

26-ACRES ENTITLED INDUSTRIAL SITE FOR NEXT-GENERATION LOGISTICS

S KINGS HWY & WHITE RD,
FORT PIERCE, FL 34945



Kings Hwy

White Road

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Presented By,
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This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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SITE OVERVIEW

Kings Hwy

White Road

EXECUTIVE SUMMARY

ENTITLED INDUSTRIAL SITE FOR NEXT-GENERATION LOGISTICS HUB

Lee & Associates is proud to present an exceptional 26.04-acre site, zoned Comm Parkw, divisible and available for sale, and entitled for a 390,000 SF Class A distribution campus. This prime development opportunity offers the ideal foundation for a state-of-the-art logistics hub, designed to accommodate modern operational demands and future growth. With proposed site plans feature two high-quality industrial buildings: Building I: 188,000 SF and Building II: 202,000 SF. Together, they create a flexible and efficient distribution campus, with potential for up to 202,000 SF of contiguous spec warehouse space, divisible to 40,000 SF.

Ideally located in Florida's Treasure Coast, the site sits between Florida's Turnpike and I-95, providing excellent access to key transportation routes. A Pilot Flying J diesel refueling station and truck stop is conveniently located less than one mile away, ensuring operational efficiency for logistics teams. From this central location, you can efficiently serve Florida's major markets, with Orlando just 100 miles north, Miami 100 miles south, and quick access to several major cargo ports for unmatched distribution reach.



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

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ASKING PRICE \$9,450,000



26.04-acre site, zoned Comm Parkw:

- Fully entitled for 390,000 SF Class A industrial campus
- Two buildings: 188,000 SF and 202,000 SF
- Contiguous space up to 202,000 SF, divisible to 40,000 SF
- Ideal for logistics and distribution
- Entitlement in place for immediate development



Prime Location:

- Ideally located in Florida's Treasure Coast
- Located just 100 Miles to Orlando & 100 Miles to Miami
- Exceptional Access to Major Cargo Ports for International Distribution Reach



Exceptional Freeway Access:

Sits between Florida's Turnpike and I-95, providing excellent access to key transportation routes. A Pilot Flying J diesel refueling station and truck stop is conveniently located less than one mile away.

PROPERTY DETAILS

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Industrial
ZONING	COMM PARKW
LOT SIZE	26.04 Acres
APN #	2313-333-0001-000-7, 2313-331-0001-000-4
CORNER PROPERTY	Yes

PROPOSED BUILDING INFORMATION

BUILDING SIZE	390,000 SF
TENANCY	Multiple
CEILING HEIGHT	32 ft
OFFICE SPACE	23,000 SF
YEAR BUILT	TDB
NUMBER OF BUILDINGS	2

