

For Lease

Kings Logistics Center (KLC)

700 S. Kings Hwy., Fort Pierce, FL 34945

New "Class A" Cross Dock Facility | 664,176± SF

- The facility offers available space from 300,000 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



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Specifications

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

Ideal for a single user

The rear car parking can be converted to even more trailer parking while offering a well located guard shack, queuing lanes and full circulation around the building. Additional doors can also be added to the eastern side of the building.

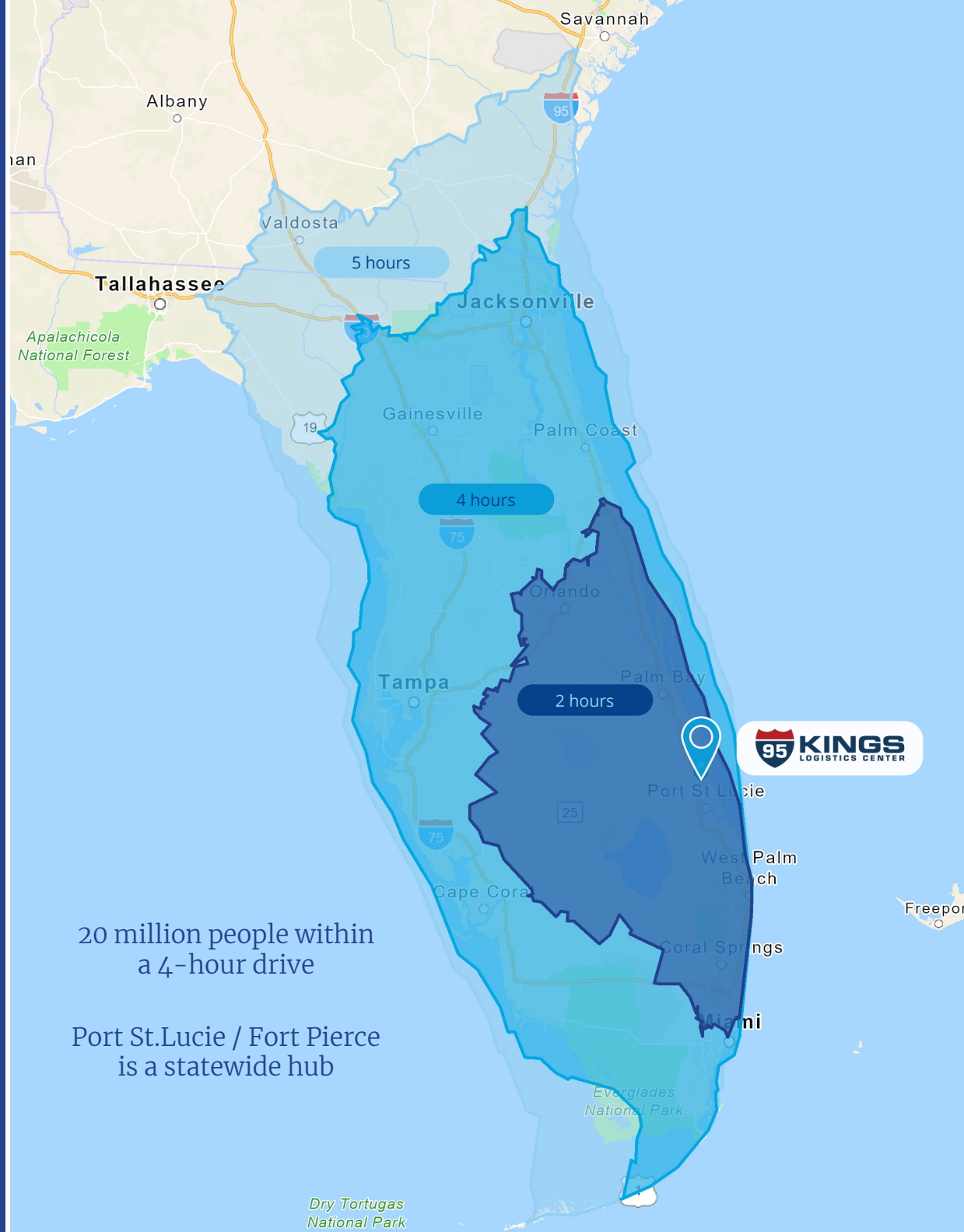
Travel Distances

	Miles	Time
Port Miami	135	2:05
JAXPORT	225	3:16
Port of Savannah	362	5:11
Palm Beach Airport	70	1:00
Ft. Lauderdale Airport	115	1:42
West Palm Beach	64	1:00
Orlando	126	1:51
Tampa	150	2:38
Naples	156	2:47
Jacksonville	236	3:21
Interstate 95	1	
Florida's Turnpike	3.5	

