

6200 S

US HWY 1

FORT PIERCE, FL 34952

6.53 Acres

OFFERING
MEMORANDUM

March 2025

6200 S US Hwy 1
Fort Pierce, FL 34952



NEWMARK

1400 Centrepark Blvd., Suite 310
West Palm Beach, FL 33401

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EXECUTIVE SUMMARY

The Fort Pierce Small Bay Development Opportunity presents a compelling real estate and investment prospect within the growing coastal city of Fort Pierce, Florida. This opportunity focuses on the development of small-scale commercial and industrial bays, strategically located to serve local and regional businesses. It capitalizes on Fort Pierce's expanding infrastructure, proximity to major highways, access to the Port of Fort Pierce, the introduction of commercial passenger service to Treasure Coast International Airport and a growing population.

Situated in between Ft. Pierce and Port Saint Lucie, the site offers excellent connectivity to I-95, U.S. Highway 1, and the Port of Fort Pierce, enabling efficient access to markets and trade routes. The location also benefits from proximity to key business sectors, including marine services, logistics, retail, and light manufacturing

With Fort Pierce's ongoing growth and increasing demand for flexible commercial space, there is significant interest from businesses seeking small bay warehouses, light industrial space, and flexible office environments. The growing residential base and proximity to the port provide an ideal location for new businesses, including startups, e-commerce businesses, and service-oriented enterprises.



Investment Highlights & Value Proposition

- Fort Pierce is centrally located along Florida's Treasure Coast, offering easy access to major highways like I-95 and U.S. Highway 1, making it a prime location for distribution and logistics operations. Proximity to the Port of Fort Pierce enhances its appeal for businesses involved in trade, warehousing, and manufacturing that require port access for shipping and receiving goods.
- Fort Pierce and the surrounding St. Lucie County region are experiencing economic growth, with expansion in sectors like manufacturing, logistics, and e-commerce. The development of new residential areas and a growing population contribute to rising demand for industrial and commercial real estate.
- Investors are increasingly eyeing Fort Pierce for industrial development due to the area's growth potential, increasing demand for industrial space, and proximity to major commercial hubs. The opportunity for long-term, stable returns on investment is bolstered by the area's strategic location, growing infrastructure, and expanding regional economy.
- The Fort Pierce Industrial Development Investment Opportunity offers a promising avenue for investors, thanks to the city's strategic location, strong demand for industrial space, and affordable development conditions. With favorable infrastructure, economic incentives, and the potential for long-term growth, Fort Pierce is an attractive option for industrial development investments.

CONFIDENTIALITY AGREEMENT

Newmark Southern Region, LLC, a Georgia limited liability company, d/b/a Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of 6200 South US Highway 1, Fort Pierce, FL 34952 (the “Property”) by FCH Properties LLP (the “Seller”).

This Memorandum does not constitute a representation that the business or affairs of the Portfolio or Seller since the date of preparation (March 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Portfolio will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Portfolio, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion.

Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Portfolio, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Portfolio has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