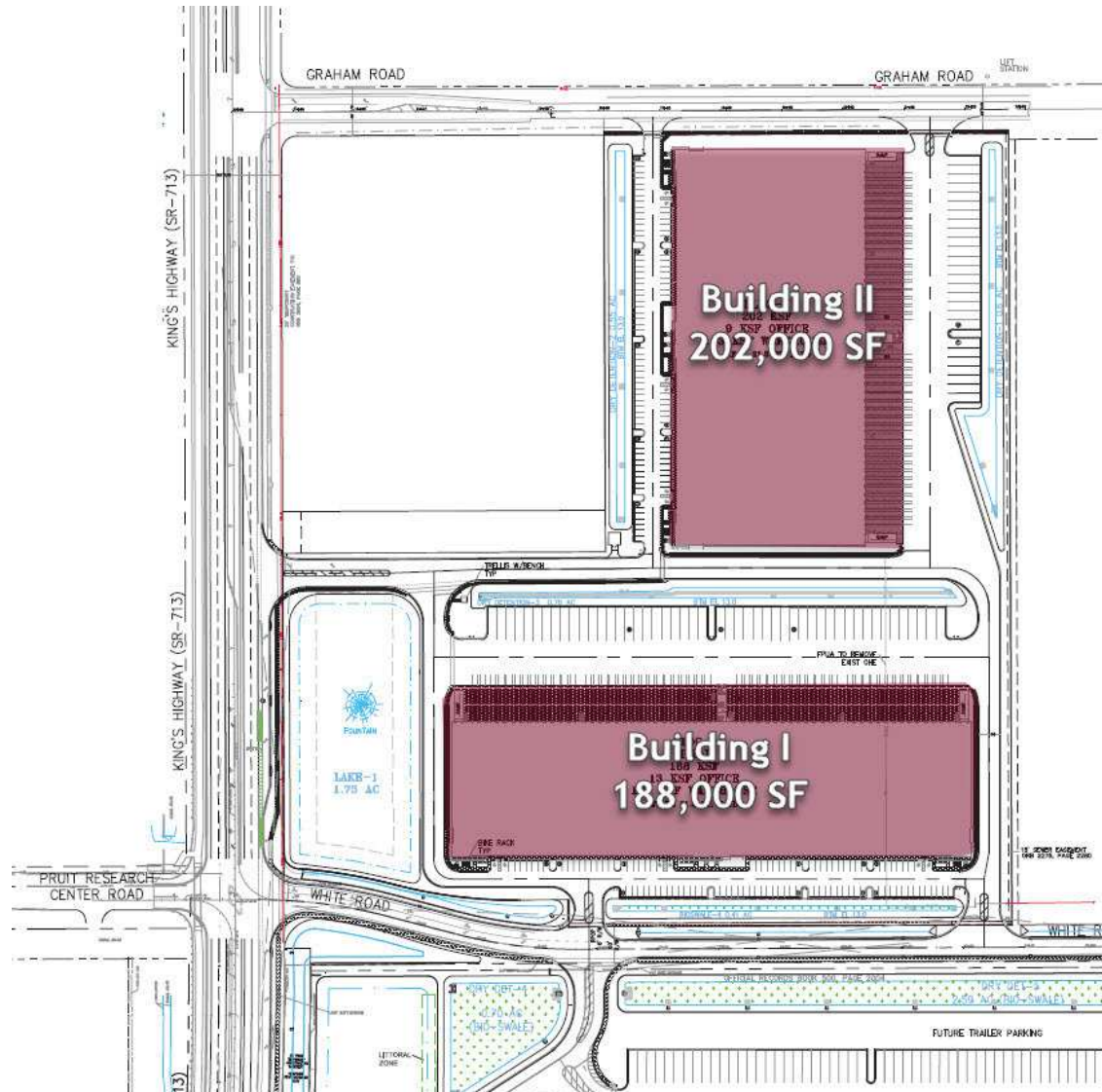
LOCATION INFORMATION

BUILDING NAME	Kings Highway Commerce Center
STREET ADDRESS	S Kings Hwy & White Rd
CITY, STATE, ZIP	Fort Pierce, FL 34945
COUNTY	St Lucie
MARKET	South Florida
SUB-MARKET	Treasure Coast
CROSS-STREETS	White Rd & S Kings Hwy
NEAREST HIGHWAY	Florida's Turnpike and I-95
NEAREST AIRPORT	Treasure Coast International Airport

