

# FOR LEASE

166,044 -  
664,176 SF  
available



# KINGS LOGISTICS CENTER

700 S. Kings Highway, Fort Pierce, FL 34945

Colliers

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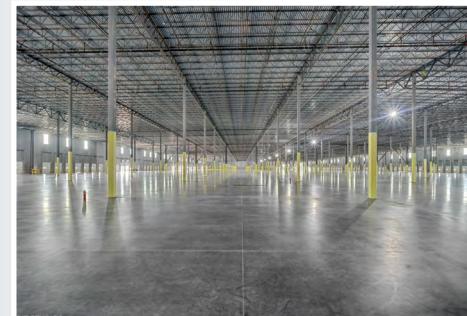
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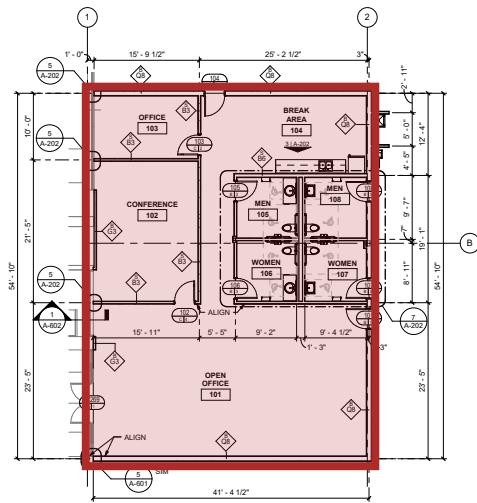
# PROPERTY OVERVIEW

## Prime 664,176± SF Facility for Logistics and Distribution

Kings Logistics Center offers a prime opportunity for large-scale logistics and distribution operations, with its strategic location, infrastructure, and flexible design. The expansive truck court and customizable loading options further enhance its versatility, making it well-suited for a wide range of industrial uses.

- » The facility offers available space from 166,044 to 664,176± SF that is 40' clear and provides 284 trailer spots and 676 car parks with a flexible site plan
- » Ideally located just off I-95 at exit 66 SR-68 Orange Ave in Ft. Pierce FL and provides easy access to two I-95 interchanges and the Florida Turnpike
- » Excellent access to serve south Florida while enjoying significant lower facility costs with nearby hotels and restaurants, as well as two major truck stops
- » Significantly lower occupancy costs than in Tri-county properties

<b>Total Size</b>	664,176± SF
<b>Available Space</b>	664,176± SF
<b>Office</b>	2,269 SF Spec
<b>Site Size</b>	64.76 acres
<b>Dimensions</b>	504' x 1,316' - Cross Dock
<b>Bay Size</b>	48' x 56' w/ 60' bay at speed bays, 42' Bay at each long side
<b>Clear Height</b>	40' to underside of joist at first typical column bay
<b>Loading Doors</b>	130 - 9' x 10' Insulated
<b>Drive In Doors</b>	4 - 14' x16' doors, 40' Ramps
<b>Truck Court</b>	185' Total - 130' Maneuvering plus 55' Trailer Parking
<b>Trailer Parks</b>	251 - off dock
<b>Car Parks</b>	676
<b>Construction</b>	Tilt Wall
<b>Slab</b>	7" Ductile 4,000 PSI w/ #3s @ 18" OCEW over 15 mil vapor barrier
<b>Roof</b>	60 mil w/ 15 yr NDL Warranty w/ R20.5 Mechanically Fastened
<b>Fire Suppression</b>	ESFR (K-25 Heads)
<b>Power</b>	4,000A / 480V / 3Ph / 4 Wire Service Single Transformer
<b>Telco</b>	2 - 2" conduits to provide for multiple telco providers
<b>Lighting</b>	LED
<b>Celestory Windows</b>	1 Per Bay - 4'w x 8'h



