

KINGS HIGHWAY COMMERCE CENTER

S KINGS HIGHWAY & WHITE ROAD
FORT PIERCE, FL 34945

BUILD-TO-SUIT **Class A Distribution Warehouse**

Building 1: 40,000 - 188,000 SF
Building 2: 50,000 - 202,000 SF

MATT ROTOLANTE, SIOR, CCIM
President
Lee & Associates South Florida
M: 305-490-6526
mrotolante@lee-associates.com

JULIA SILVA, SIOR
President
Lee & Associates Tampa
O: 813.230.8008
jsilva@lee-associates.com

GREG MILOPOULOS
Principal
Lee & Associates South Florida
M: 954.558.1220
gmilopoulos@lee-associates.com

WILLIAM DOMSKY
Principal
Lee & Associates South Florida
M: 516.721.0676
wdomsky@lee-associates.com

CONNER MILFORD
Senior Vice President
Lee & Associates South Florida
M: 314.766.9336
cmilford@lee-associates.com

JOANNA GRODZKA
Vice President
Lee & Associates South Florida
M: 772.775.4906
jgrodzka@lee-associates.com

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents the Kings Highway Commerce Center, a 390,000 SF Class A Distribution Center offering up to 202,000 SF contiguous spec warehouse space available, and divisible to 40,000 SF. Building I comprise 188,000 SF in total, and Building II consists of 202,000 SF in total. The facilities will feature 32' clear ceilings, rear-load configurations with dock height and drive-in loading doors, ESFR sprinklers, and tilt-wall construction.

The 30-acre property will feature 135' truck courts with trailer parking and truck stalls and offers 206 car parking spaces. Well located in Florida's Treasure Coast nestled conveniently between Florida's Turnpike and I-95 access and a Pilot Flying J diesel refueling station and truck stop less than 1 mile away, the facility benefits from being centrally located to service all of Florida's major market areas with Orlando just 100 miles to the north and Miami just 100 miles to the south, and several major cargo ports for exceptional distribution reach.

Estimated Completion Q4 2025.



For more information, please contact one of the following individuals:

MARKET ADVISORS

GREG MILOPOULOS

Principal
954.558.1220
gmilopoulos@lee-associates.com

CONNER MILFORD

Senior Vice President
314.766.9336
cmilford@lee-associates.com

JULIA SILVA, SIOR

President | Broker
813.230.8008
jsilva@lee-associates.com

STARTING AT \$9.50/SF NNN

- 390,000 SF Class A Industrial Distribution Facility on 30 Acres
- 40,000 SF - 202,000 SF Contiguous Spec Warehouse Space Available
- Tilt Wall Construction
- Exceptional Access to Major Cargo Ports for International Distribution Reach



'Class A' Build-to-Suit and Spec Distribution Space Available:

40,000 SF - 202,000 SF Available
Build-to-Suit Can Be Considered
32'-40' Clear Ceilings
Rear Load Dock Height Doors
Rear Load Drive-In Doors
ESFR Sprinklers
206 Car Parking Spaces



Exceptional Distribution Reach:

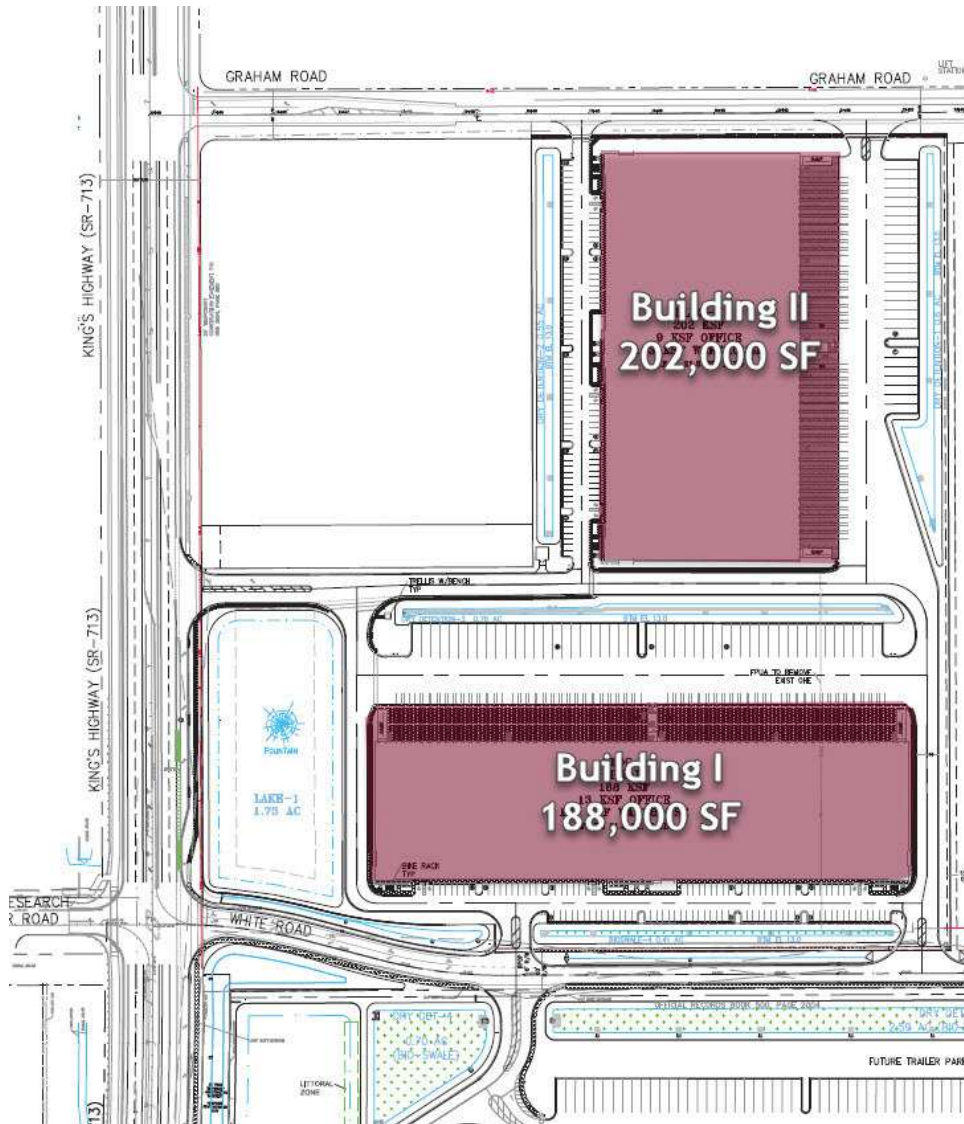
1 mile to Florida's Turnpike
1.5 miles to I-95
100 miles to Orlando
120 miles to Miami