AREA OVERVIEW



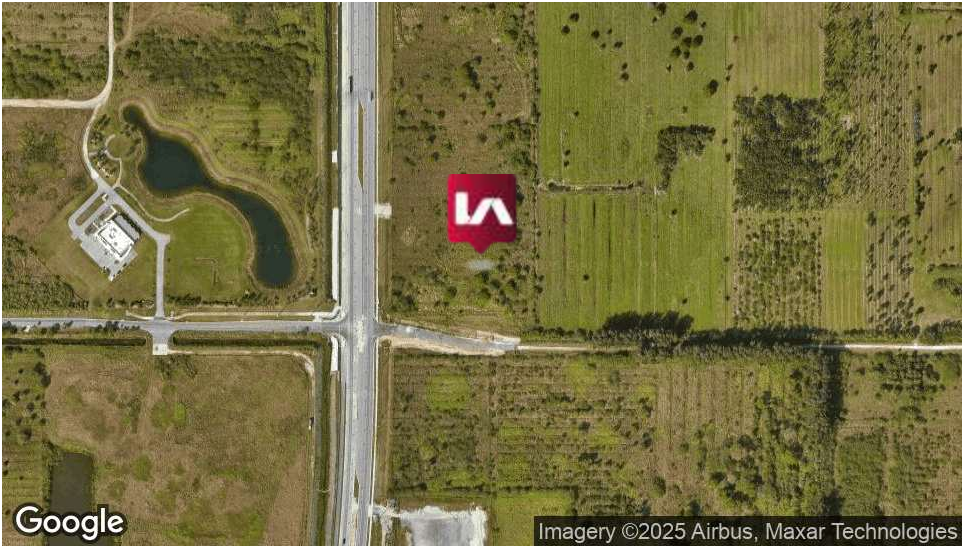
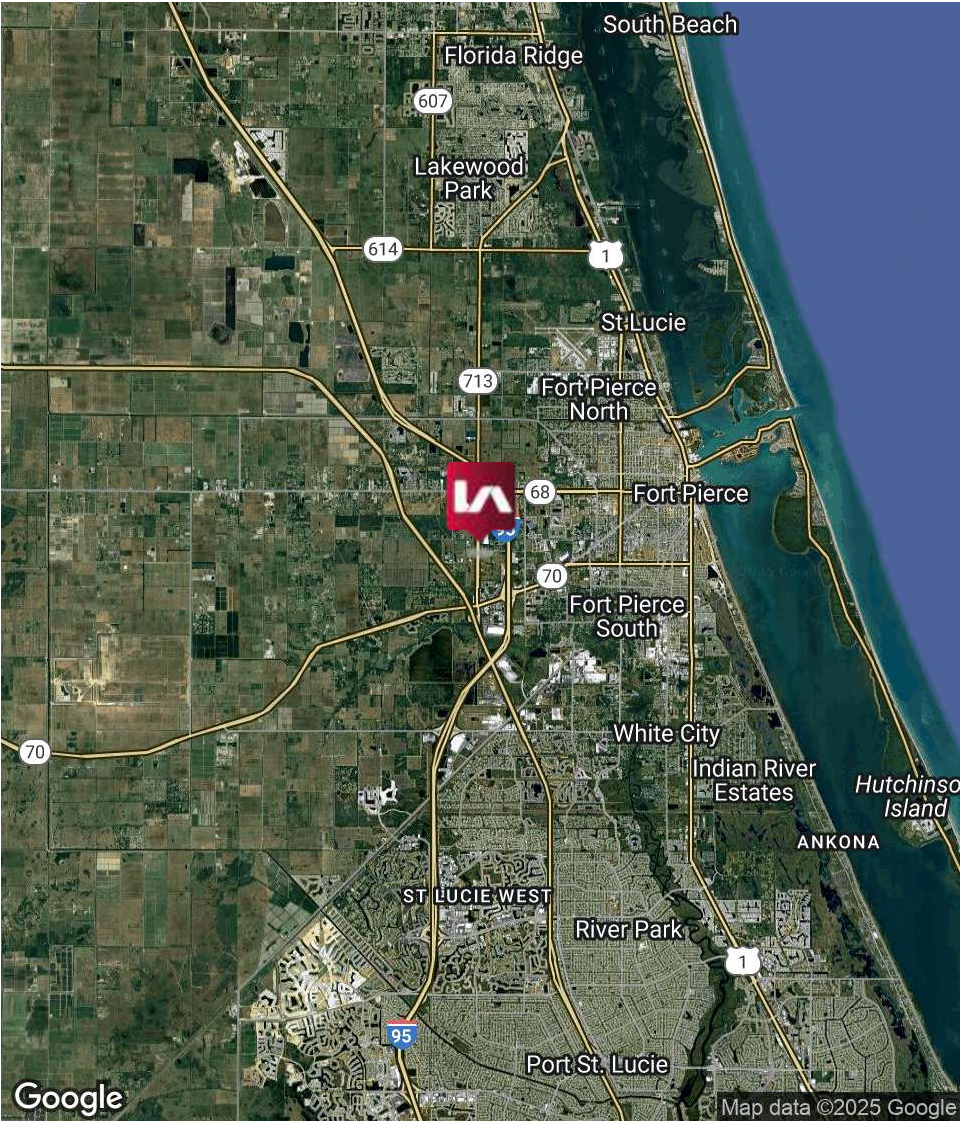
CLASS A INDUSTRIAL DEVELOPMENT



