

# For Sale - New Construction Warehouse

7506 Commercial Circle, Fort Pierce, FL 34951

# NAI Southcoast



**11,208 SF  
Will Subdivide**



**COMMERCIAL CIRCLE**

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Offered For Sale at:  
**\$1,975,000**



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## Property Details

|                |   |
|----------------|---|
| Location:      | 7506 Commercial Circle<br>Fort Pierce, FL 34951 |
| Parcel ID:     | 1335-801-0018-000-0                             |
| Frontage:      | 590 Feet  |
| Zoning:        | Industrial Light                                |
| Power:         | 800 Amps, 3 Phase                               |
| Building Size: | 11,208 SF, Can Subdivide                        |

***\*Space can be delivered with office space, restrooms, and demised upon purchase.***



## Property Overview

This 11,208 SF building offers a central location with easy access to major highways and transportation corridors, including I-95, Florida's Turnpike, Kings Highway (SR 713), and SR 70. This newly constructed building is perfect for a warehouse, manufacturing facility, or distribution center. It is also just three (3) miles from the Treasure Coast International Airport and 14 miles from the Vero Beach Regional Airport.

The steel truss and frame construction and metal roofing make this building sturdy while accommodating a large interior space and wide bay openings with six (6) roll-up doors. The space is flexible for dividing to accommodate multiple users or can be left open for a large manufacturing or inventory space.

Centrally located on the east coast of Florida, this site is approximately two hours from Orlando and two and a half hours from Miami. Don't miss your chance to invest in this amazing industrial opportunity on Florida's Treasure Coast.





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Pressure-Pro

UniFirst  
UNIFORMS SERVICES SOLUTIONS

NAI

AAA COOPER TRANSPORTATION

N KINGS HWY

ANGLE ROAD

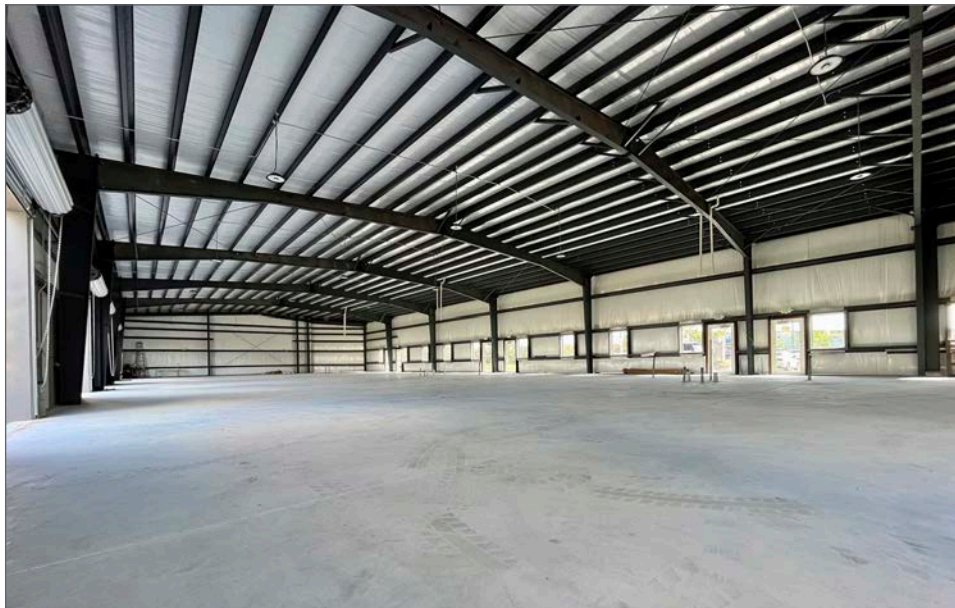
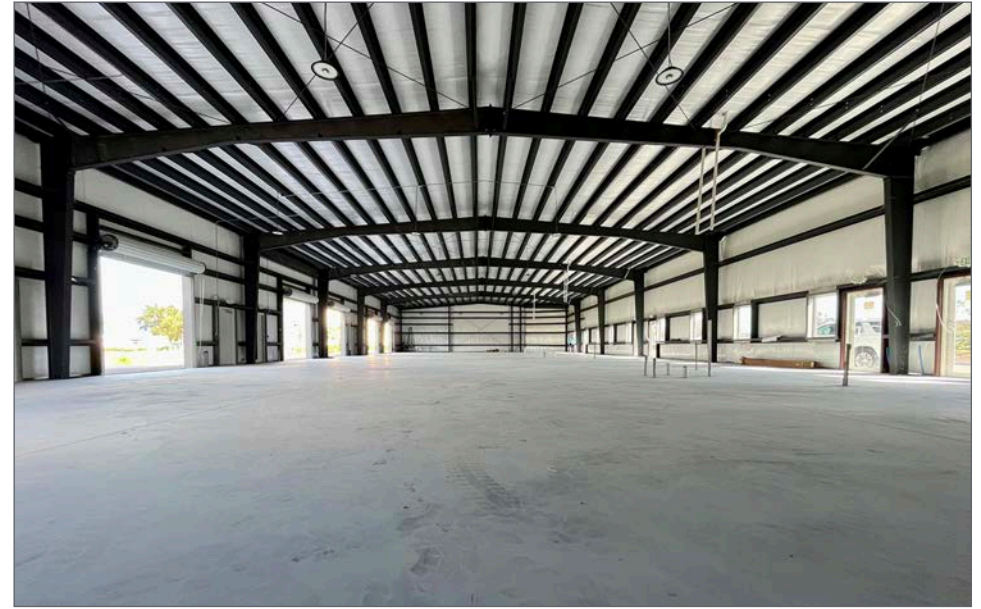
COMMERCIAL CIRCLE



