



SOUTH FLORIDA LOGISTICS CENTER **95**

Class A Industrial space
150,000-1,100,000 SF Available Now



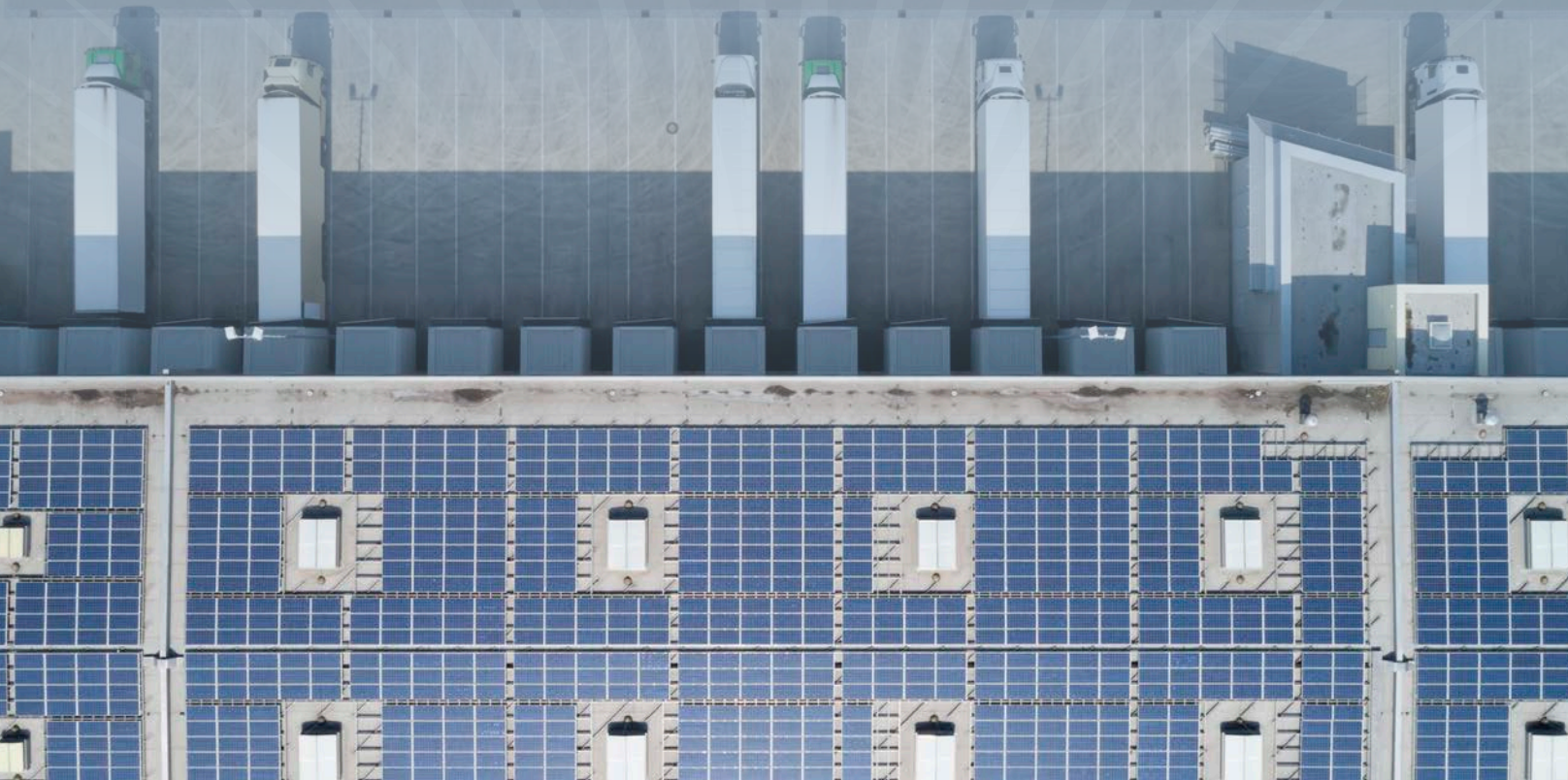
7805 Orange Avenue
Fort Pierce, FL



BUILDING SPECIFICATIONS

| | Building 1 |
|--------------------------|--------------------------------------|
| Building size | 1,114,974 SF |
| Building dimensions | 690' x 1935' |
| Slab | 8" unreinforced slab |
| Clear height | 40' |
| Bay spacing | 56' x 50' |
| Speed bays | 60' |
| Construction | Tilt-wall |
| Fire suppression | ESFR |
| Dock positions/knockouts | 58 dock doors, 60 k.o. panels |
| Electrical | 277/480V, 3 phase |
| Insulation | Non-insulated |

SITE PLAN



PROJECT HIGHLIGHTS



LOCATION OVERVIEW



143,096
LABOR FORCE ST. LUCIE COUNTY