An aerial photograph of a highway interchange, likely I-75 and US-1 in Fort Pierce, Florida. The image is overlaid with a semi-transparent red filter. The text 'LOCATION INFORMATION' is prominently displayed in white, bold, sans-serif capital letters on the left side of the image.

LOCATION INFORMATION

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

CITY:	Fort Pierce
MARKET:	South Florida
SUBMARKET:	Treasure Coast
CROSS STREETS:	White Rd & S Kings Hwy
NEAREST HIGHWAY:	Florida's Turnpike and I-95

EXCEPTIONAL ACCESS AND DISTRIBUTION REACH

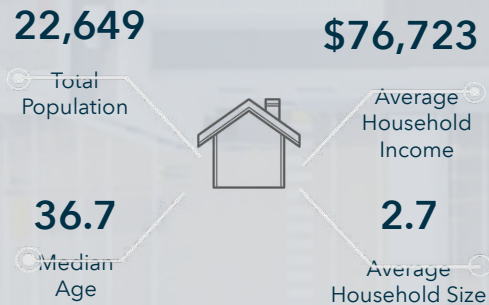




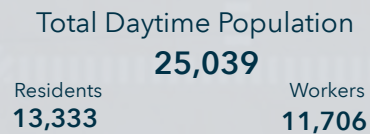
DEMOGRAPHICS

DEMOGRAPHIC PROFILE 10, 15,& 20 MIN DRIVE

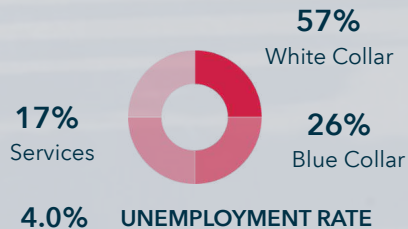
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