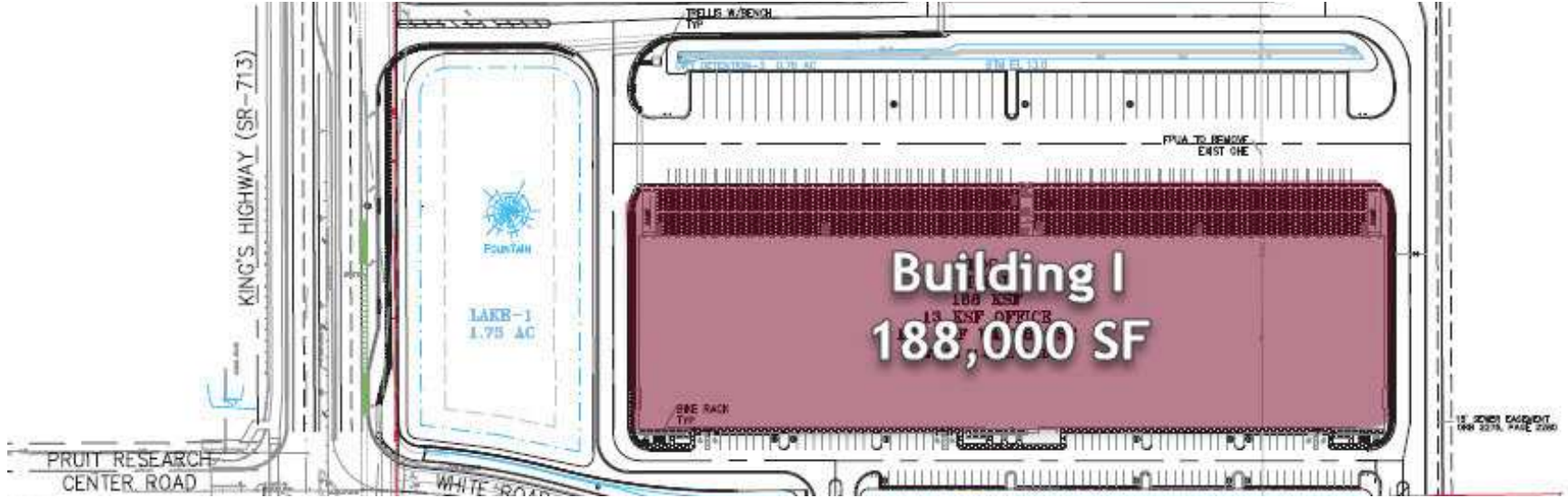
135' Truck Court:

Truck Stalls
Trailer Parking
1 Mile to Pilot Flying J Truck Stop

'CLASS A' NEW CONSTRUCTION



BUILDING I AVAILABILITY - REAR LOAD



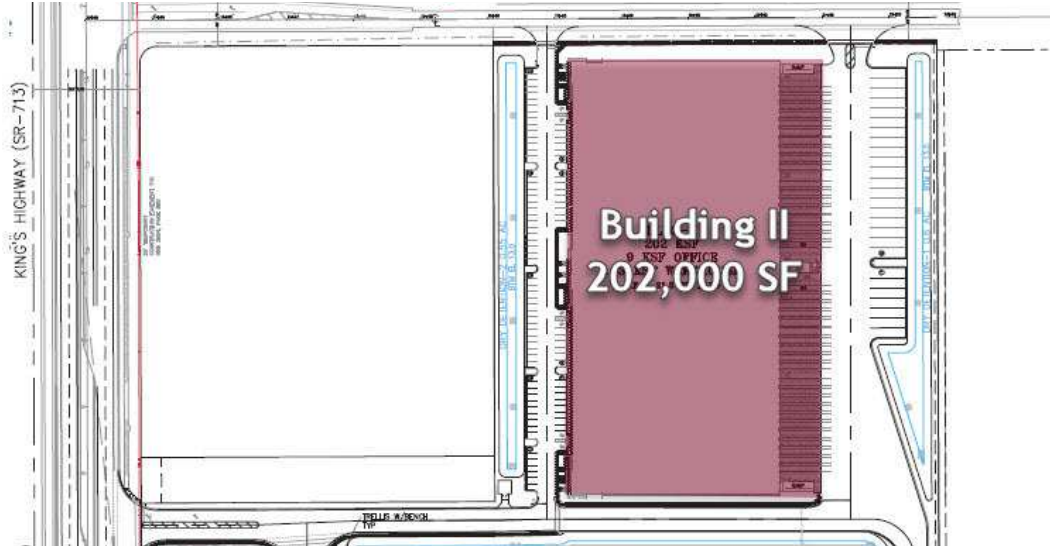
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	40,000 - 202,000 SF	LEASE RATE:	\$9.50 SF/yr

AVAILABLE SPACES

SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
40,000 - 188,000 SF	NNN	\$9.50 SF/yr	Rear Load Building. Delivery is expected in Q4 2025. 32' clear ceilings, 30 docks, 22 drive-ins, 20 knockouts, 116 car parking spaces, trailer parking, and truck stalls.