PROPERTY DESCRIPTION

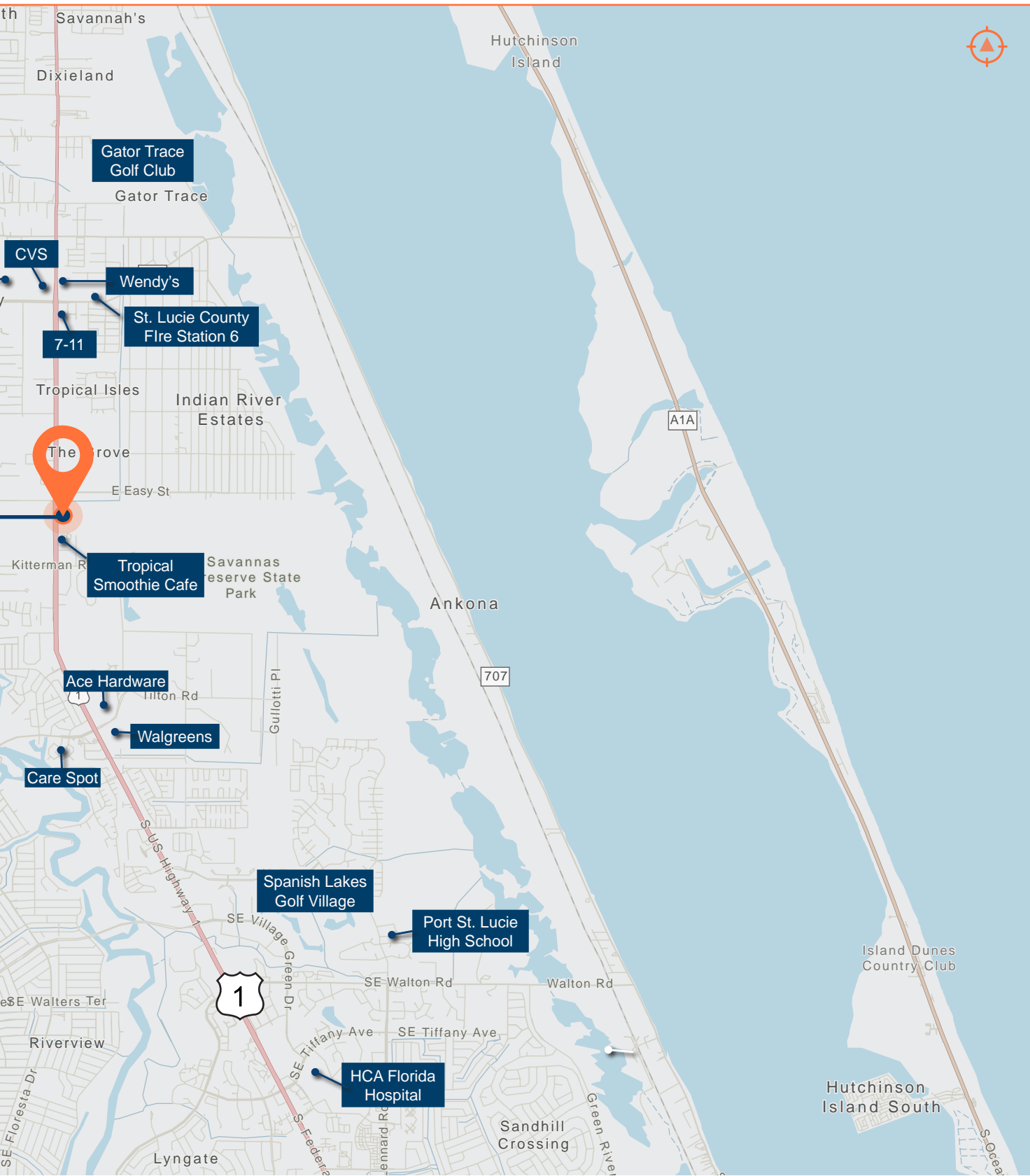
PROPERTY ADDRESS:	6200 S US Highway 1, Ft. Pierce, FL
TYPE:	Vacant Land
LAND ACRES:	6.53 acres
ZONING:	CG
PARCELS	3415-501-0009-000-4
FRONTAGE	510'
AIRPORT	Treasure Coast International Airport (12 miles)