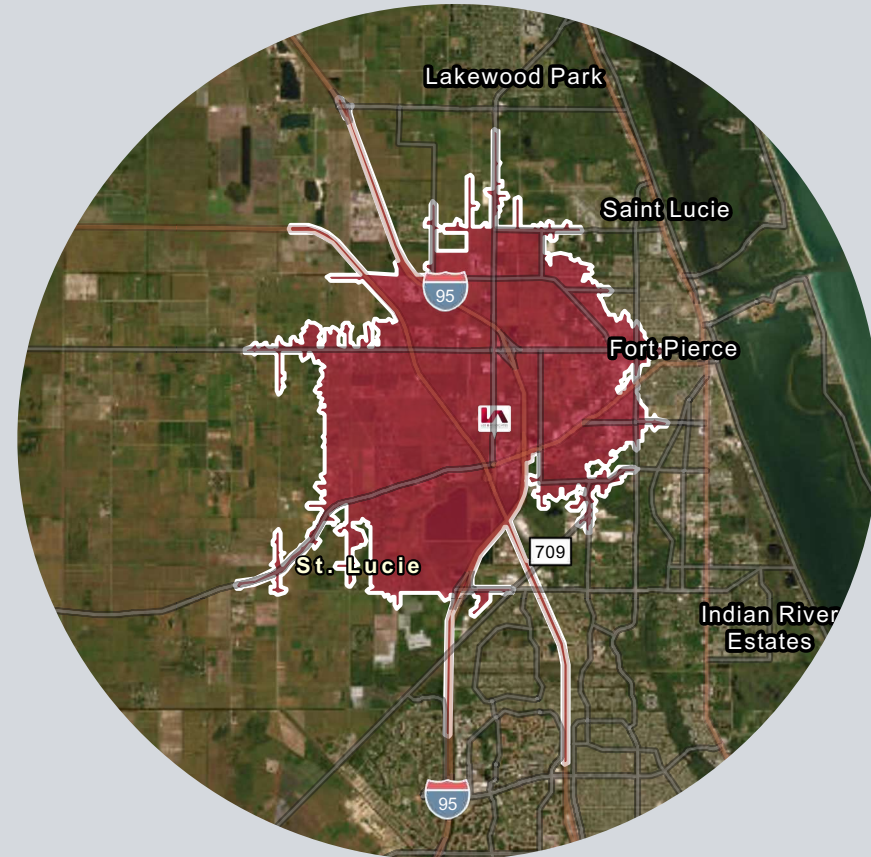
Manufacturing



Wholesale Trade

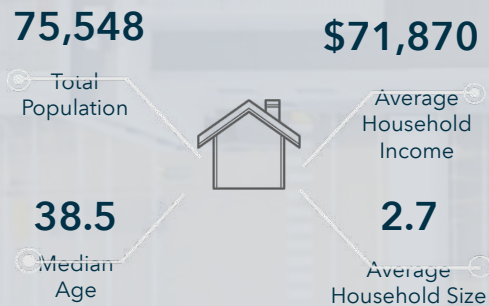


Drive time of 10 minutes

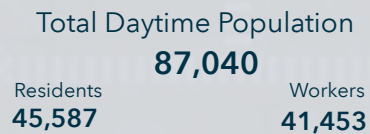


DEMOGRAPHIC PROFILE 10, 15,& 20 MIN DRIVE

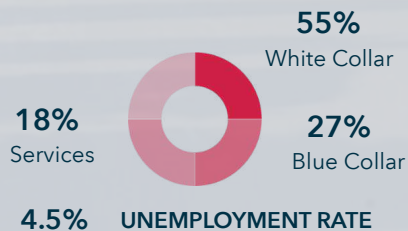
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