**166,044 - 664,176 SF  
available**

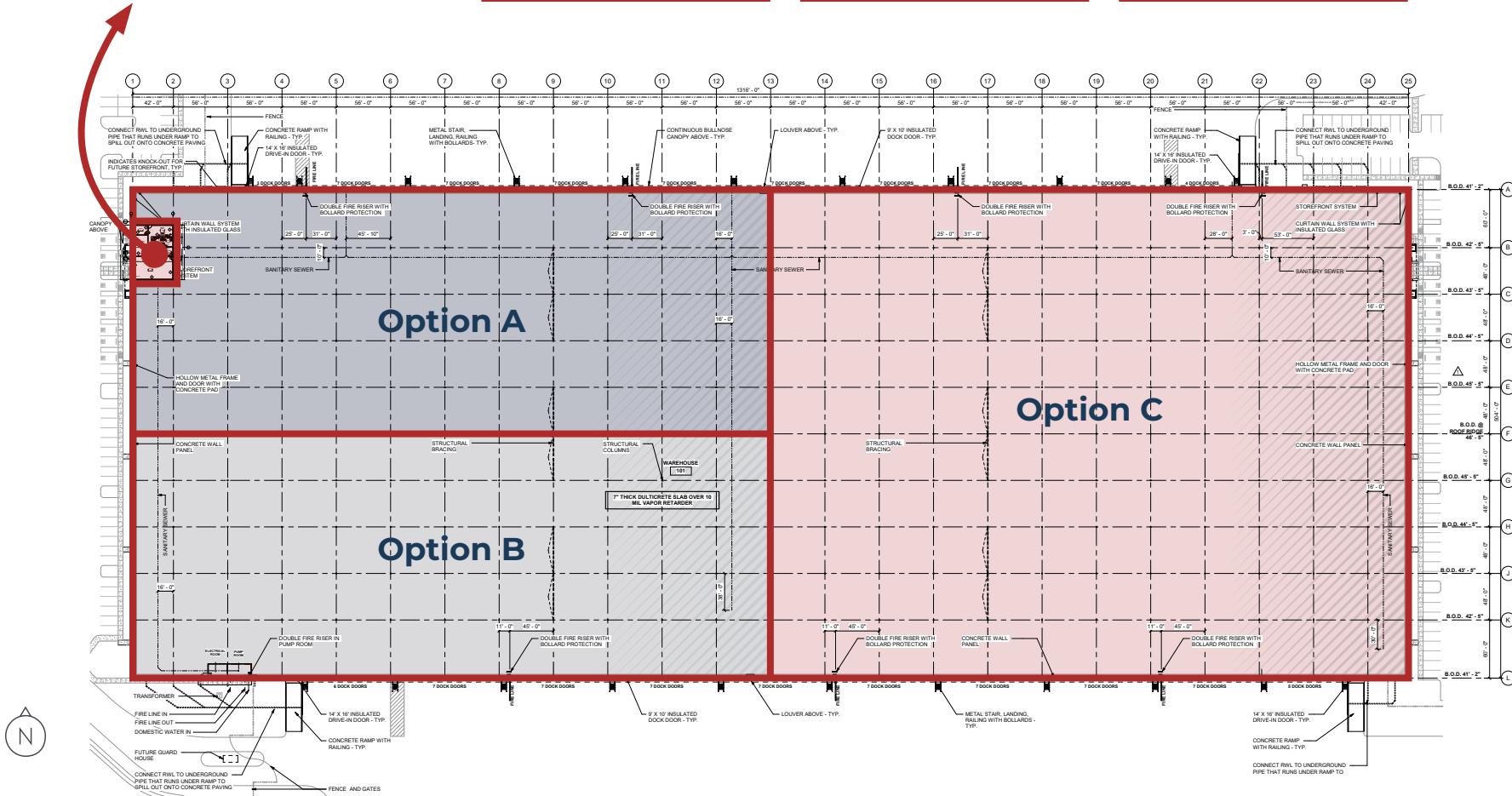
## » **Spec Office: 2,269 SF**

# DIVISIBILITY OPTIONS

## Option A

## Option B

## Option C



# SITE PLAN

**700 S. Kings Highway  
Fort Pierce, FL 34945**



Prime Location with  
Interstate Connectivity



40' Clear Height



