



Interstate Crossroads Logistics Center

**1,013,899 SF
DISTRIBUTION
WAREHOUSE**

**±50,000 SF -
±500,000 SF
AVAILABLE**

**5001 CROSSROADS PARKWAY
FORT PIERCE, FL 34945**

CBRE

At A Glance:

#6 Fastest-Growing
Logistics Company
in America

#163 on Inc.
Magazine's
Fastest-Growing
Companies List

13 Million SF of
Class A Warehouse
Space Nationwide
+32x growth in 3
years!

Seasoned Team with
20+ Years of Industry
Excellence

Coast-to-Coast
presence lets you
be closer to
customers and save
freight costs



THE FUTURE BEGINS TODAY

BROADRANGE
LOGISTICS



FINANCIAL POWER

Built-in cash flow
solutions and expansion
support for high-growth
companies.



ULTIMATE FLEXIBILITY

No minimums, adaptable
agreements, rapid
scaling, no-penalty
contract termination.



NATIONWIDE REACH

Cover 92% of the
U.S. population from
strategic locations.

Unmatched Flexibility

- ➔ No Minimum Requirements
- ➔ Adaptable Space Licensing
- ➔ Rapid Scaling Options
- ➔ Custom Solution Design

Financial Innovation

- ➔ Built-In Cash Flow Solutions
- ➔ Growth Capital Access
- ➔ Flexible Payment Terms
- ➔ Expansion Support

Sample Clients Served

SOLAR/EV + HEAVY EQUIPMENT + AUTO/OEM's + FLOORING + FURNITURE &
HOME GOODS + LUMBER + AGRICULTURE + RETAIL/ECOMMERCE + 3PL'S

Location Overview



STRATEGICALLY LOCATED TO FLORIDA'S TURNPIKE AND I-95

Interstate Crossroads Logistics Center is strategically located in Fort Pierce, Florida with direct access to both Interstate 95 and Florida's Turnpike making this an ideal location for any wholesale or distribution warehouse.

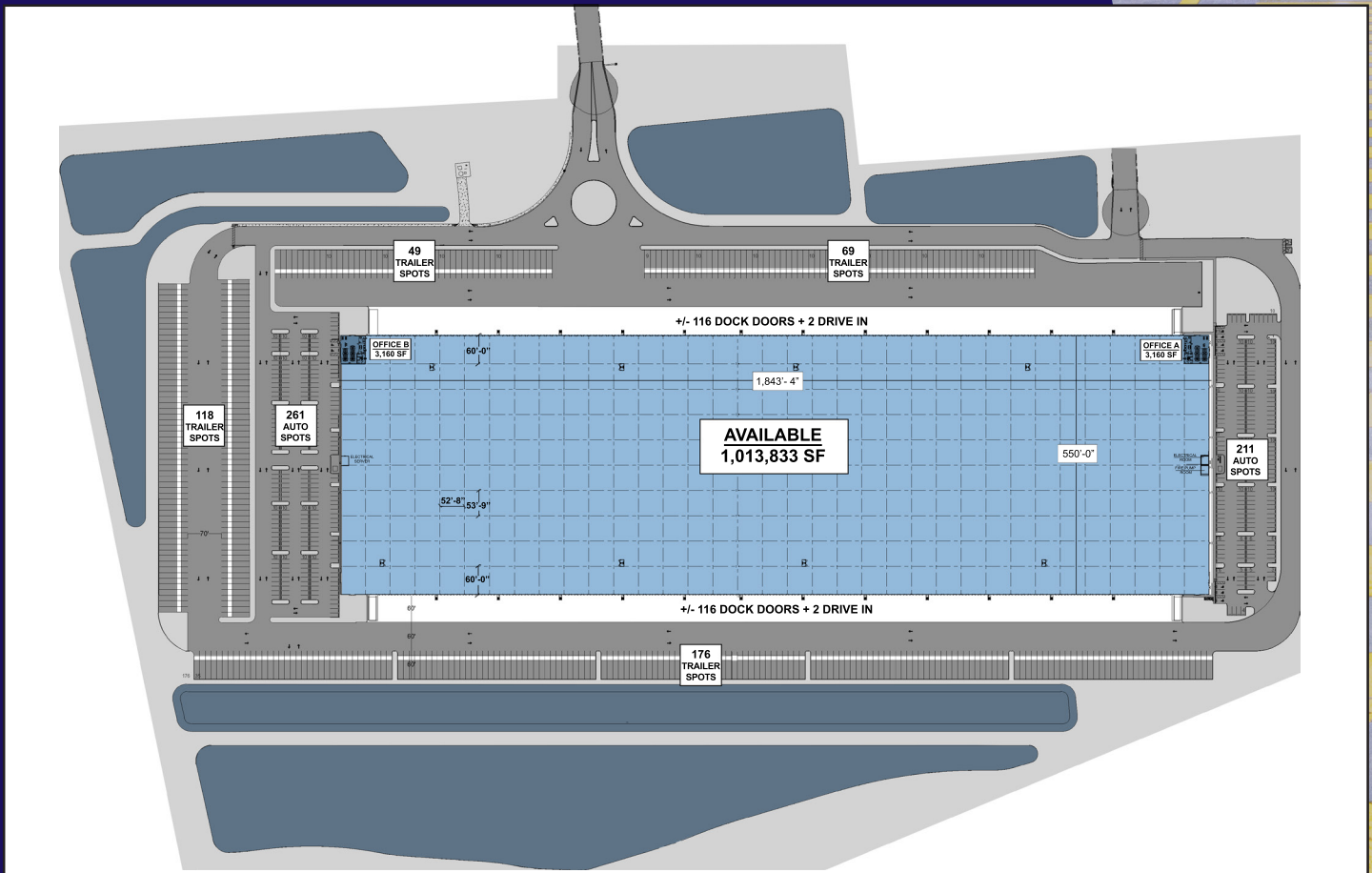
Located among Florida's largest population centers, St. Lucie County is home to 14 distribution companies and is quickly becoming known as the most desirable location to service Florida's population growth with affordable labor force and reasonable cost of living.