BUILDING II AVAILABILITY - REAR LOAD



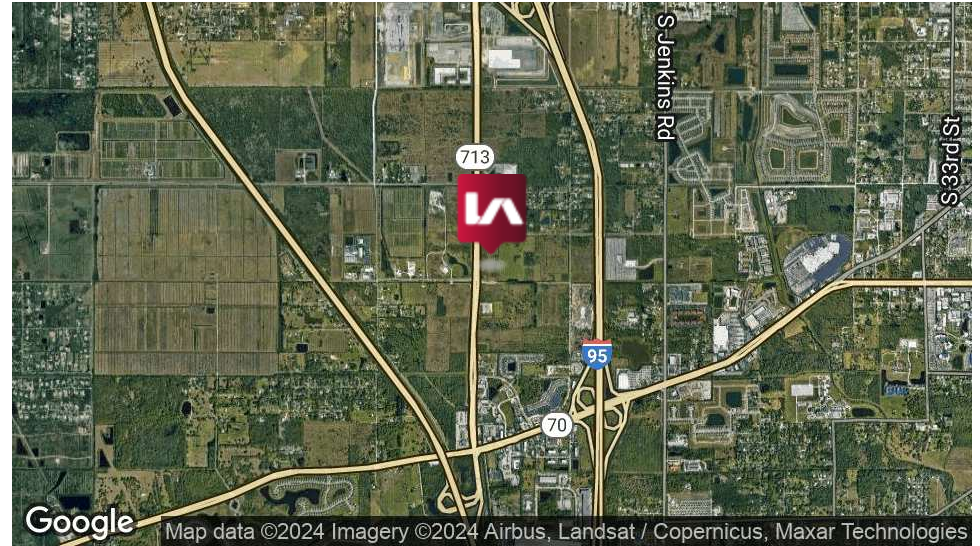
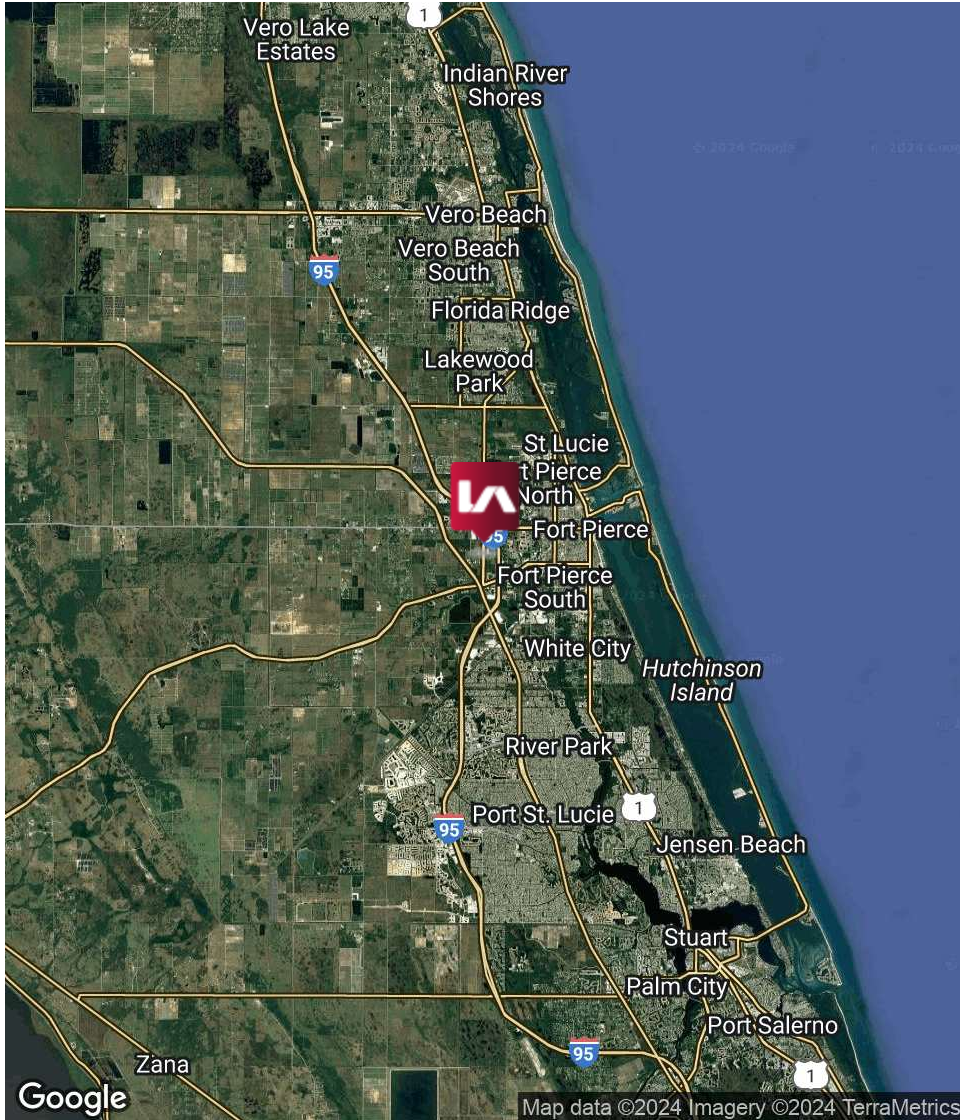
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	20,000 - 186,000 SF	LEASE RATE:	\$9.50 SF/yr

