

335,000 SF

Cold storage for lease



Treasure Coast Cold Logistics

**2300 N Old Dixie Highway
Fort Pierce, FL 34946**

Location

- Less than 6 miles to I-95
- High visibility to Old Dixie Highway

Advantages and amenities

- Situated on 20.9 acres
- Class A new construction
- IL Zoning
- Located between US 1 and Old Dixie Highway

Property Specifications

- 335,000 SF +/- available
- 250,000 SF +/- freezer/cooler convertible storage
- Two office welfare 10,000 SF +/- per (20,000)
- Cold truck dock 50,000 SF +/- 35°F
- Battery charging & 11,000 SF +/-
- Fire riser huts 1,000 SF +/-
- Fire pump bld. 1,600 SF +/-
- 65' dock apron
- 150' truck maneuvering
- 150 truck spaces
- 150 auto parking spaces
- 50' clear height in cooler/freezer
- 30' clear height in dock
- LED throughout
- Rytec doors
- Empty pallet storage above dock doors
- Pallet count 56,000 (+/- 2 deep 7 high)
- Dock doors 33 +/-
- Quell fire protection system

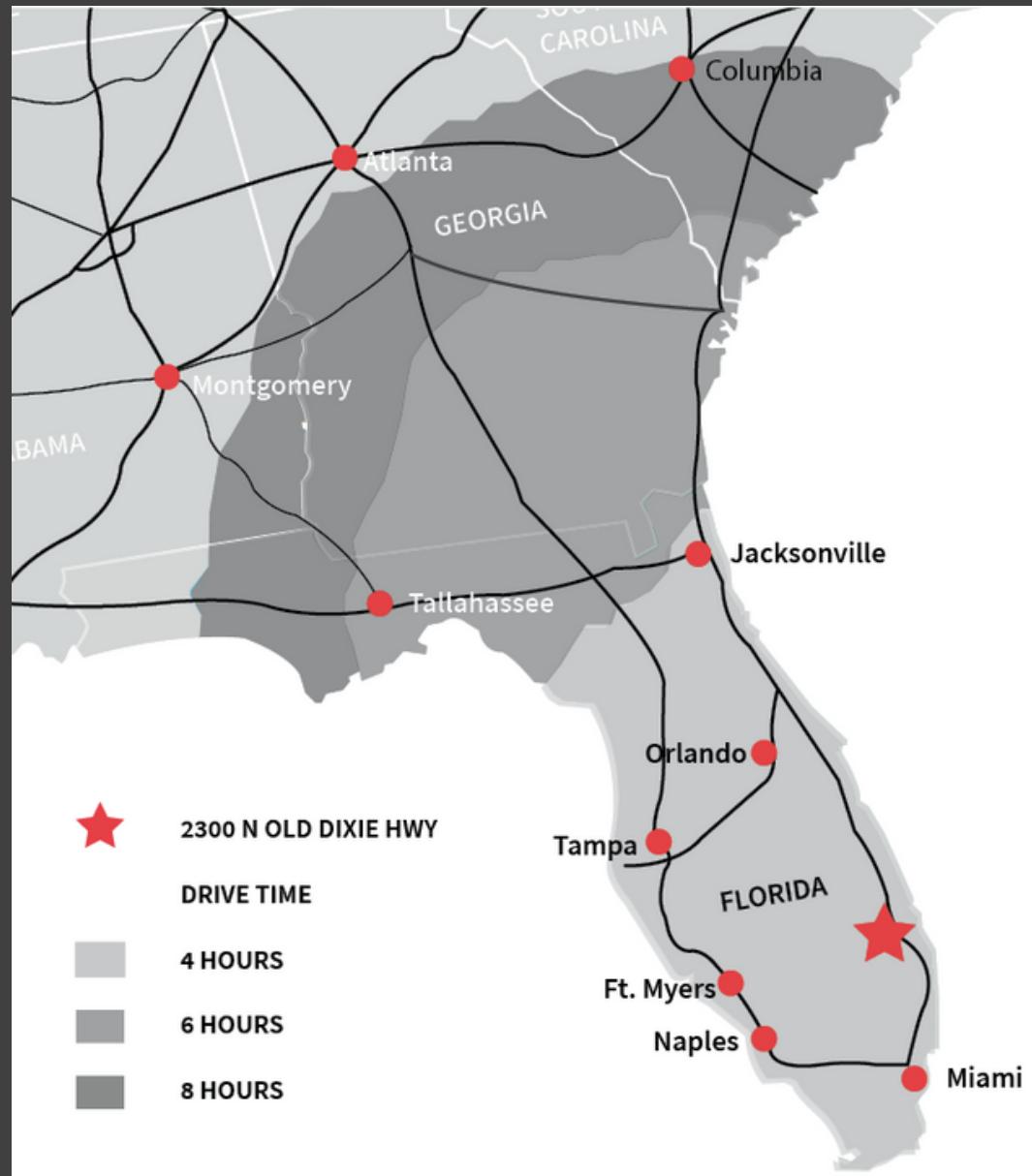
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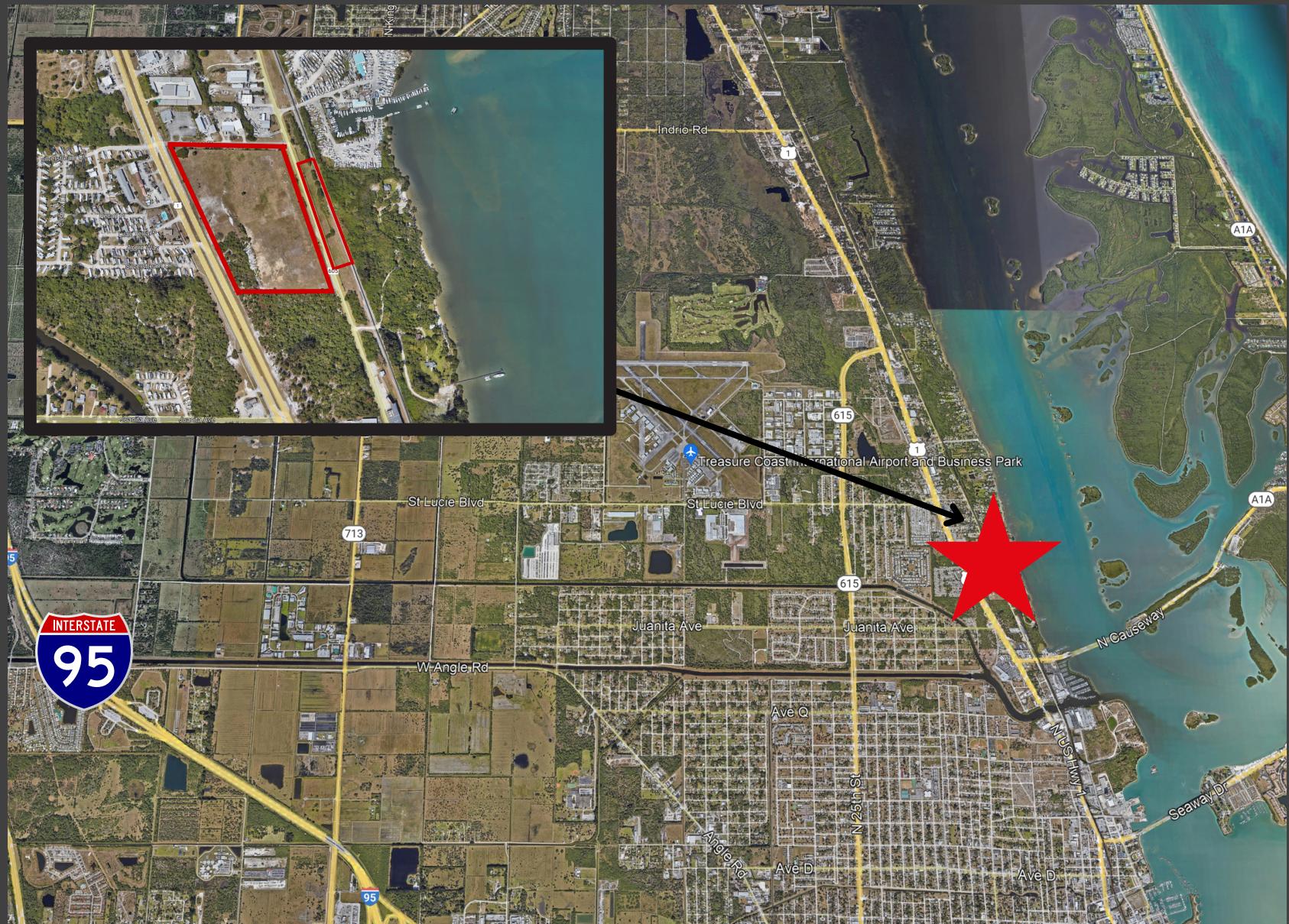
Distance to intermodal facilities

Terminal	Miles	Terminal	Miles
FEC - Ft. Pierce	3.1 miles	FEC - Titusville	88 miles
FEC - West Palm Beach	64 miles	CSX - Winter Haven	98 miles
FEC - Ft. Lauderdale	114 miles	CSX - 62nd Street	149 miles
FEC - Miami	128 miles	FEC - Jacksonville	218 miles
CSX - Miami	131 miles	NS - Edgewood Drive	236 miles
NS - Miami	131 miles	CSX - Sportsman	236 miles



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Proposed Site Plan



JLL

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