



SOUTH FLORIDA
GATEWAY

DISTRIBUTION CENTER

2300 - 2350 SW Gateway Place, Stuart, Florida 34997



99,968 SF Available For Lease



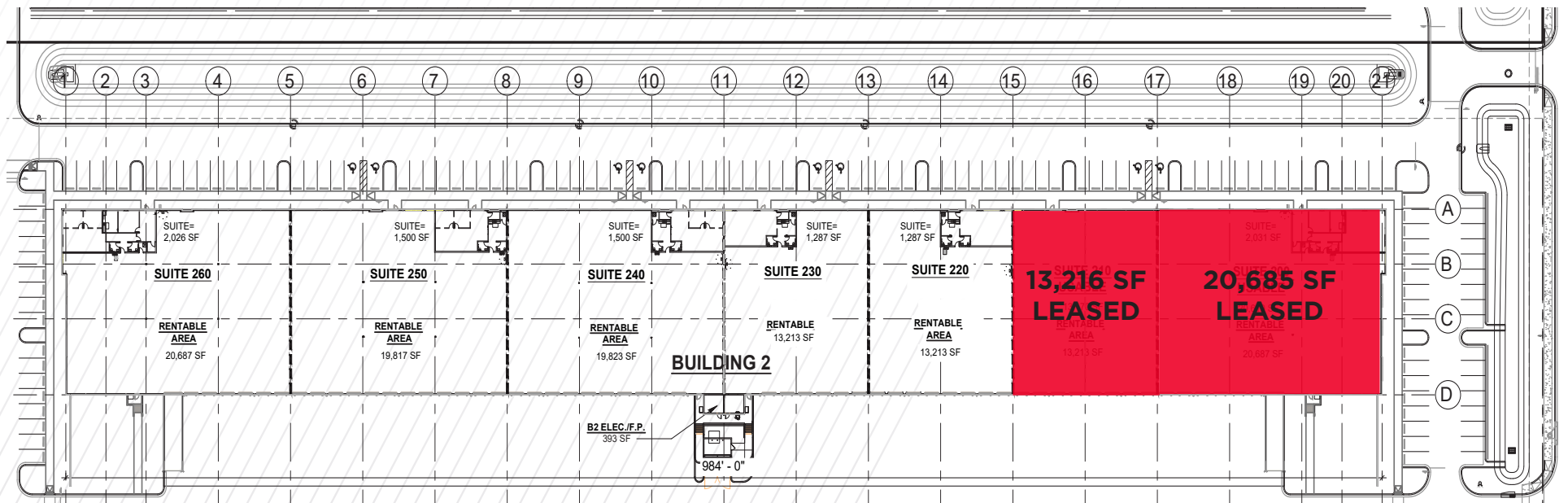
**DIVISIBLE FROM
13,000 - 99,968 SF**



SOUTH FLORIDA
GATEWAY
DISTRIBUTION CENTER

BUILDING 2 - 99,968 SQUARE FEET

AVAILABLE SF	13,000 SF - 99,968 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 - 99,968 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:

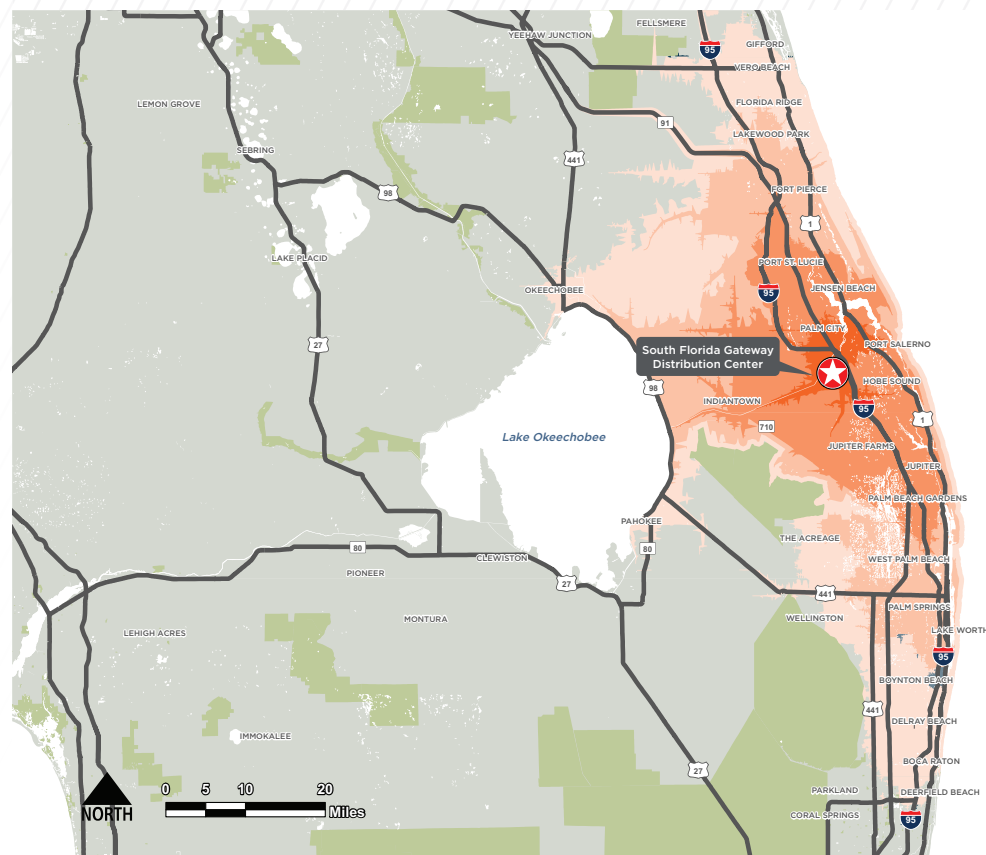
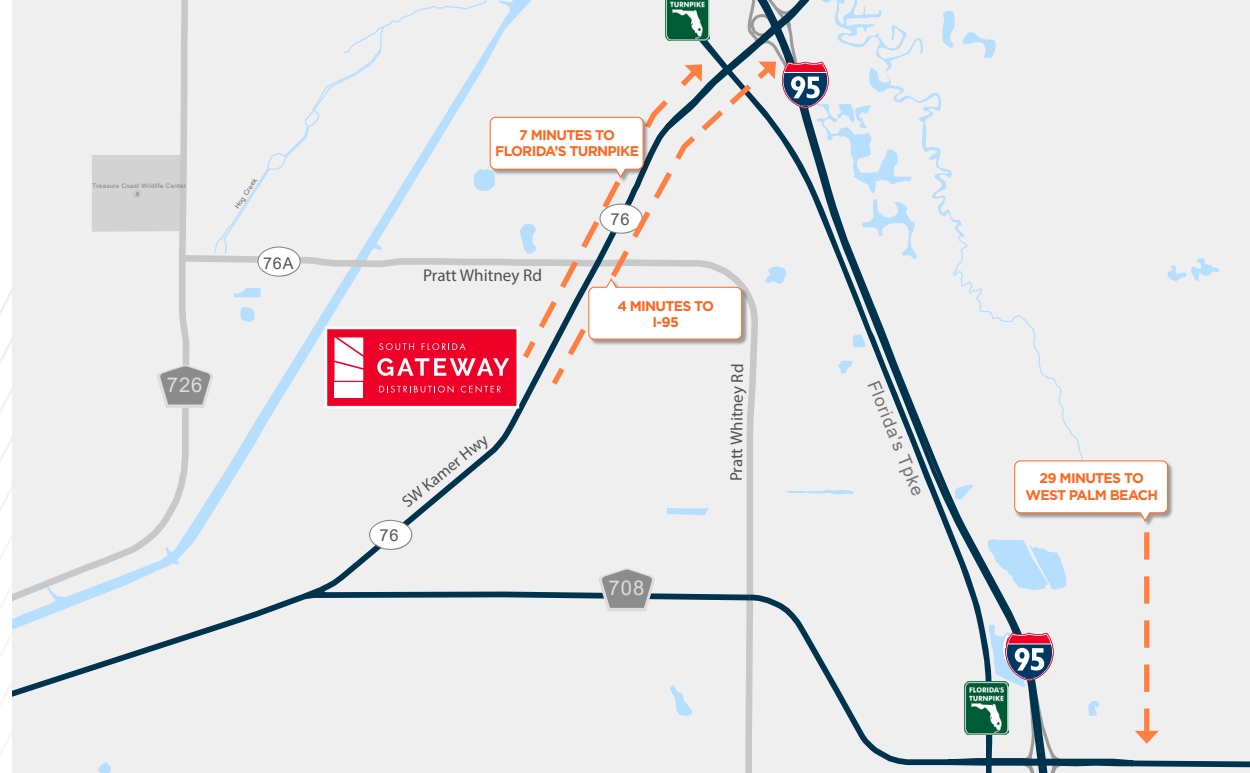
Martin County is located within a two-hour drive of six major international airports in Florida:

- **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%)





SOUTH FLORIDA
GATEWAY
DISTRIBUTION CENTER

2300 - 2350 SW Gateway Place, Stuart, Florida 34997



MATTHEW G. MCALLISTER, SIOR
Executive Director
+1 561 227 2018
matthew.mcallister@cushwake.com

ERIC CANTOR
Associate
+1 314 640 1722
eric.cantor@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA, LLC
225 NE Mizner Boulevard, Suite 300
Boca Raton, FL 33432 | USA

cushmanwakefield.com



©2021 Cushman & Wakefield.
The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.



Master-planned, mixed-use development with frontage on Kanner Highway.

Atlantic Ocean