Ample Parking



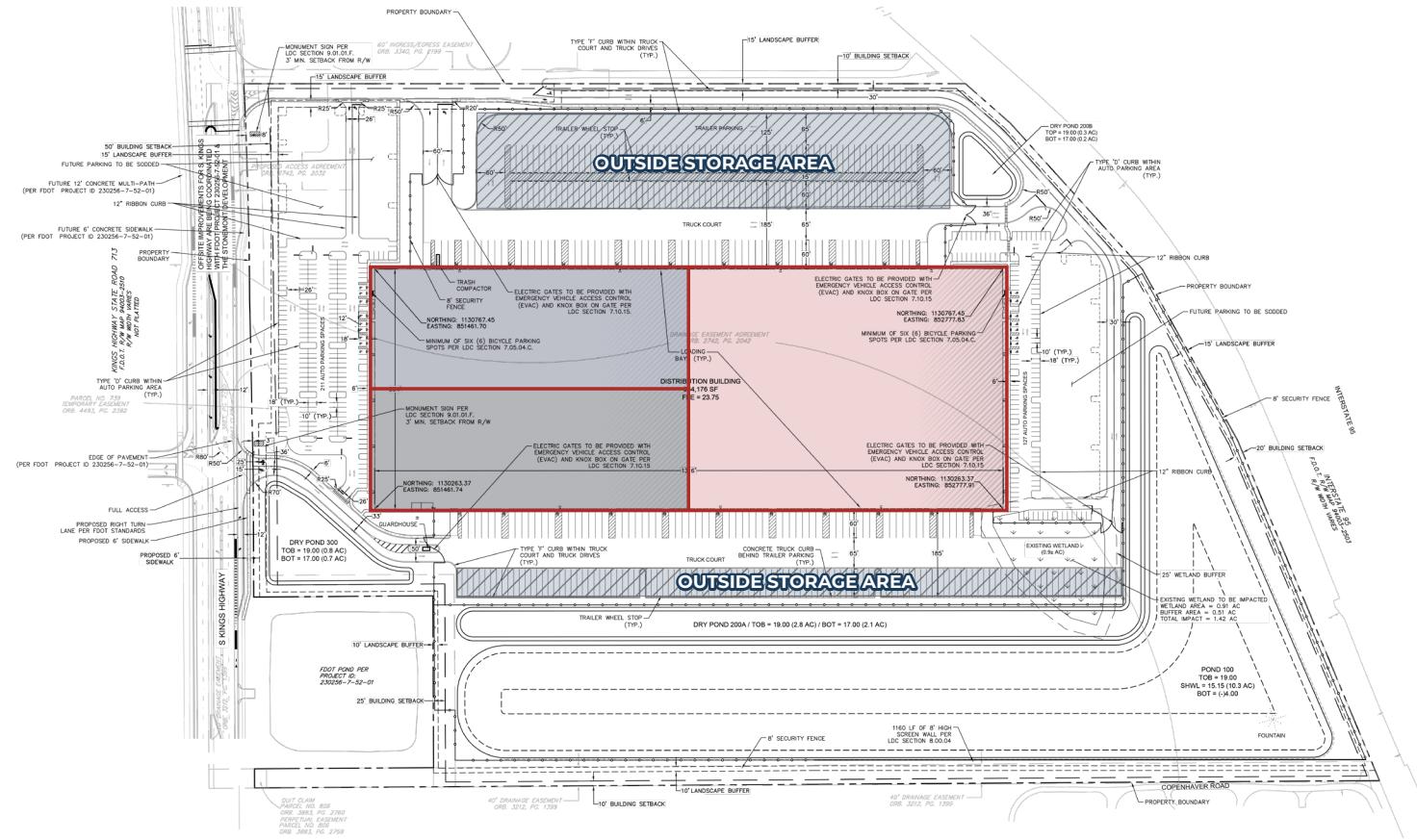
Spacious Truck Court



48' x 56' Columns  
with 60' Speed Bays



Business-Friendly  
Environment



# TRAVEL DISTANCES

**Interstate 95**  
0.6 miles | 3 mins

**Florida's Turnpike**  
2.5 miles | 5 mins

**Port Miami**  
135 miles | 2 hrs 46 mins

