

SOUTH FLORIDA
GATEWAY

DISTRIBUTION CENTER

2400 - 2450 SW Gateway Place, Stuart, Florida 34997



50,000 - 700,000 SF
AVAILABLE FOR LEASE





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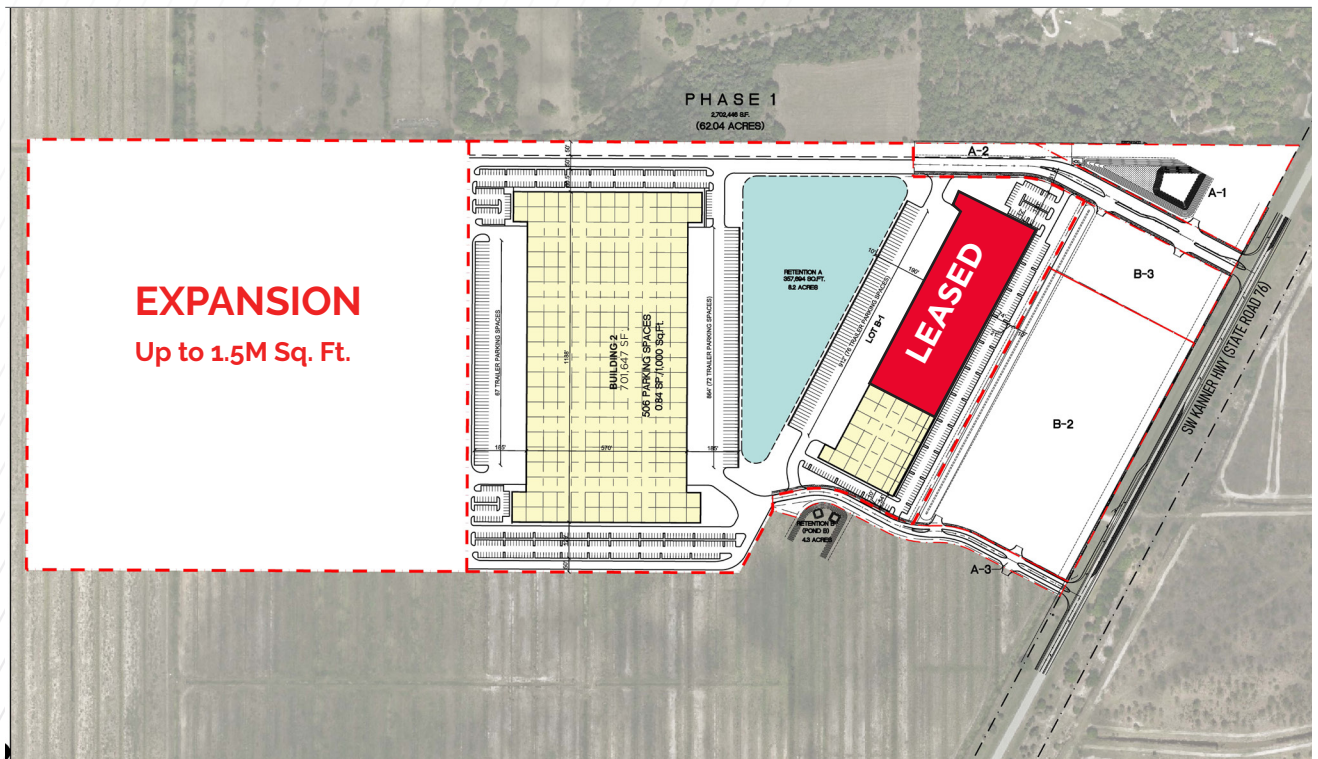
**LOGISTICAL ADVANTAGES
COMPARED TO OTHER
NORTHERN INDUSTRIAL SITES:**