6TH
RANKED GROWTH CITY IN U.S. BY UHAUL



3.30%
ST. LUCIE COUNTY UNEMPLOYMENT



3.90%
TRI-COUNTY UNEMPLOYMENT



282,391
LABOR FORCE TRI-COUNTY REGION



44
MEDIAN AGE



Points of interest

Distances to airports:

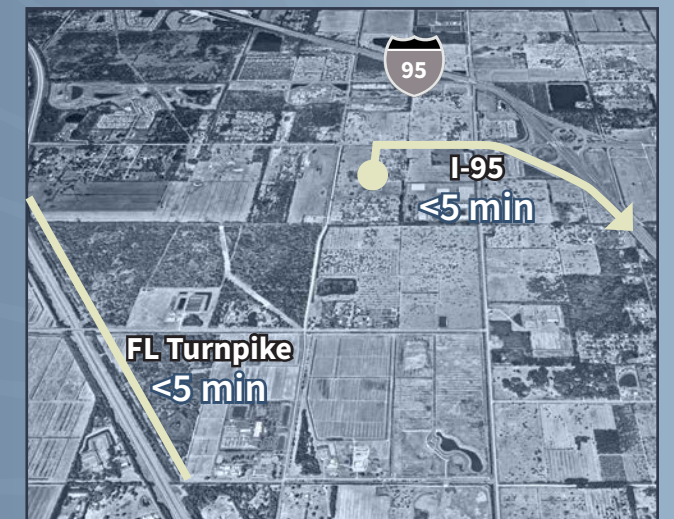
| Destination | Miles | Drive times |
|-------------|-------|-------------|
| MIA | 125 | 2hr 2 min |
| FLL | 110 | 1hr 41 min |
| PBI | 61 | 1hr |
| TPA | 156 | 2hr 30 min |
| MCO | 107 | 1hr 42 min |

Distances to ports:

| Destination | Miles | Drive times |
|--------------------|-------|-------------|
| Port of Palm Beach | 61 | 1 hr |
| Port Miami | 132 | 1 hr 55 min |
| Port Everglades | 111 | 1 hr 45 min |
| Port of Tampa | 181 | 2 hr 40 min |
| Port Manatee | 150 | 2 hr 50 min |

