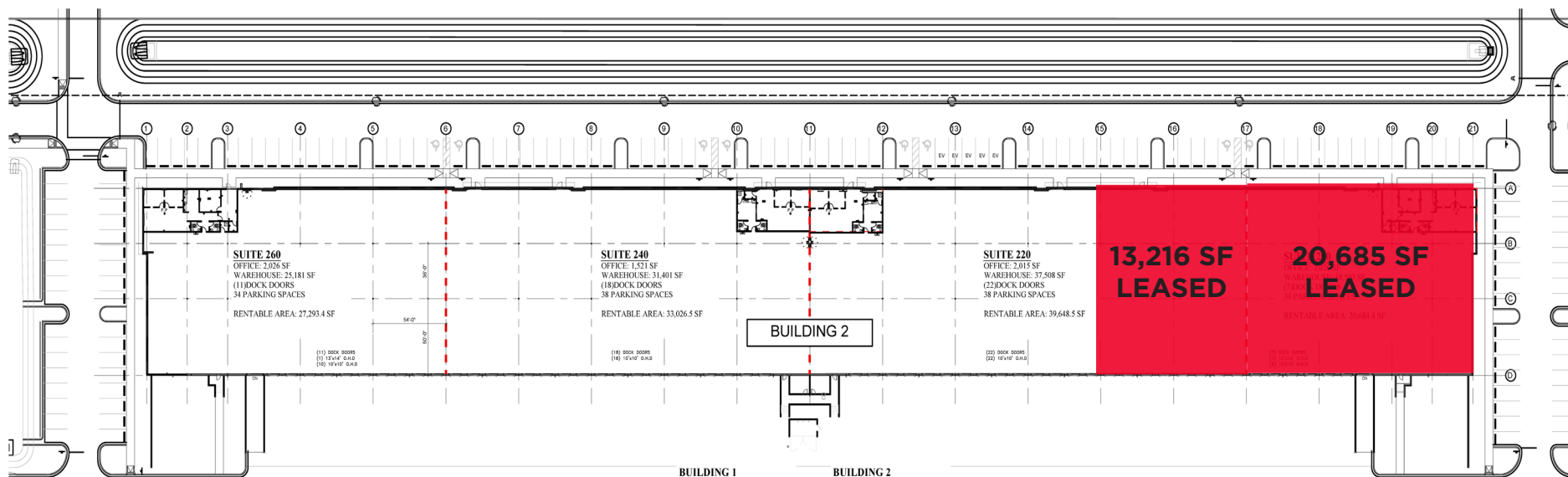




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BUILDING 2 - 120,653 SQUARE FEET

AVAILABLE SF	86,752 SF
CEILING HEIGHT	32' clear
PARKING	1.3 per 1,000 SF / 290 spaces
BUILDING TYPE	Real loading with Tiltwall Construction
DIVISIBILITY	13,000 SF - 86,752 SF
FLOOR SLAB	6"
LOADING	Dock high
TYPICAL BAY SIZE	54' x 122'
FIRE PROTECTION	ESFR
WAREHOUSE LIGHTING	LED
BUILDING DEPTH	122"
ELECTRICAL SERVICE	3 phase 480 Volt
ROOFING	R-19 Roofing



LOCATION HIGHLIGHTS

Centrally located in southeast Florida, Martin County is close to Florida's Turnpike and Interstate 95. The county is also midway between Miami and Orlando, offering the ability to reach more than 6 million customers in less than two hours.

AIR:

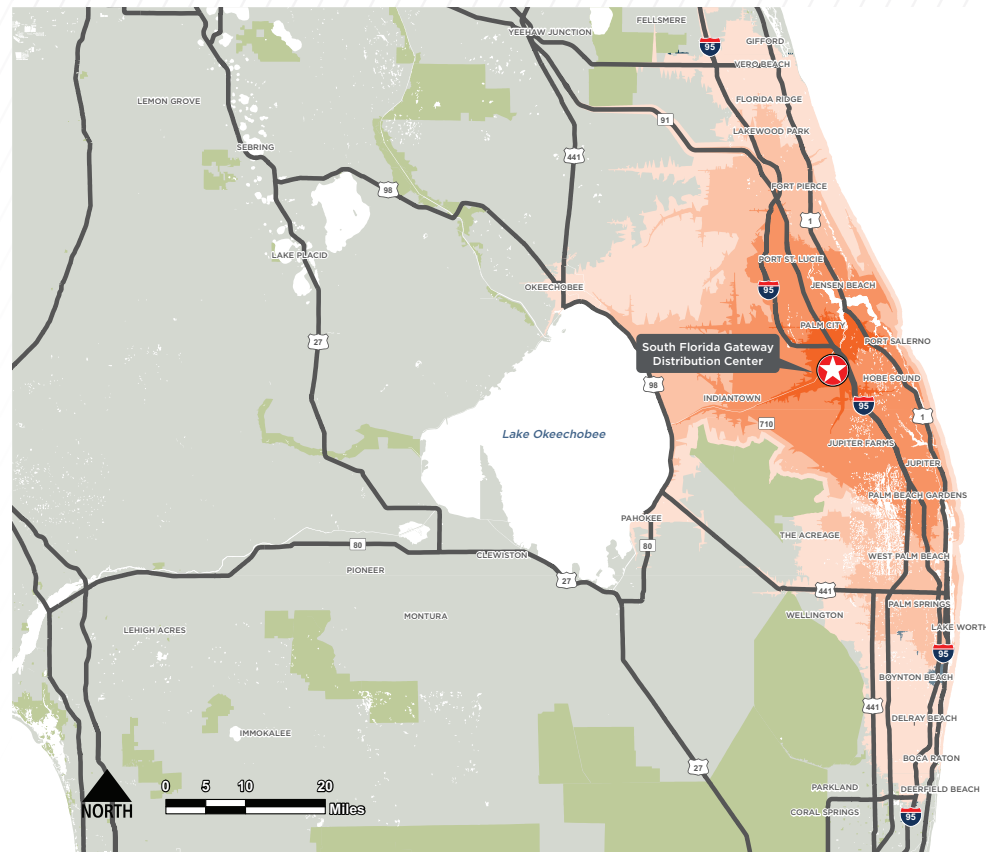
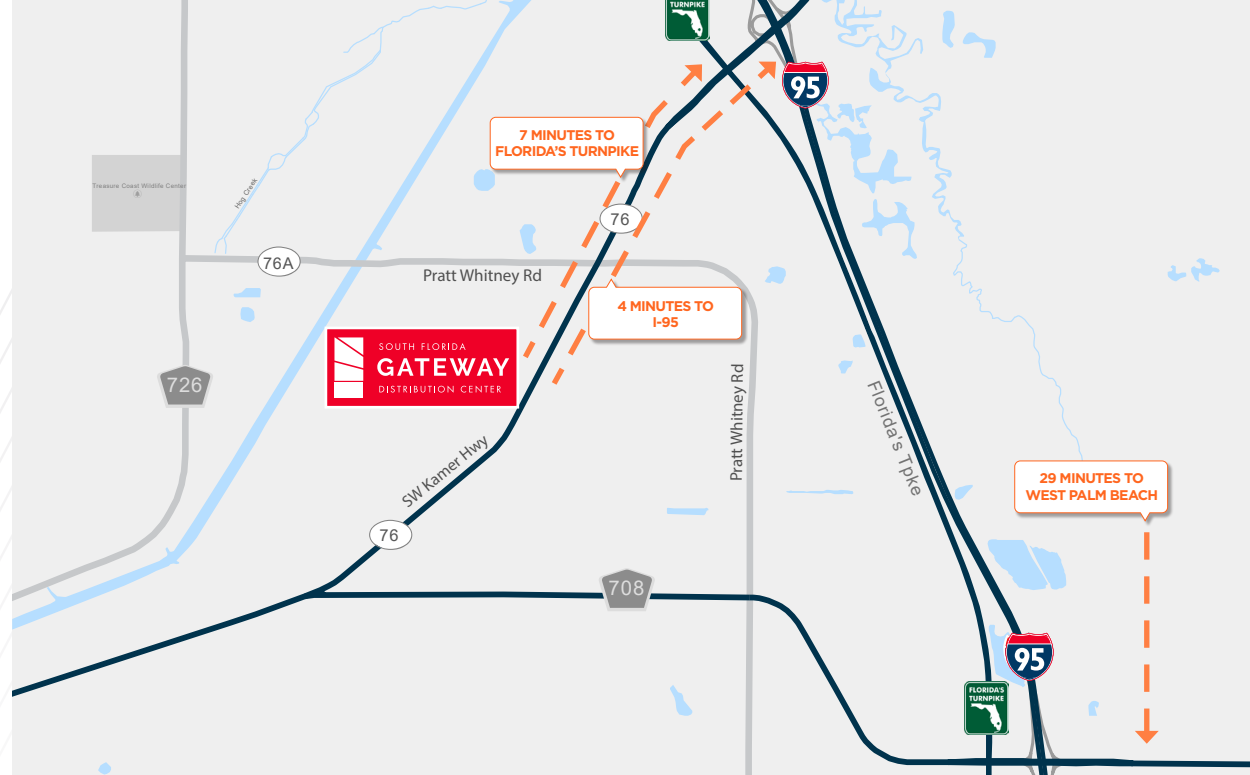
Martin County is located within a two-hour drive of six major international airports in Florida:

- **Palm Beach Airport** (38 Min | 35.3 Miles)
- **St. Lucie Airport** (24 miles North)
- **Fort Lauderdale-Hollywood Airport** (1 hr 25 Min | 81.8 Miles)
- **Melbourne Airport** (70 miles North)
- **Miami Airport** (89 miles South)
- **Orlando Airport** (125 miles Northwest)
- Executives enjoy the convenience of Stuart's own Witham Field, a general aviation airport located in the heart of Martin County FL.
- **Port of Palm Beach** (40 Min | 30.7 Miles)
- **Port Everglades** (1 hr 22 Min | 80.6 Miles)
- **Port of Miami** (1 hr 40 Min | 102 Miles)
- **Port Canaveral** (1 hr 44 Min | 121 Miles)

SOURCE: bdbmc.org

DEMOGRAPHICS

	15 Min.	30 Min.	45 Min.	60 Min.
Total Population	65,732	561,863	1,269,183	2,004,644
Workforce Potential (+16)	31,419	269,828	612,742	942,727
High School Education (Pop. 25+)	10,274 (20.7%)	91,723 (21.7%)	220,131 (23.8%)	340,411 (22.9%)
Blue Collar/ Service Workers	5,260 (18%)	42,870 (17.2%)	113,280 (20.2%)	159,491 (18.5%)





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FOUNDRY BARINGS
COMMERCIAL

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