**JAXPORT**  
225 miles | 3 hrs 11 mins

**Port of Savannah**  
362 miles | 5 hrs 11 mins

**Palm Beach Airport**  
70 miles | 1 hr 12 mins

**Ft. Lauderdale Airport**  
115 miles | 2 hr 19 mins

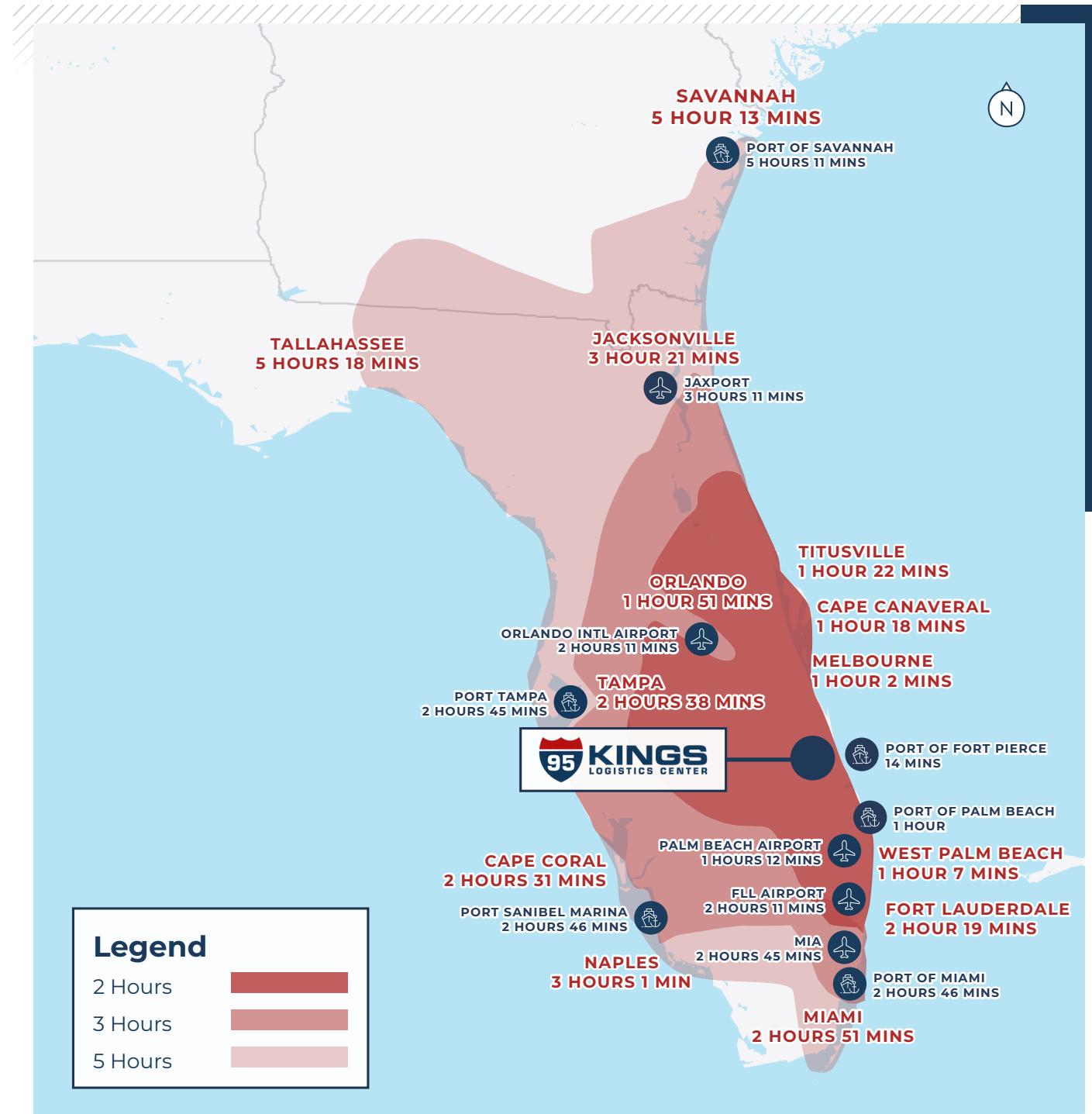
**West Palm Beach**  
64 miles | 1 hr 7 mins