LEASED

- 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

BUILDING FEATURES

CEILING HEIGHT	Building 1 - 32', Building 2 - 36'
PARKING	1:1,000 SF
BUILDING TYPE	Building 1 - Rearload Building 2 - Crossdock
CONSTRUCTION	Tiltwall
FLOOR SLAB	Building 1: 6" concrete floor slab; 4,000 PSI Building 2: 7" concrete floor slab; 4,000 PSI
DOCK HIGH DOORS	Four 9' x 10' per bay
TYPICAL BAY SIZE	54' x 50'
RAMP DOORS	Two (2) drive-in oversized doors (12' x 14'); one at each end of the building
FIRE PROTECTION	ESFR
WAREHOUSE LIGHTING	T5 with motion sensors
ADDITIONAL TRAILER PARKING	Building 1 - 76 Stalls, Building 2 - 139 Stalls



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:

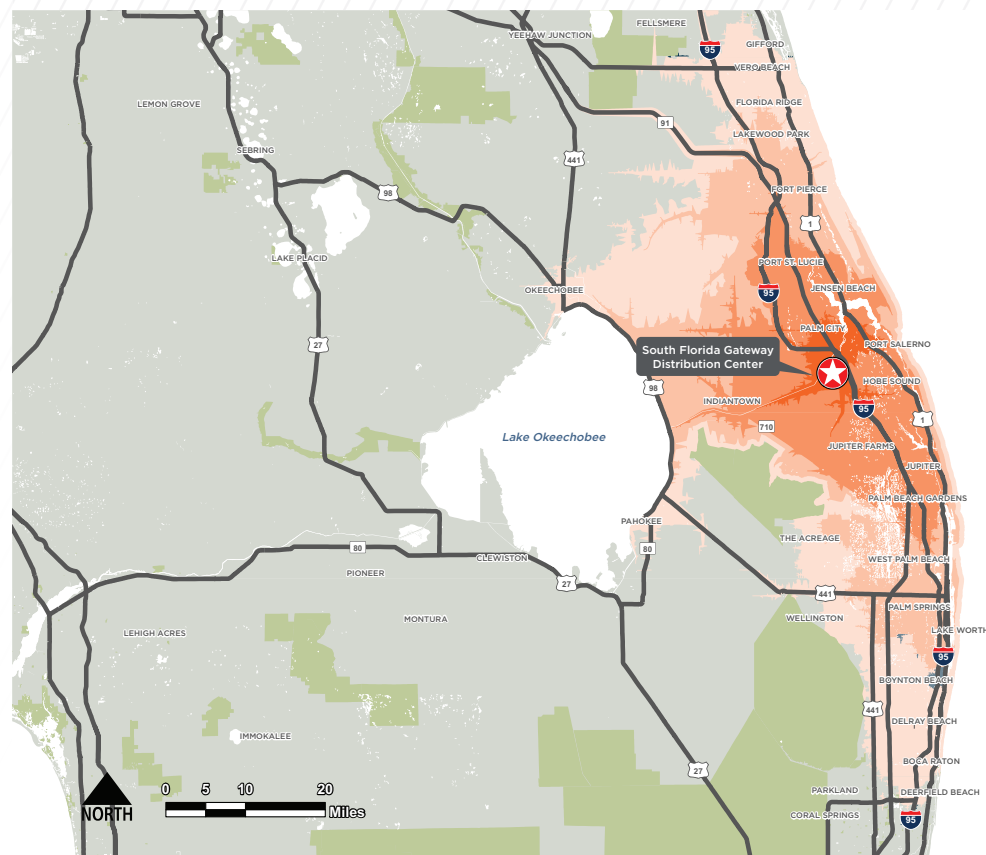
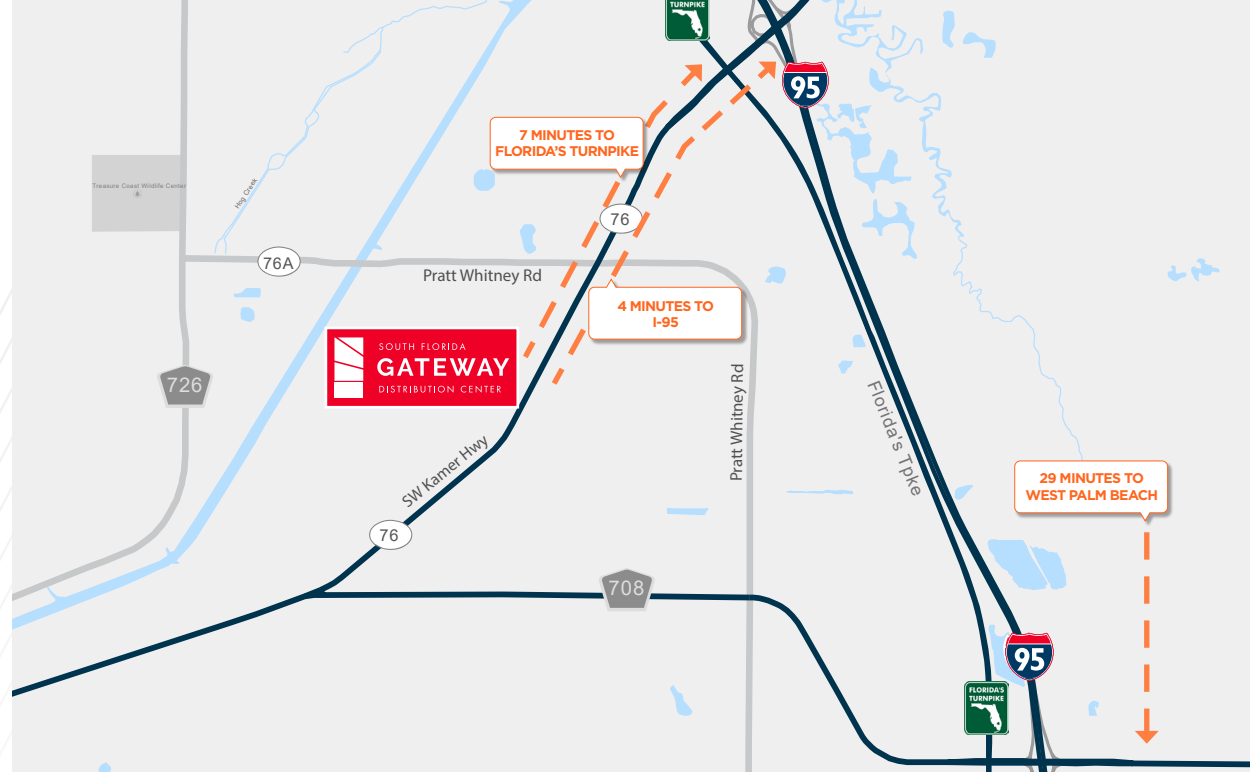
Martin County is located within a two-hour drive of six major international airports in Florida:

