

Legacy Park

AT TRADITION



TWO BUILD-TO-SUIT FOR SALE OR LEASE - UP TO ±250,000 SF CLASS A WAREHOUSE/DISTRIBUTION FACILITY



Available
2025



Delivery



Quality Labor
Market



Immediate
Interstate Access



Highly Improved
Infrastructure



Prime Location for both Regional and Local Distribution Facilities

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COMING SOON

AVAILABLE SPACE OPTIONS

SITE PLAN OPTION A

Building Sizes:

Bldg 1 - 115,000 SF
Bldg 2 - 104,000 SF
divisible to suit

Column Spacing:

54' X 47.5', 60' Speed Bay

Clear Height:

36' Proposed with Potential to Increase

Loading:

30 Total Truck Dock Positions
2 Drive-in Doors

Auto Parking:

188 Total Available

Trailer Parking:

65 Total Available

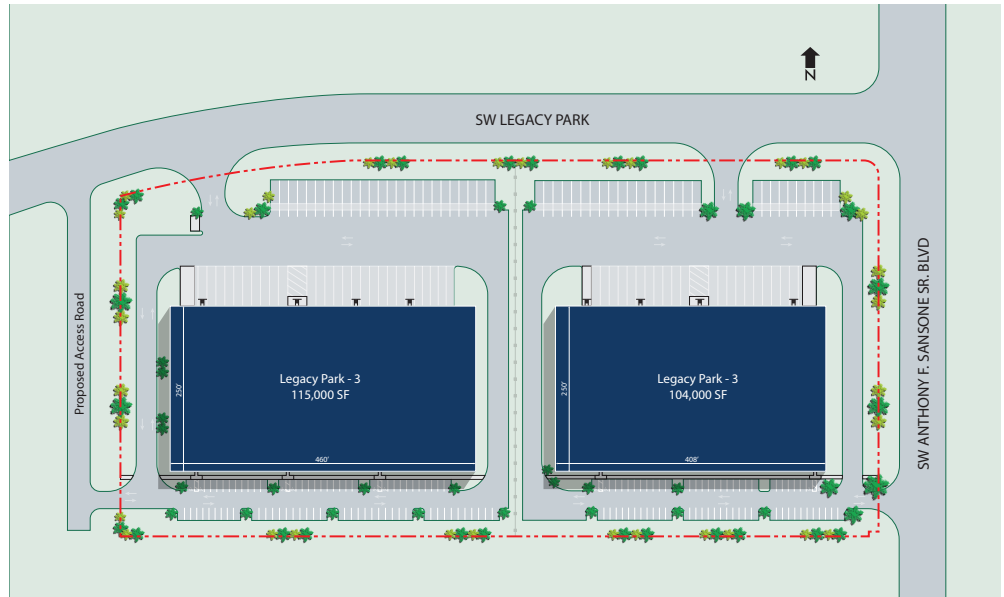
Power:

To Suit

Fire Sprinklers:

ESFR

SPEC BUILDING PLAN



SITE PLAN OPTION B

Building Size:

250,000 SF
divisible to suit

Column Spacing:

54' X 47.5', 60' Speed Bay

Clear Height:

36' Proposed with Potential to Increase

Loading:

30 Total Truck Dock Positions
2 Drive-in Doors

Auto Parking:

188 Total Available

Trailer Parking:

65 Total Available

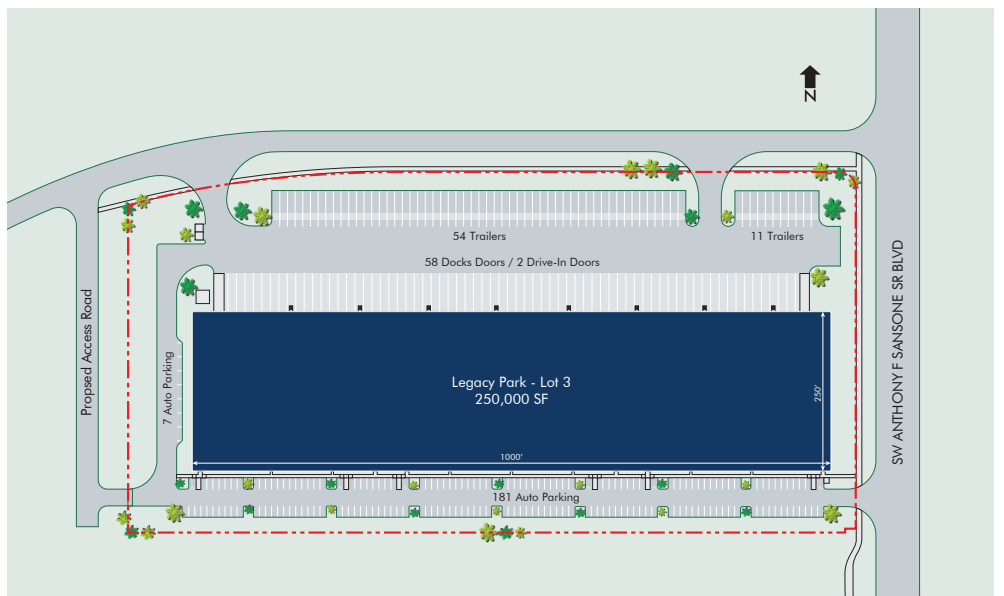
Power:

To Suit

Fire Sprinklers:

ESFR

SPEC BUILDING PLAN



*Subject to Change

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PROPERTY DETAILS

AND AREA INFORMATION



Industrial Space Available



Visibility Along I-95



Total Site Size of ±15 Acres



Development Potential of up to ±250,000 SF



I-95 access via SW Becker Road



Excellent Labor Force* within this Growing Market



Abundant Amenities



Tradition Community

Legacy Park at Tradition is Located in Port St. Lucie, Florida within the Master Planned Community of Tradition

- + Port St. Lucie is the #1 Safest, Large City in Florida
- + Port St. Lucie is the Third Largest City in South Florida
- + 21 Miles of Pristine Beaches
- + 3,500+ Residences Built or Permitted in Immediate Area
- + Top in Nation for Millennials Buying Their First Home
- + Close to Cleveland Clinic, Keiser Univ., and City Electric

Prime Location

- + Centralized location with Immediate Highway Access
- + Pro-business environment
- + Expedited plan review, Fast Track Permitting, Pro-growth Government
- + Very professional and aggressive local Economic Development Council
- + Low Cost of Living with Most Affordable Housing
- + ZERO state income tax
- + 3 to 5 times faster population growth projections for 2035 than any other South Florida County
- + Highway, rail and seaport connections
- + Join some of the top national tenants at Legacy Park including FedEx, Amazon, Cheney Brothers, Ferguson and Costco

LOCATION / DEMOGRAPHICS






AND AREA INFORMATION

St. Lucie is the Best Location for Large Distribution Users

Demographics

	15 Min	30 Min	45 Min	60 Min
2024 Population	112,559	491,442	1,055,721	1,968,058
2029 Proj. Population	131,240	540,030	1,131,455	2,071,051
2024 Households	41,792	196,876	442,688	804,421
2024 Avg. HH Income	\$117,530	\$103,324	\$118,351	\$121,047

Drive Time / Population Within

	0-2 Hours	9,009,895 People
	2-4 Hours	20,664,183 People
	4-6 Hours	22,810,640 People
	6-8 Hours	29,543,224 People
	8-10 Hours	47,443,529 People

Key Industries



Distribution / Logistics



Pharma



Agriculture



Life Sciences



Aviation/Marine



Manufacturing