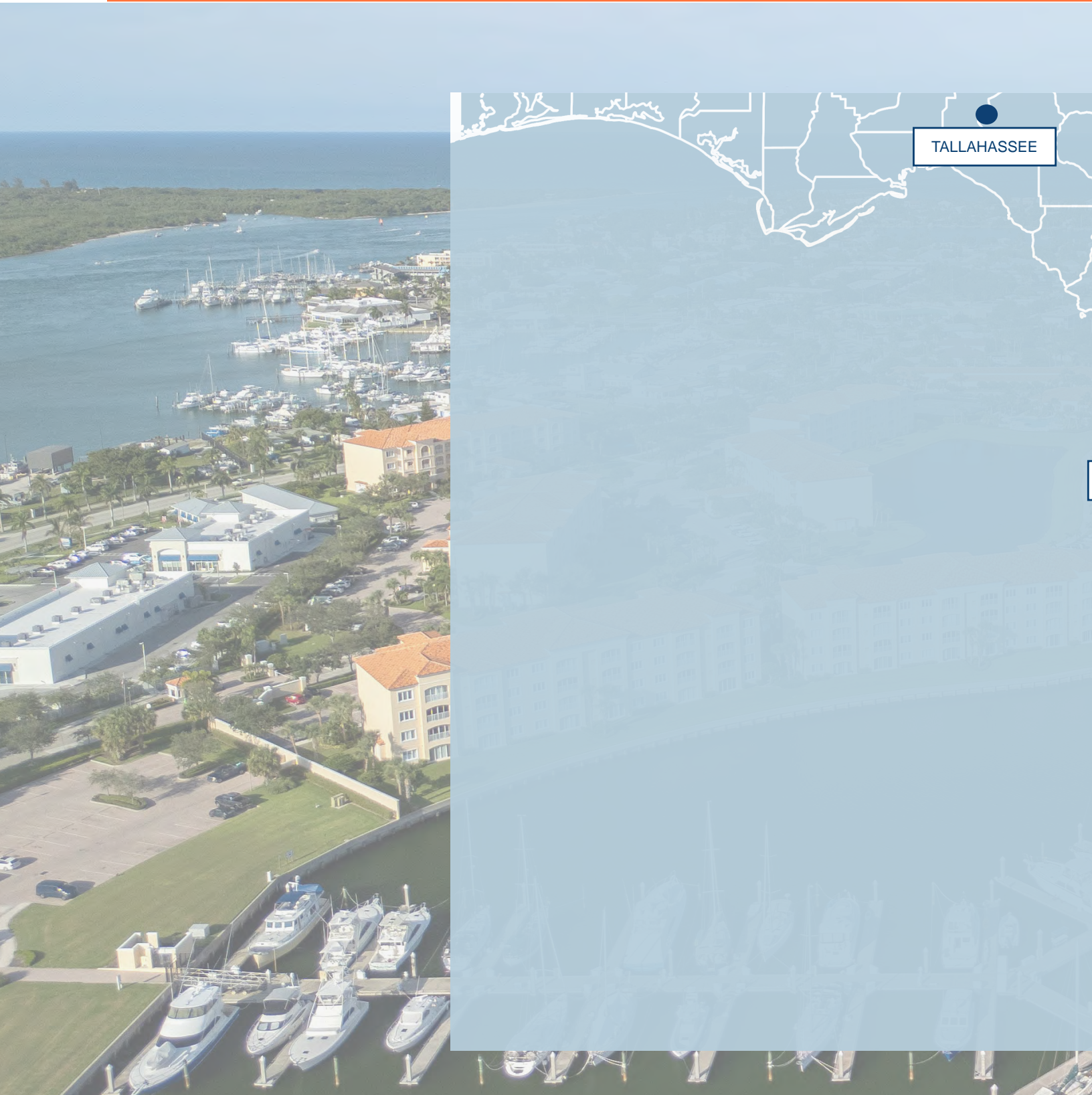
LOCATION OVERVIEW







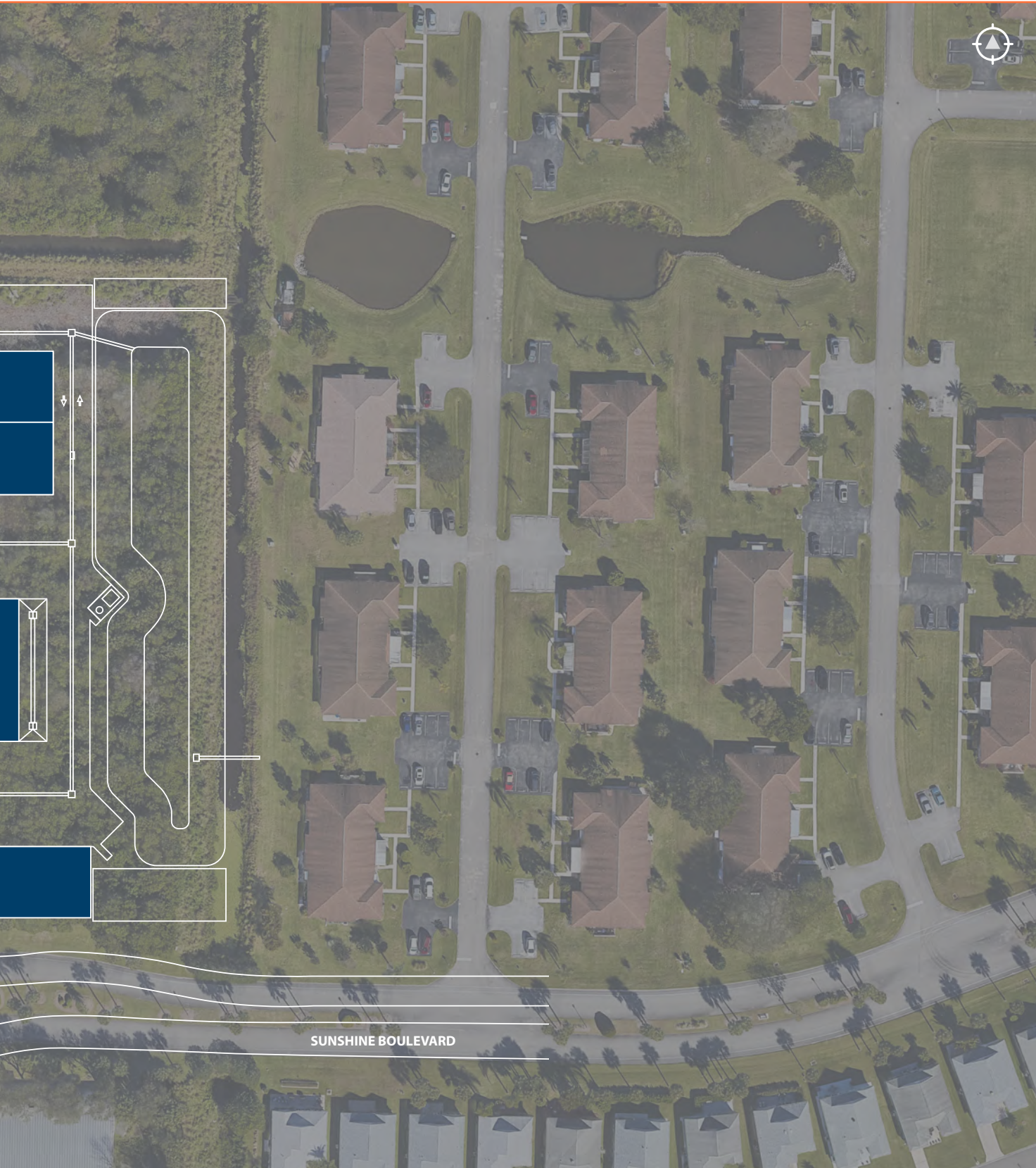
LOCATION OVERVIEW





SITE PLANS AND DETAILS





AERIAL OVERVIEW







ABOUT ST. LUCIE COUNTY

St. Lucie County

The St. Lucie MSA is the 11th most populous metro in the state and the 114th largest metro by population in the nation. Home to 529,490 people, the metro consists of St. Lucie County and Marin County. Located on the southeastern coast of Florida, St. Lucie County is part of the broader treasure coast region that stretches from the Atlantic Ocean to Florida's agricultural inland. The county has easy access to major markets, Orlando to the north and Maimi to the south, through both i-95 and the Florida turnpike. Fort pierce and port St. Lucie are the county's two largest cities. St. Lucie county's coastal location is home to a diverse range of industries including

Healthcare, education, agriculture and tourism. Significant growth over the past decades has helped transform the county from a predominantly agricultural base to a more diversified economy.