AVAILABLE SPACES

SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
50,000 - 202,000 SF	NNN	\$9.50 SF/yr	Rear Load Building. Delivery is expected in Q4 2025. 32' clear ceilings, 30 docks, 22 drive-ins, 20 knockouts, 116 car parking spaces, trailer parking, and truck stalls.

REGIONAL MAP



LOCATION OVERVIEW

Well located in Florida's Treasure Coast between I-95 and Florida's Turnpike in Fort Pierce, FL. The property benefits from excellent accessibility and distribution reach throughout the state just 100 miles south of Orlando and 120 miles north of Miami with access to major cargo ports for international distribution.

CITY INFORMATION

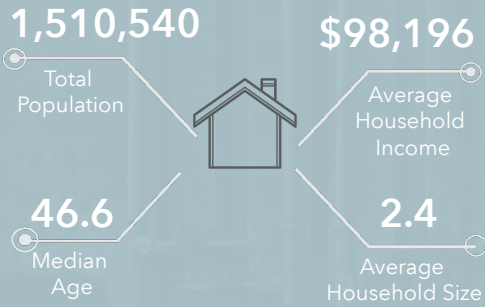
SUBMARKET:	Treasure Coast
CROSS STREETS:	White Rd & S Kings Hwy
NEAREST HIGHWAY:	Florida's Turnpike and I-95
NEAREST AIRPORT:	Treasure Coast International Airport

EXCEPTIONAL ACCESS AND DISTRIBUTION REACH

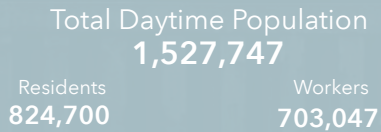


DEMOGRAPHIC PROFILE

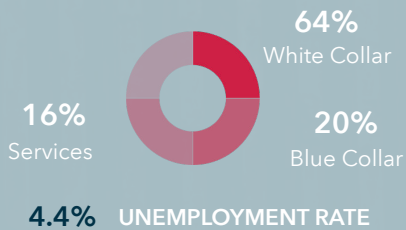
KEY FACTS



DAYTIME POPULATION



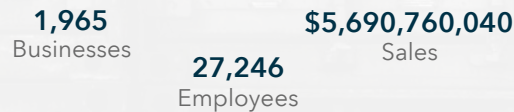
EMPLOYMENT



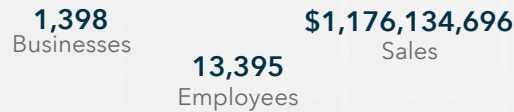
BUSINESS & INDUSTRY



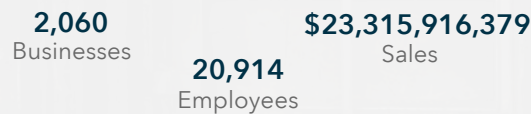
Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 60 minutes

