

# Brand-New 3,000 SF Warehouse Directly Adjacent to Treasure Coast International Airport



- Brand-New Construction | Delivery Early March 2026
- Modern steel warehouse with minimal deferred maintenance
- $3,000 \pm$  SF | 50' x 60' Clear-Span Design
- Efficient footprint suitable for contractors, service providers, and light industrial users
- Two (2) 12' Roll-Up Doors
- Supports vehicle access, loading, and flexible operations
- 400 Amps | Three-Phase Power
- Ideal for equipment-heavy, power-dependent businesses
- Airport-Adjacent Location
- Immediate proximity to Treasure Coast International Airport, enhancing logistics, service routes, and aviation-related uses
- Usable Yard & On-Site Parking
- Approximately 0.25 acres with functional exterior space
- Owner-User or Investor Appeal
- Attractive alternative to leasing amid rising industrial rents
- Scarce Small-Bay Industrial Product
- Limited supply of new construction warehouses under 5,000 square feet in Fort Pierce



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# EXCLUSIVE OFFERING



## Investment Overview

This brand-new 3,000± square foot steel warehouse, slated for delivery in early March 2026, presents a rare owner-user or investor opportunity in Fort Pierce with immediate proximity to Treasure Coast International Airport.

Designed for operational efficiency, the 50' x 60' clear-span layout accommodates a wide range of service, trade, and light industrial users. The building features two 12-foot-high roll-up doors for efficient vehicle access and loading, along with 400 amps of three-phase power, supporting equipment-intensive operations and future growth.

Situated on an approximately ¼-acre lot, the property offers usable yard space, on-site parking, and efficient site circulation. Durable metal construction and modern building systems minimize near-term capital expenditures while providing long-term flexibility for owner-occupants or tenants.

With limited availability of new construction industrial space under 5,000 square feet in the Treasure Coast market, this property offers a compelling opportunity to own rather than lease in a high-demand industrial corridor.

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## Additional Market Drivers & Location Advantages

### *Small-Bay Industrial Supply Imbalance*

- New construction industrial product under 5,000 SF remains extremely limited across St. Lucie County. Most new development targets larger-format users, leaving owner-users and local operators competing for aging inventory or forced into leases. This dynamic continues to support demand and pricing for modern small-bay assets.

### *Strategic Access to Regional Transportation Corridors*

- The property benefits from quick connectivity to I-95 and Florida's Turnpike, allowing efficient north-south access throughout the Treasure Coast and Central/South Florida markets without congestion typical of coastal urban cores.

### *Port & Multimodal Proximity*

- Close proximity to the Port of Fort Pierce supports marine service operators, import/export users, and logistics-adjacent businesses seeking alternatives to higher-cost South Florida ports.

### *Growing Aviation & Aerospace Presence*

- The airport-adjacent location positions the property well for aviation support services, aircraft maintenance, specialty fabrication, and contractors serving airport and defense-related operations.

### *Lower Operating Costs vs. South Florida*

- Fort Pierce continues to attract businesses relocating or expanding north from Palm Beach and Broward Counties due to lower land costs, reduced congestion, and a more favorable operating environment, while still maintaining regional accessibility.

### *Labor Availability & Business-Friendly Environment*

- St. Lucie County offers a stable workforce base for skilled trades and service businesses, combined with a regulatory environment that supports light industrial and contractor operations.

### *Ownership Hedge Against Rising Industrial Rents*

- With industrial lease rates increasing across the Treasure Coast, ownership of new construction provides long-term cost certainty and control, particularly attractive for service-based and equipment-intensive users.

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## Property Details



<b>Property Name</b>	<b>2933 Harson Way, Fort Pierce, FL 34946</b>
<b>Property Type</b>	<b>Industrial Warehouse</b>
<b>Units</b>	<b>2</b>
<b>Year Built / Renovated</b>	<b>2026</b>
<b>Building Size</b>	<b>3,000 SF leasable</b>
<b>Lot Size</b>	<b>0.25 acres</b>
<b>Construction</b>	<b>Steel Construction</b>
<b>Parking</b>	<b>Surface Parking</b>
<b>Zoning</b>	<b>Industrial Light</b>
<b>Occupancy</b>	<b>Vacant</b>
<b>Utilities</b>	<b>200 AMP 3-Phase for each unit, 400 in total</b>