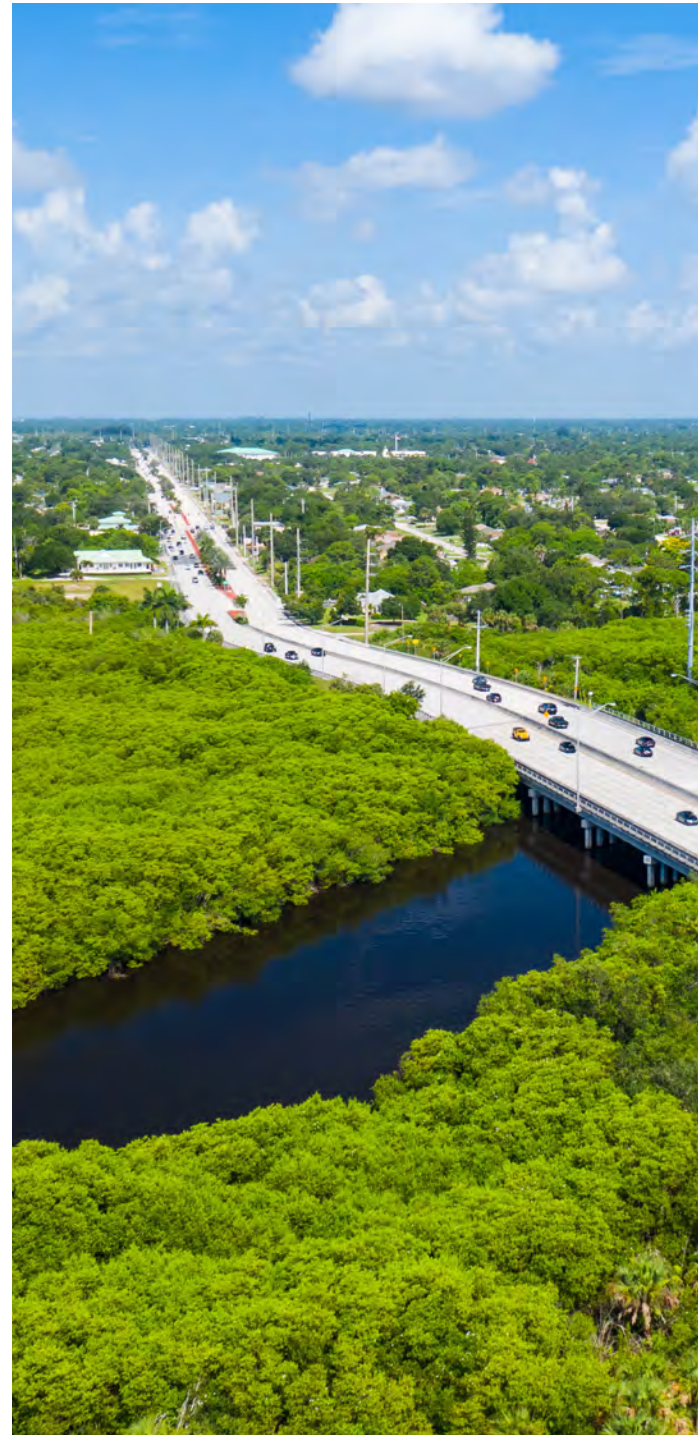
Downtown Fort Pierce

Fort pierce, known as the sunrise city, is the County seat of St. Lucie County and known for its historic waterfront and diverse cultural Heritage. With history stretching back to the late 19th century, downtown fort pierce is lined with Historic landmarks and buildings, including the Sunrise theatre and the fort pierce city hall, Highlighting mediterranean revival architecture. The sunrise theatre is the hub of downtown fort

Pierce's cultural scene and arts on the treasure Coast. Additionally, the A.E. Backus Museum and Gallery features artwork of regional artists. The Downtown area of fort pierce combines historical Architecture with scenic waterfront, including the Fort pierce marina and a river walk promenade That is central to the appeal of downtown."