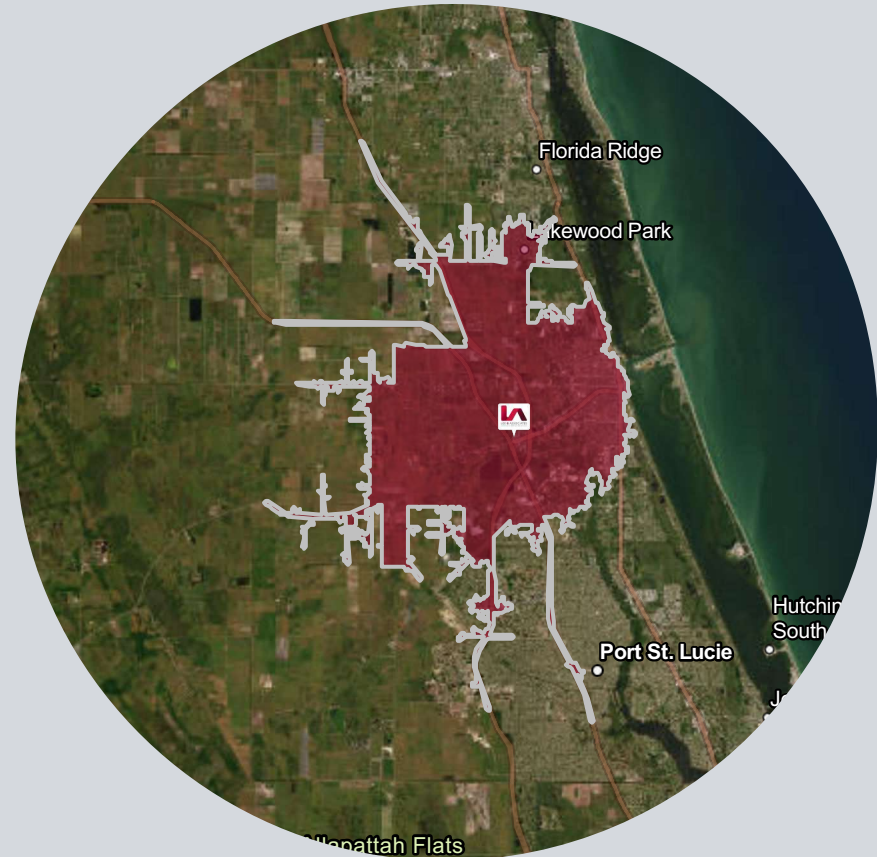
Manufacturing



Wholesale Trade



Drive time of 15 minutes



DEMOGRAPHIC PROFILE 10, 15,& 20 MIN DRIVE

KEY FACTS

217,307

Total
Population

\$89,338

Average
Household
Income

45.0

Median
Age

2.5

Average
Household
Size

DAYTIME POPULATION

Total Daytime Population

214,929

Residents
129,696

Workers
85,233

EMPLOYMENT

16%
Services

61%
White Collar

23%
Blue Collar

4.5% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY

8,234
Total Businesses

\$10,791,873,388
Total Sales

70,499
Total Employees

Transportation/Warehouse

240
Businesses

\$657,677,256
Sales

3,104
Employees

Manufacturing

199
Businesses

\$165,850,516
Sales

1,615
Employees

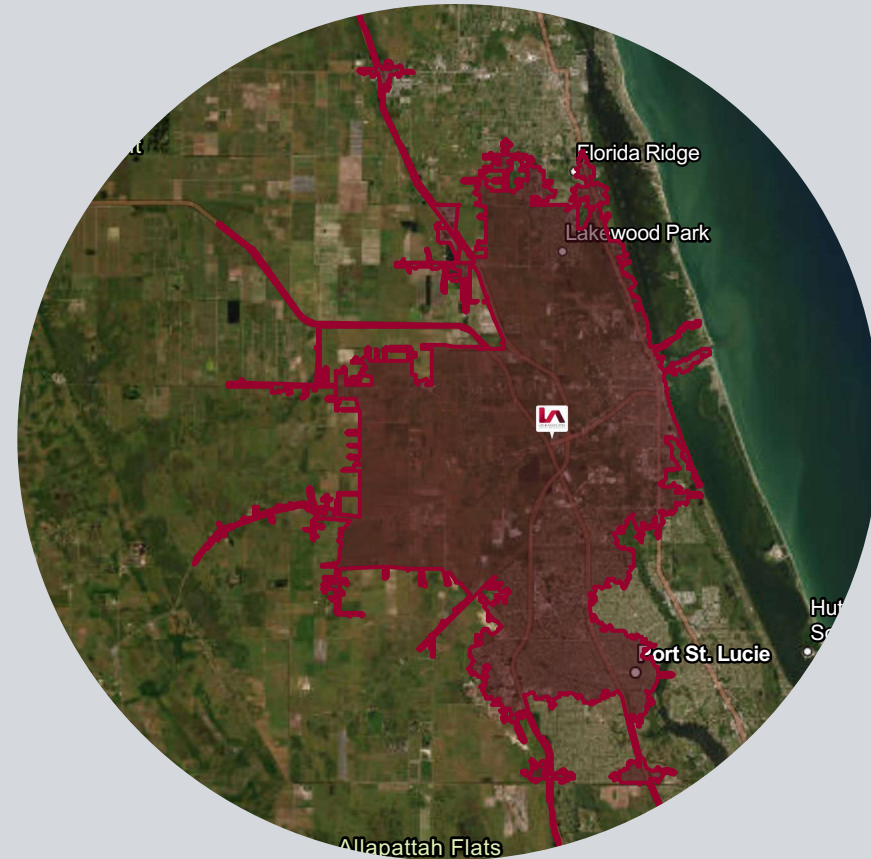
Wholesale Trade

255
Businesses

\$2,401,693,897
Sales

1,994
Employees

Drive time of 20 minutes



CONFIDENTIALITY & DISCLAIMER KINGS HIGHWAY COMMERCE CENTER

S Kings Hwy & White Rd, Fort Pierce, FL 34945



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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