Demographics

	10 min	20 min	30 min
Total Population	12,642	95,383	259,312
Total Population (Day)	18,257	159,147	395,761
Total Households	4,239	36,824	105,924

Source: Colliers, Esri, and U.S. Census





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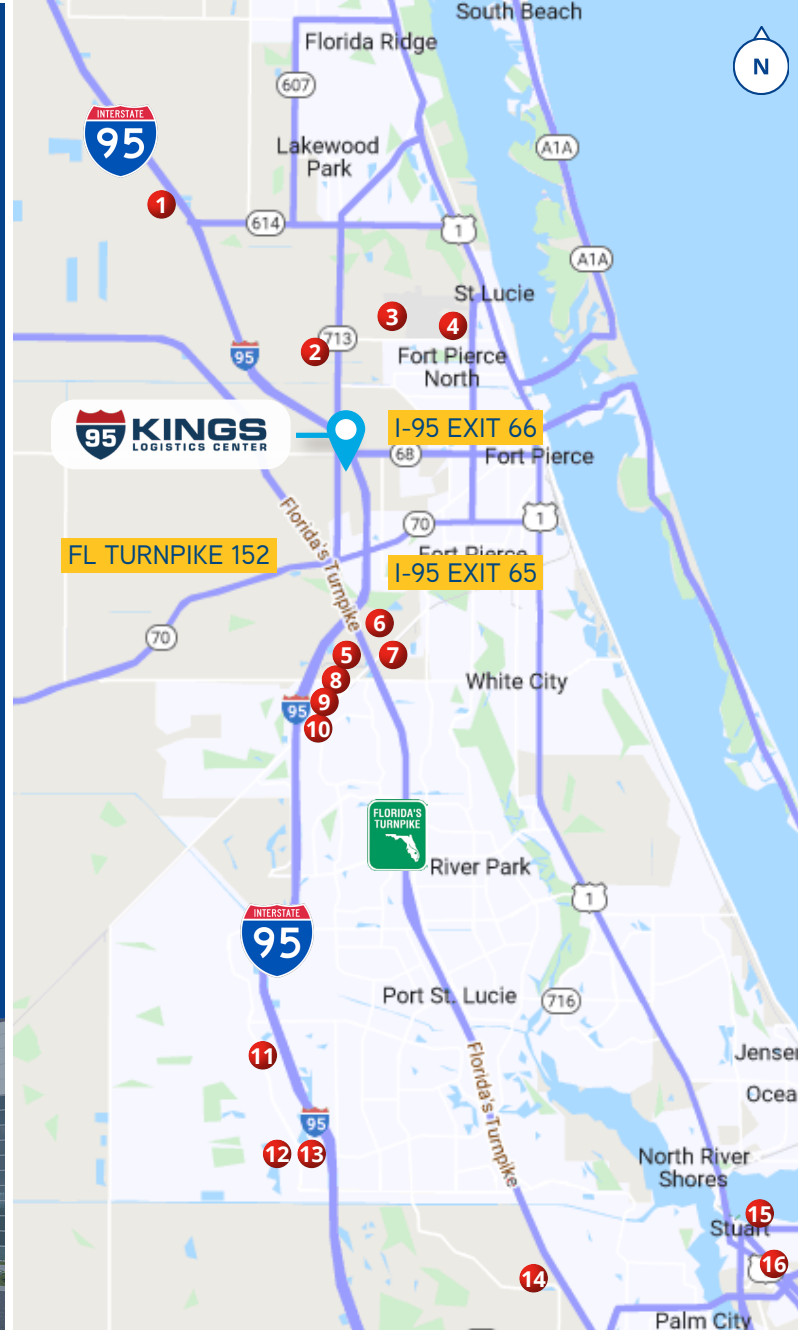
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Nearby Industrial Users

1	CVS	412,781 SF
2	amazon	60,000 SF
3	Maverick Boat Group	106,000 SF
4	Cold Air Distributors	151,710 SF
5	PEPSICO	449,464 SF
6	Walmart	1,124,204 SF
7	Contender Boats	98,067 SF
8	Tropicana	449,464 SF
9	amazon	1,080,308 SF
10	La Mesa RV	117,036 SF
11	TAMCO	205,500 SF
12	Cheney Bros	427,000 SF
13	FedEx	245,000 SF
14	Intl Wholesale Tile	139,198 SF
15	Triumph Group, Inc.	519,690 SF
16	Paradigm Precision	121,644 SF

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