Port St. Lucie

As the largest city in St. Lucie County, port St. Lucie does not have a designated downtown area Like most other cities. The city is characterized by its sprawling master-planned communities, Commercial hubs, and natural landscapes. Hubs within the city include the master-planned Community around tradition with its downtown like atmosphere with a mix of residential, Commercial, and recreational spaces. Other hubs Include the area around the civic center, St. Lucie West where clover park stadium is located, and the riverwalk boardwalk along the St. Lucie River.





Shopping

St. Lucie county offers a variety of shopping from large retailers to local boutiques and markets. Treasure coast square, located in the nearby city of Jensen beach, offers a traditional mall shopping experience with departments stores, brand-name

Retailers, and dining options. A short drive north of St. Lucie County, outlets of Vero beach is an outlet mall offering discounted merchandise from various brands. The historic downtown area of fort pierce features a more eclectic mix of shops and boutiques with clothing, jewelry, art, and antiques for unique gifts or handcrafted items. Tradition, a master-planned community, also has various retailers and specialty stores. Fort pierce farmers market is held every Saturday along the fort pierce waterfront and features fresh produce, baked goods, and crafts. For more locally grown produce, AL's family farms offer a selection of local fresh citrus and other seasonal items, along with tours about the citrus industry.

Travel

St. Lucie County is easily accessed by car via two of Florida's main highways, i-95 and the Florida Turnpike. The county also has its own general aviation airport, Treasure Coast International Airport, which plays a significant role in air cargo and private flying. Other airports that support commercial airline passengers are either located In Orlando, Palm Beach, Fort Lauderdale, or Miami. Home to the Fort Pierce inlet, the county supports marina and boating via Fort Pierce City Marina and Harbortown Marina – Fort Pierce. Cruise ports are located further from the county, either north at Port Canaveral or south at Port of Palm Beach, Port Everglades, or PortMiami. Located approximately 30 miles north of Fort Myers, Port Charlotte is the closest port and primarily supports cargo rather than cruise Operations.

PORT ST. LUCIE INDUSTRIAL MARKET OVERVIEW



30,132,238 SF
Total Inventory

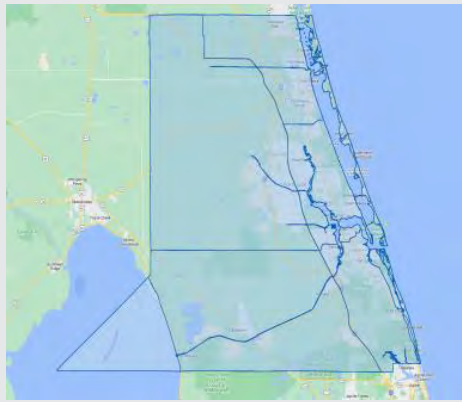


15.4%
Total Vacancy Rate



\$
Average

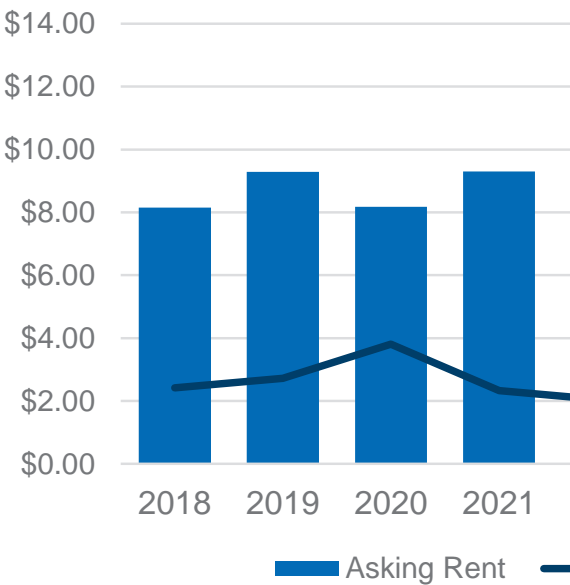
Market Snapshot



The market registered 183,070 SF of absorption in the fourth quarter of 2024, bringing yearly net absorption to 2,515,357 SF.