**Orlando**  
126 miles | 1 hr 51 mins

**Tampa**  
150 miles | 2 hrs 38 mins

**Naples**  
156 miles | 3 hrs 1 min

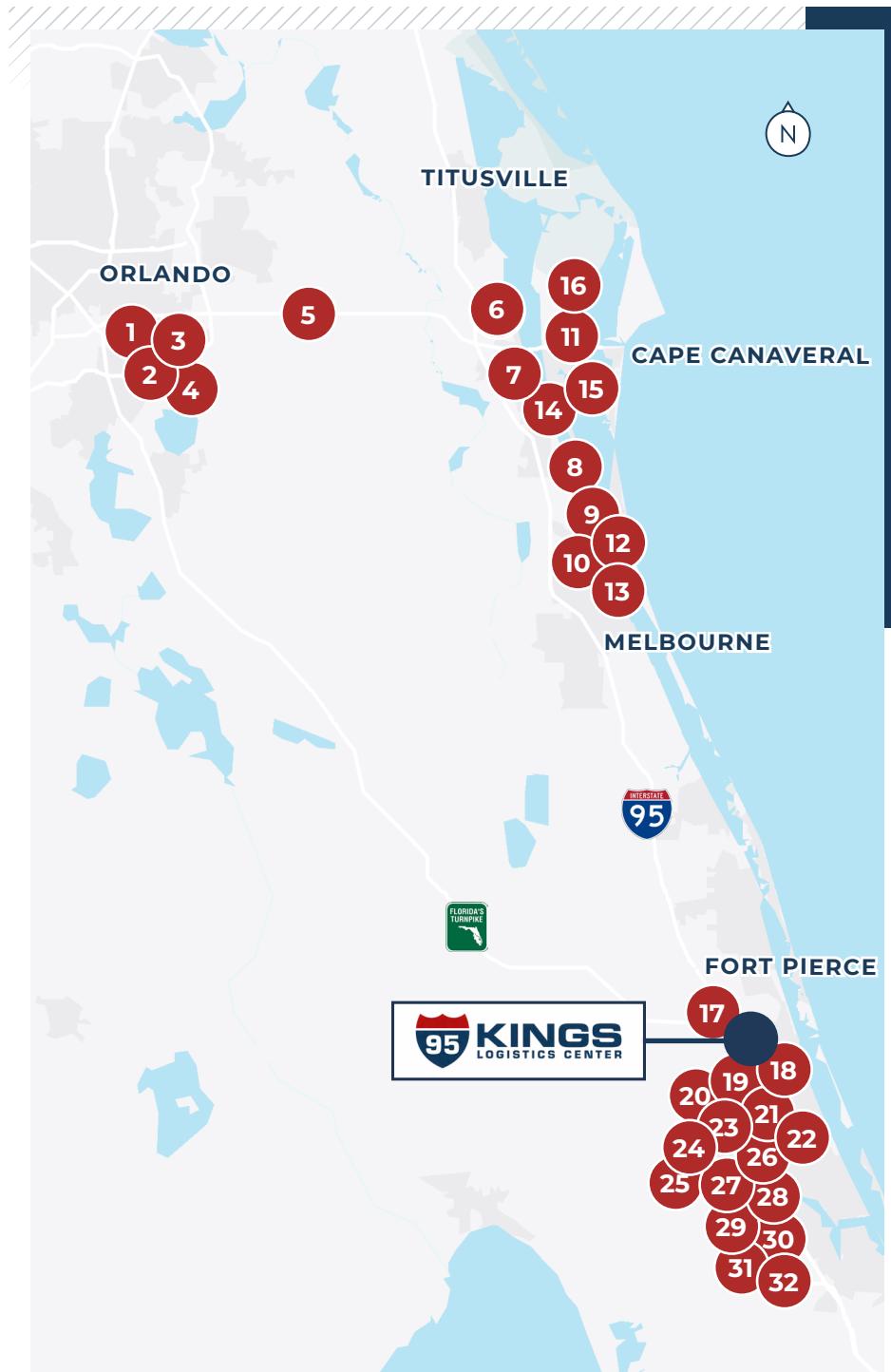
**Jacksonville**  
236 miles | 3 hrs 21 mins



# MARKET TENANTS

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