Building Details

TOTAL SQ.FT.	1,013,833 SF Dock Finished with ±3,100 SF Office	DOCK FINISHED	Cross-Dock Configuration with 60 x 35,000 lb mechanical levelers
AVAILABLE	±50,000 SF - ±500,000 SF	DRIVE IN DOORS	Four (4) 12' x 14' doors, each served by a con- crete ramp.
CLEAR HEIGHT	40'	PARKING	472 Auto Parking Spaces 412 Trailer Parking Spaces
FLOOR	7" Reinforced Slab	LIGHTING	LED
COLUMN SPACING	53'9" x 52'8" with 60' Speed bay	SPRINKLER	100% via an ESFR system with K-28 pendent ESFR sprinklers.
TRUCK COURT	180' total depth, 60' concrete apron and 120' heavy duty asphalt, 60' trailer parking area	BUILDING	Length - 1,842' / Width - 550'
LOADING DOORS	234 (9' x 10') insulated, 24 gauge roll formed steel sections (nominal) doors. Each door shall have pairs of Z-Guard Door Protectors and Dock Bumpers.	ROOF	A mechanically attached .0060 white reinforced TPO membrane, and .0060 TPO standard wall flashing with one (1) layer 4" THK (R-25) of isocyanurate roof insulation. Manufacturer's fifteen-year



Demographics

POPULATION



235,905

10 Miles

80,799

5 Miles

6,553

2 Miles



Market Overview

ST. LUCIE COUNTY, FL

Port St. Lucie is a relatively large coastal city (i.e. on the ocean, a bay, or inlet) located in the state of Florida. With a population of 351,913 people and 40 constituent neighborhoods, Port St. Lucie is the seventh largest community in Florida. Port St. Lucie has seen a significant new housing growth in recent years. Quite often, new home construction is the result of new residents moving in who are middle class or wealthier, attracted by jobs, a healthy local economy, or other amenities as they leave nearby or far away areas for greener pastures. This seems to be the case in Port St. Lucie, where the median household income is \$57,616.

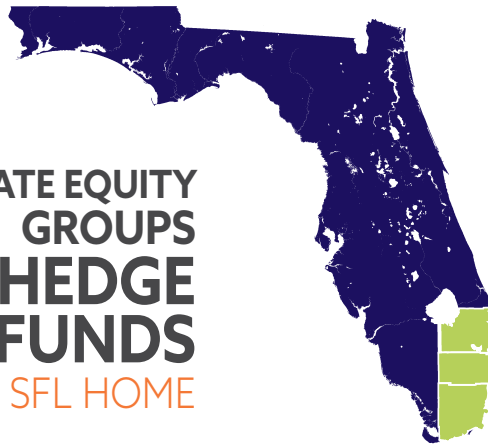
Unlike some cities, Port St. Lucie isn't mainly white- or blue-collar. Instead, the most prevalent occupations for people in Port St. Lucie are a mix of both white- and blue-collar jobs. Overall, Port St. Lucie is a city of sales and office workers, service providers, and professionals. There are especially a lot of people living in Port St. Lucie who work in sales jobs (12.52%), office and administrative support (11.14%), and management occupations (10.55%).

The attractive environment, including the top-rated park system, golf courses, St. Lucie River, and growing arts and performance community, stand out as key reasons for the city's growth in recent years. Port St. Lucie also attracts a vibrant mix of people because of its low crime rate, diverse housing stock, abundant open space and because of the optimistic vision of its residents.