- Overall asking rental rates eased from their historical highs to \$11.41/SF and decreased by 2.7% year over year.
- Overall vacancy decreased by 60 basis points quarter over quarter but increased by 40 basis points year over year to 15.4%, primarily due to the influx of new supply.
- No construction deliveries in the fourth quarter of 2024, yearly deliveries totaled 3,090,531, while another 930,661 SF remains under construction. For comparison, deliveries in 2023 totaled 4,804,255 SF.

Average Asking Rents (\$/SF FSG)



Notable Recent Lease Transactions

Building Name	Tenant
5001 Crossroads Pky	BroadRange Logistics
2450 SW Gateway PI	Power Systems Manufacturing LLC

\$11.41

ge Asking Rate



3,099,531 SF

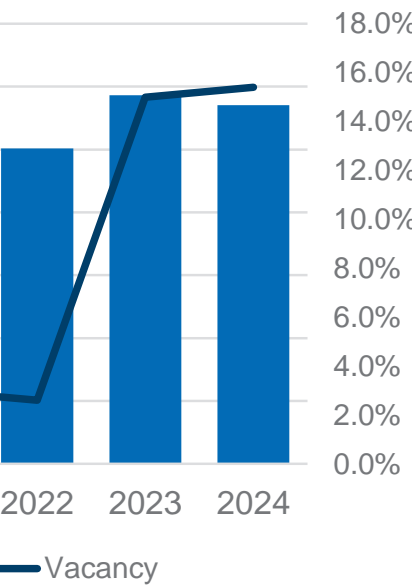
2024 Deliveries



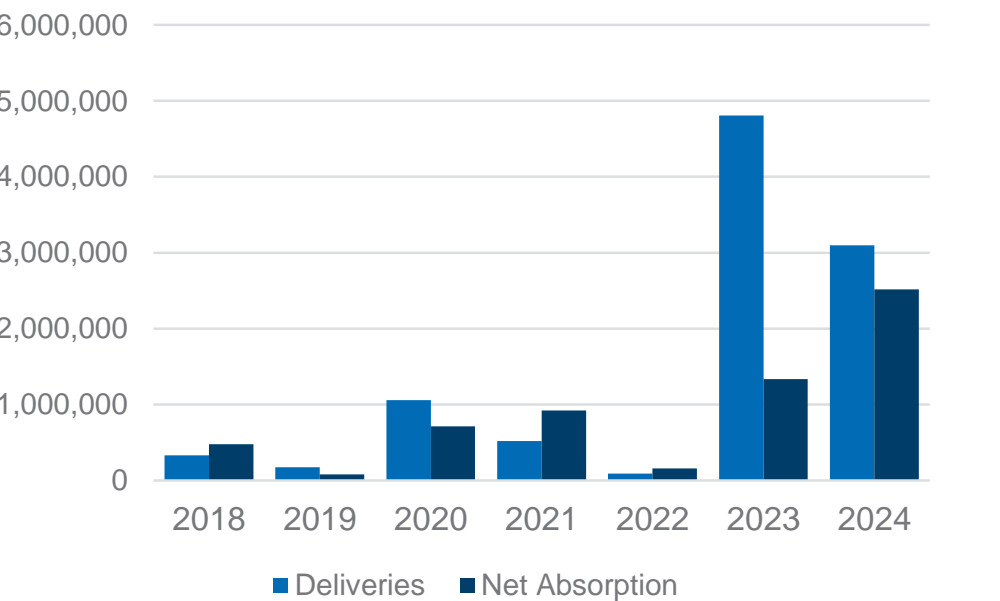
2,515,357 SF

2024 Net Absorption

& Vacancy



Deliveries & Net Absorption



tions

Type	Size (SF)
Direct	1,013,833
Direct	184,930

Notable Recent Sale Transaction

Building Name	Buyer	Seller	Price (mm)	Size (SF)
South Florida Logistics Center 95	The Apollo Group	Stonemont Financial Group	32.65	245,511

MARKET SNAPSHOT

MEET THE TEAM

BROKERAGE SERVICES



ALAN H. LONG



HAMILTON LONG

RESEARCH



LISA DENIGHT



CHING-TING WANG

MARKETING



MARTA SOFI



PENNY EZELL

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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