- **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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BUILDING 1 - 285,120 TOTAL SQUARE FEET

AVAILABILITY	40,000 SF - 100,580 SF
PARKING	1:1,000 SF with 76 trailer stalls overflow parking
BUILDING TYPE	Rearload with Tiltwall Construction
CEILING HEIGHT	32' clear
LOT SIZE	17.29 AC
FLOOR SLAB	6" concrete floor slab; 4,000 PSI
LOADING	60 Dock High Doors 2 Drive-In Ramps
TYPICAL BAY SIZE	54' x 260' = Approximately 14,040 SF Per Bay
FIRE PROTECTION	ESFR
WAREHOUSE LIGHTING	LED
BUILDING DEPTH	260'
ELECTRICAL SERVICE	1,600 amps at 480 volts / 3-phase



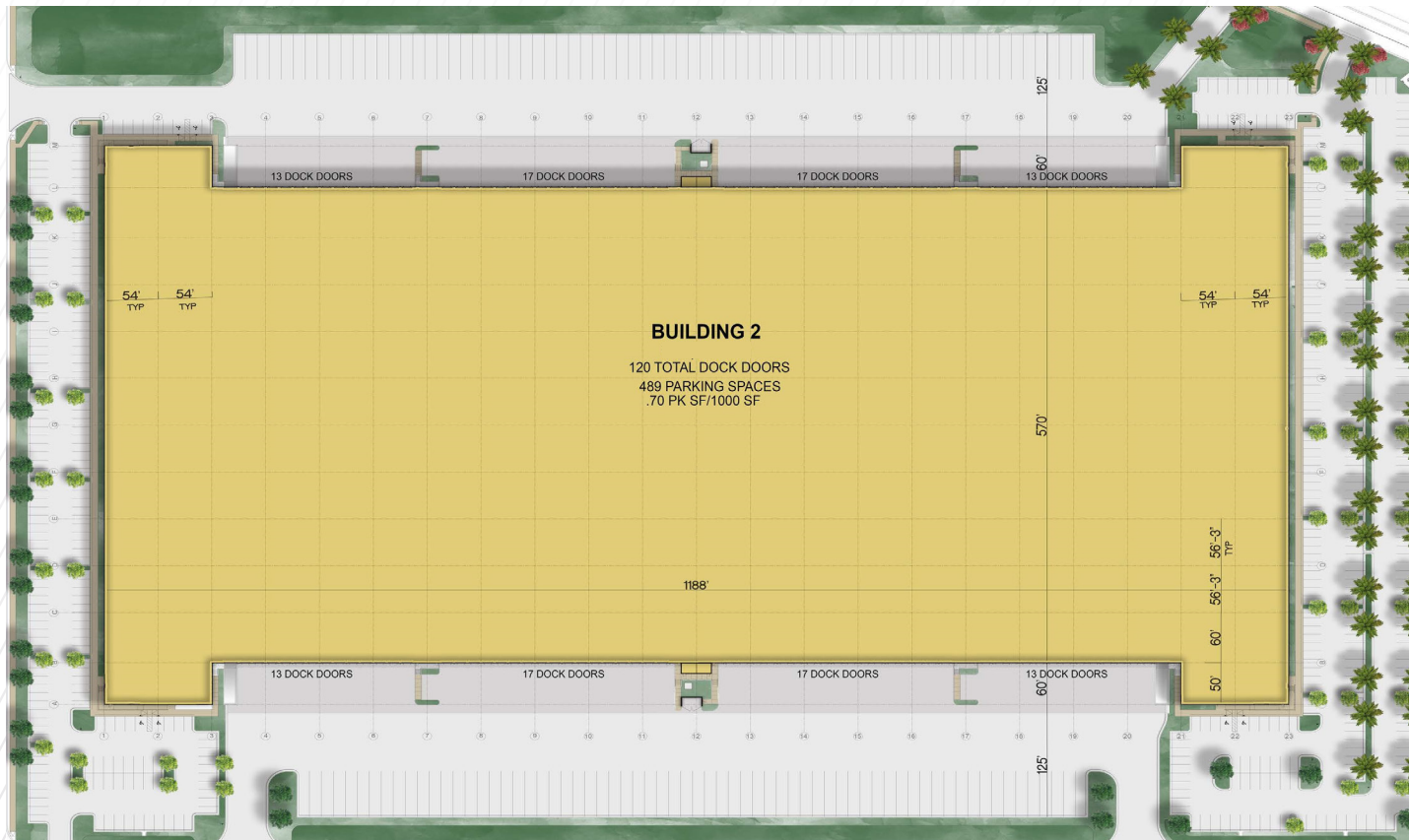


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BUILDING 2 - 701,647 TOTAL SQUARE FEET

AVAILABILITY	200,000 SF - 701,647 SF
PARKING	0.84:1,000 SF with 139 trailer stalls overflow parking
BUILDING TYPE	Crossdock with Tiltwall Construction
CEILING HEIGHT	36' clear
FLOOR SLAB	7" concrete floor slab; 4,000 PSI
LOADING	120 Dock High Doors 4 Drive-In Ramps
TYPICAL BAY SIZE	54' x 570' = Approximately 30,780 SF Per Bay
FIRE PROTECTION	ESFR
WAREHOUSE LIGHTING	LED
BUILDING DEPTH	570'
ELECTRICAL SERVICE	1,600 amps at 480 volts / 3-phase





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