

Legacy Park

AT TRADITION



±520,000 SF CLASS A OFFICE/WAREHOUSE SPEC BUILDING AVAILABLE
SPACE DIVISIBLE TO ±150,000 SF



For Lease



Available Now



Quality Labor
Market



Immediate
Interstate Access



Highly Improved
Infrastructure



Prime Location for both Regional and Local Distribution Facilities

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FOR LEASE

BUILDING OVERVIEW

SPECS

Building Size:
520,000 SF (520' X 1,000'),
Divisible 150,000 SF

Improved Office Space:
±2,950 SF Ready for Occupancy

Column Spacing:
50' X 56', 60' Speed Bay

Clear Height:
36'

Cross Dock Loading:
108 Total Truck Dock Positions

4 Drive-in Doors

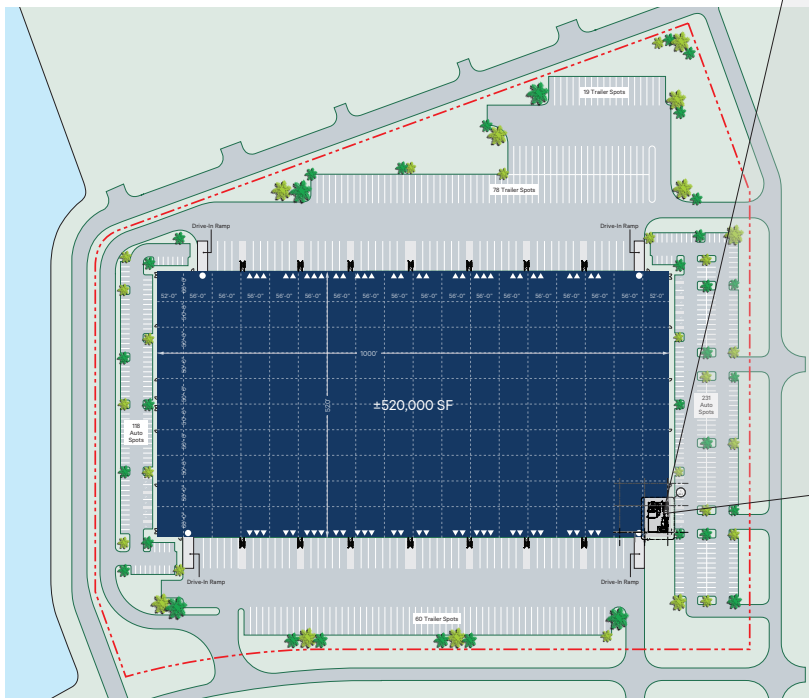
Auto Parking:
.65 per 1,000 SF - 343 Total Available

Trailer Parking:
.26 per 1,000 SF - 139 Total Available

Power:
To Suit

Fire Sprinklers:
ESFR

SPEC BUILDING PLAN



±2,950 SF OFFICE SPACE

PROPERTY DETAILS

AND AREA INFORMATION



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
2023 Population	146,297	523,907	1,107,072	2,021,993
2028 Proj. Population	165,989	552,935	1,149,700	2,077,805
2023 Households	53,667	207,709	459,575	819,718
2023 Avg. HH Income	\$100,556	\$92,785	\$100,074	\$101,366

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