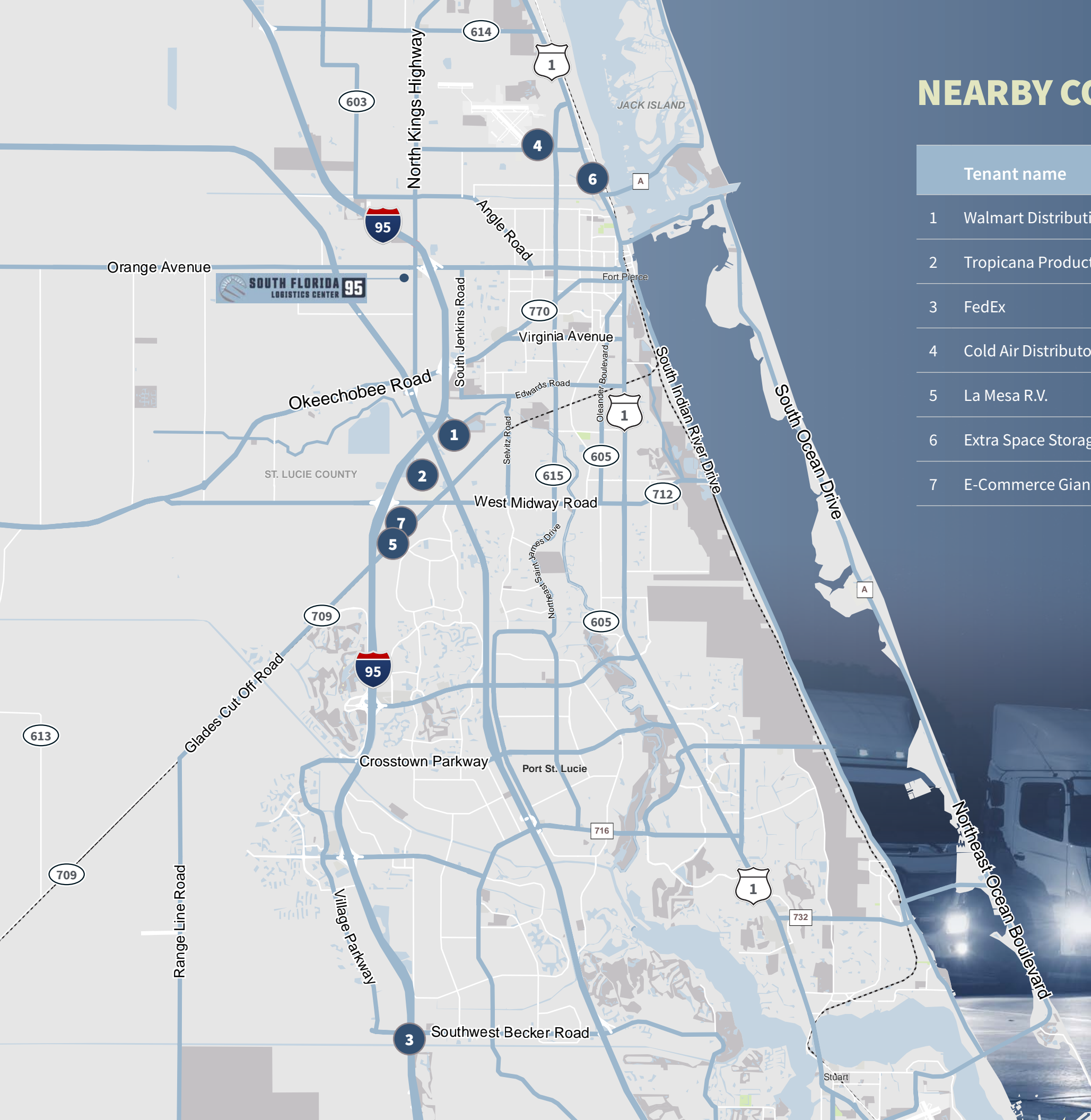


Immediate access to I-95



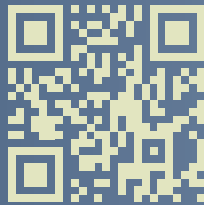
NEARBY CORPORATE NEIGHBORS

| Tenant name | Address | City |
|-------------------------------|-------------------------|------------------|
| 1 Walmart Distribution Center | 4001 S Jenkins Rd | Fort Pierce |
| 2 Tropicana Products Inc | 6500 Glades Cut Off Rd | Fort Pierce |
| 3 FedEx | SW Becker Rd | Port Saint Lucie |
| 4 Cold Air Distributors | 3053 Industrial 31st St | Fort Pierce |
| 5 La Mesa R.V. | 8650 NW LTC Pky | Port Saint Lucie |
| 6 Extra Space Storage | 3270 N US 1 Hwy | Fort Pierce |
| 7 E-Commerce Giant | 8300 LTC Pkwy | Port Saint Lucie |





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CONTACT US

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