OVER
300

PRIVATE EQUITY
GROUPS
& HEDGE
FUNDS

CALL SFL HOME



5 INTERNATIONAL
& Regional Airports
SERVICING AREA



EASIER TO
REACH YOUR
CLIENTS



NO CORPORATE FRANCHISE TAX
NO STATE PERSONAL INCOME TAX
NO TAXES ON INVENTORIES
NO TAXES ON FOREIGN INCOME



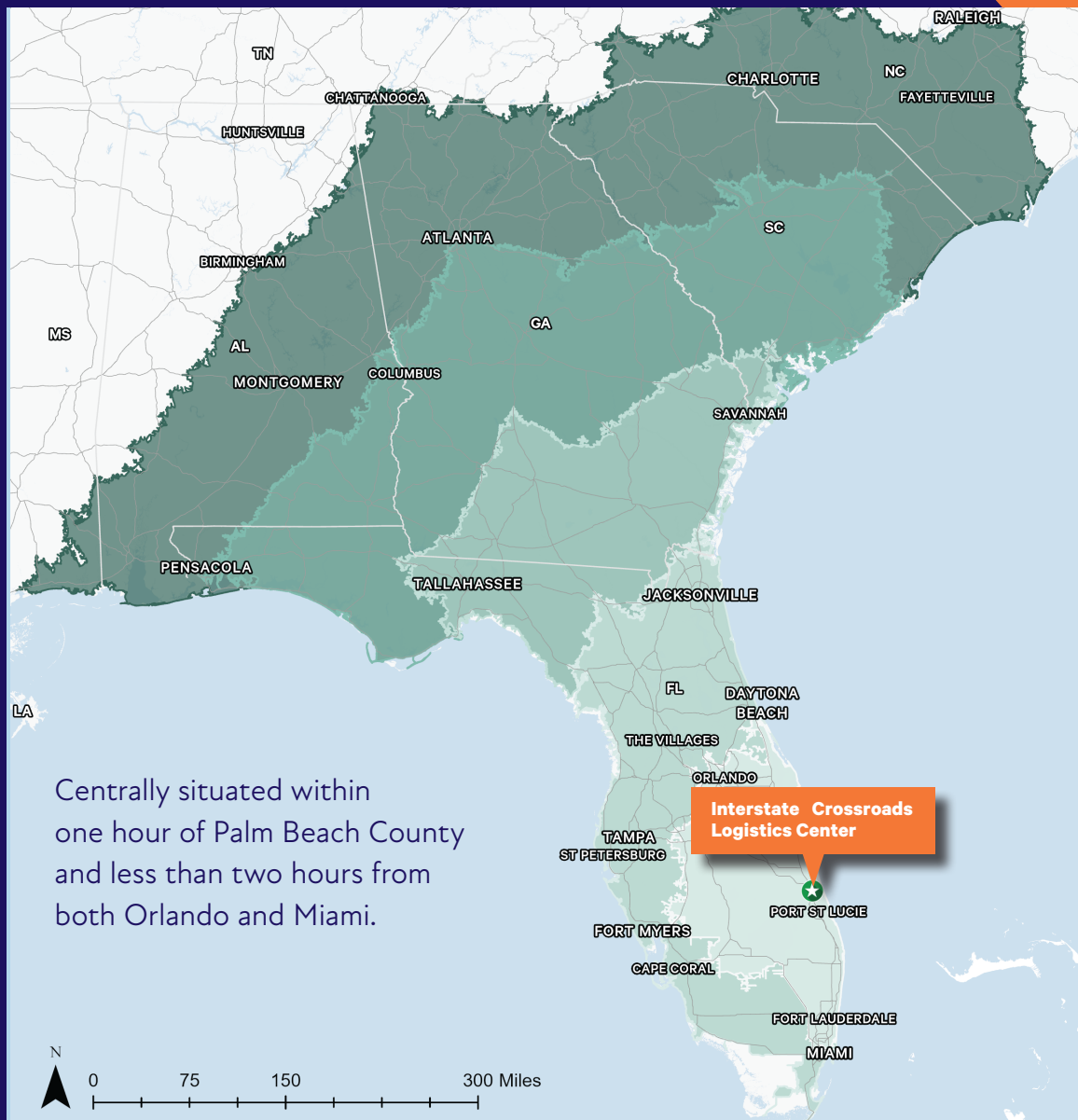
REDUCED
RISK



LOWER
COST

Area Map

INTERSTATE CROSSROADS IS LOCATED IN THE PATH OF UNPRECEDENTED POPULATION GROWTH



DRIVE TIME/ POPULATION

2 HOURS	8,673,295 People
4 HOURS	20,027,485 People
6 HOURS	22,132,655 People
8 HOURS	28,717,097 People
10 HOURS	46,122,333 People



20 MILLION RESIDENTS WITHIN 4 HOURS



For More Information Contact:

Robert Smith

Executive Vice President
+1 561 707 5558
robert.c.smith@cbre.com

Kirk Nelson

Executive Vice President
+1 561 716 9936
kirk.nelson@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.