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## Additional Photos

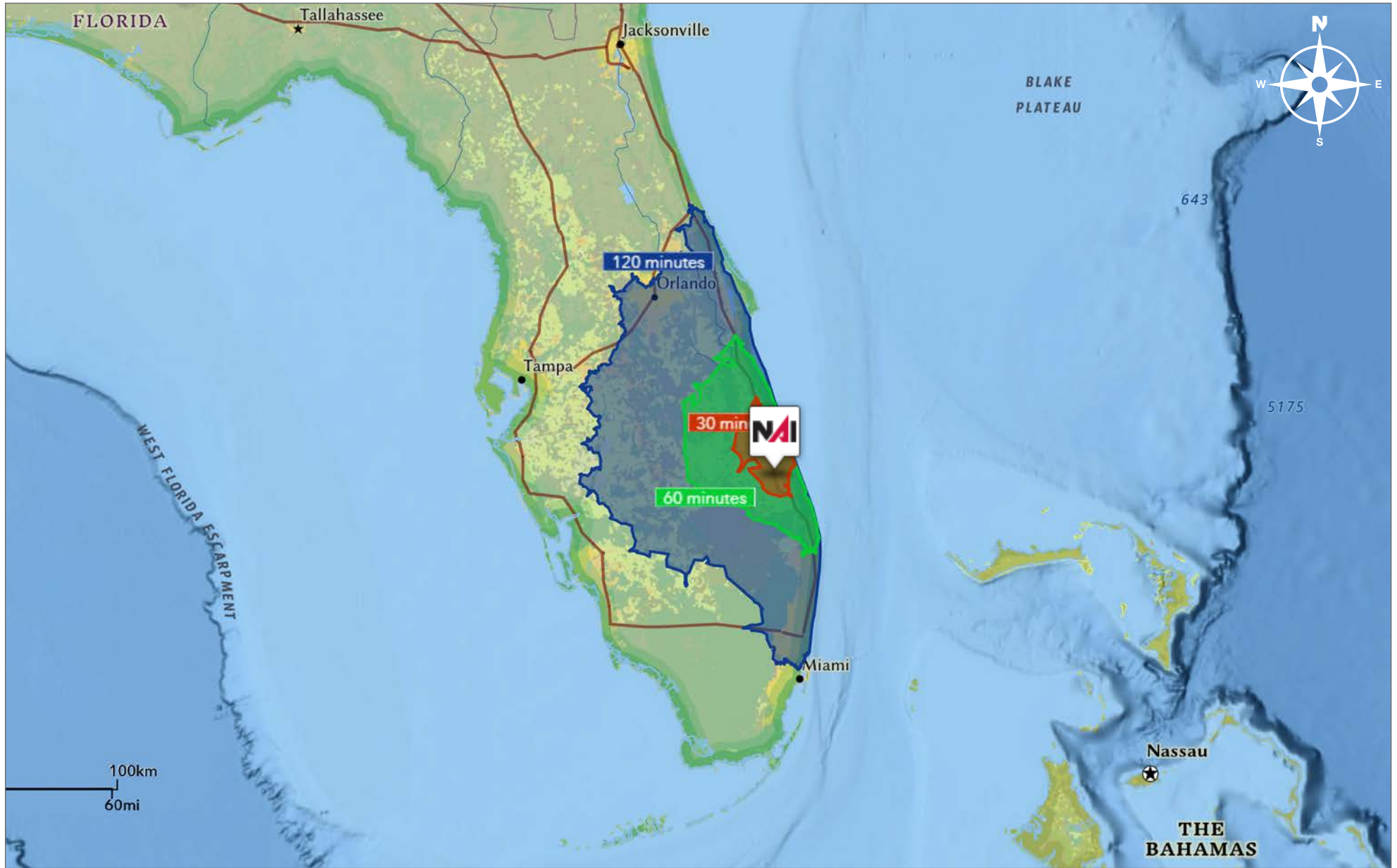




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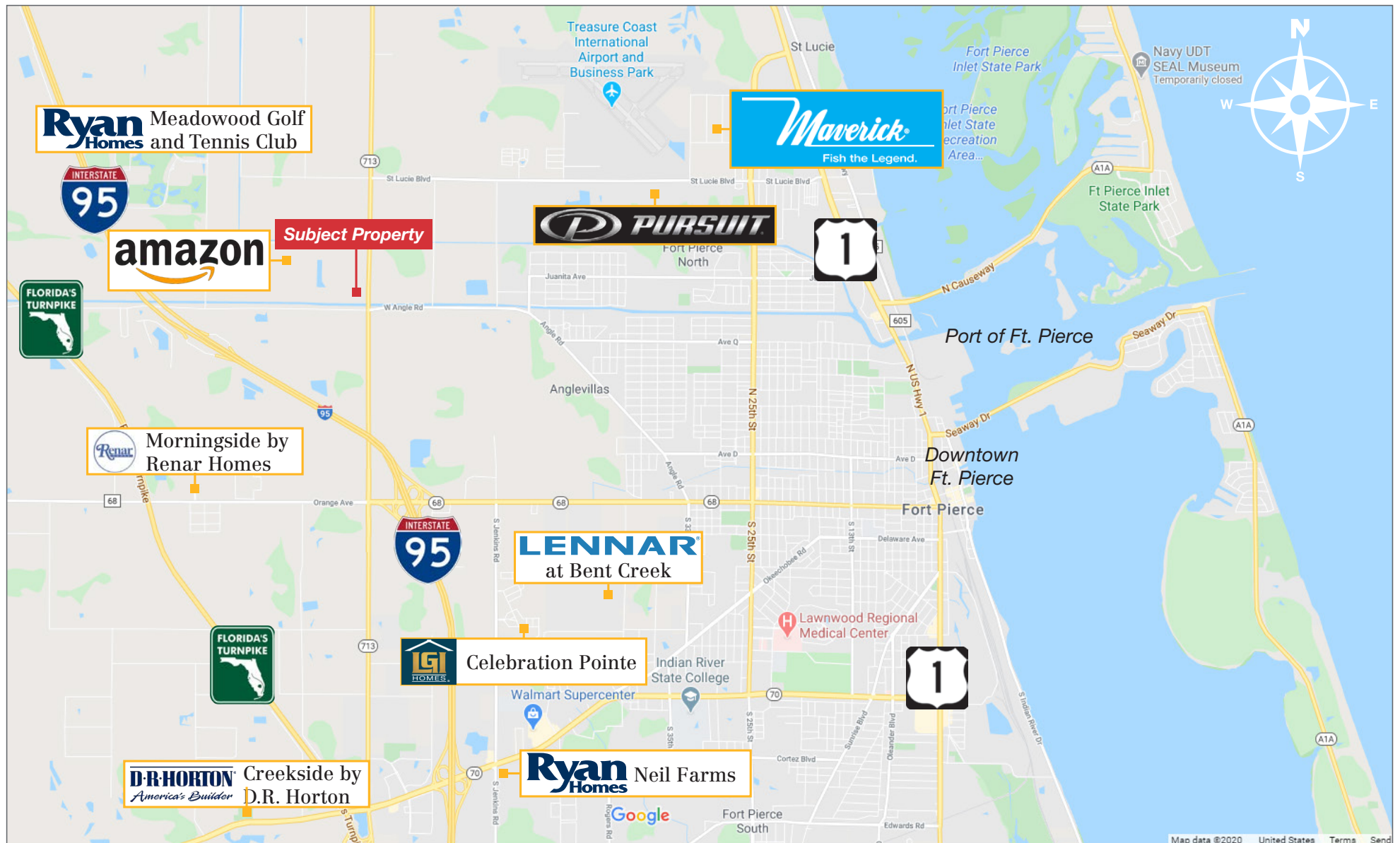
## Drive Time



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# Fort Pierce Development Map



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# Foreign Trade Zone

## Advantages of being in a Foreign Trade Zone



<https://www.stlucieco.gov/departments-and-services/management-and-budget/special-taxing-districts/central-florida-foreign-trade-zone-inc>

### Duty Deferral

Duties are only paid when imported merchandise enters U.S. Customs territory. Goods may be held without payment of duty in an FTZ until sold, allowing for improved cash flow.

### No Duty on Value Added

There are no duties on labor, overhead, or profit to operations performed within an FTZ.

### Duty Avoidance

There are no duties on FTZ merchandise that is exported, transferred to another zone, or destroyed. This eliminates the need to manage costly and time consuming duty drawback programs.

### Save with One Weekly Entry

Customs allows for weekly entry processing, which benefits importers because they pay a single entry fee and may realize significant MPF savings.

### Duty Inversion

The user may elect to pay the duty rate applicable to the component materials or the finished goods produced from raw materials, depending on which is lower.

### Inventory Tax Incentives

Companies that hold goods in an FTZ may be exempt from inventory taxes.

### Enhanced Security

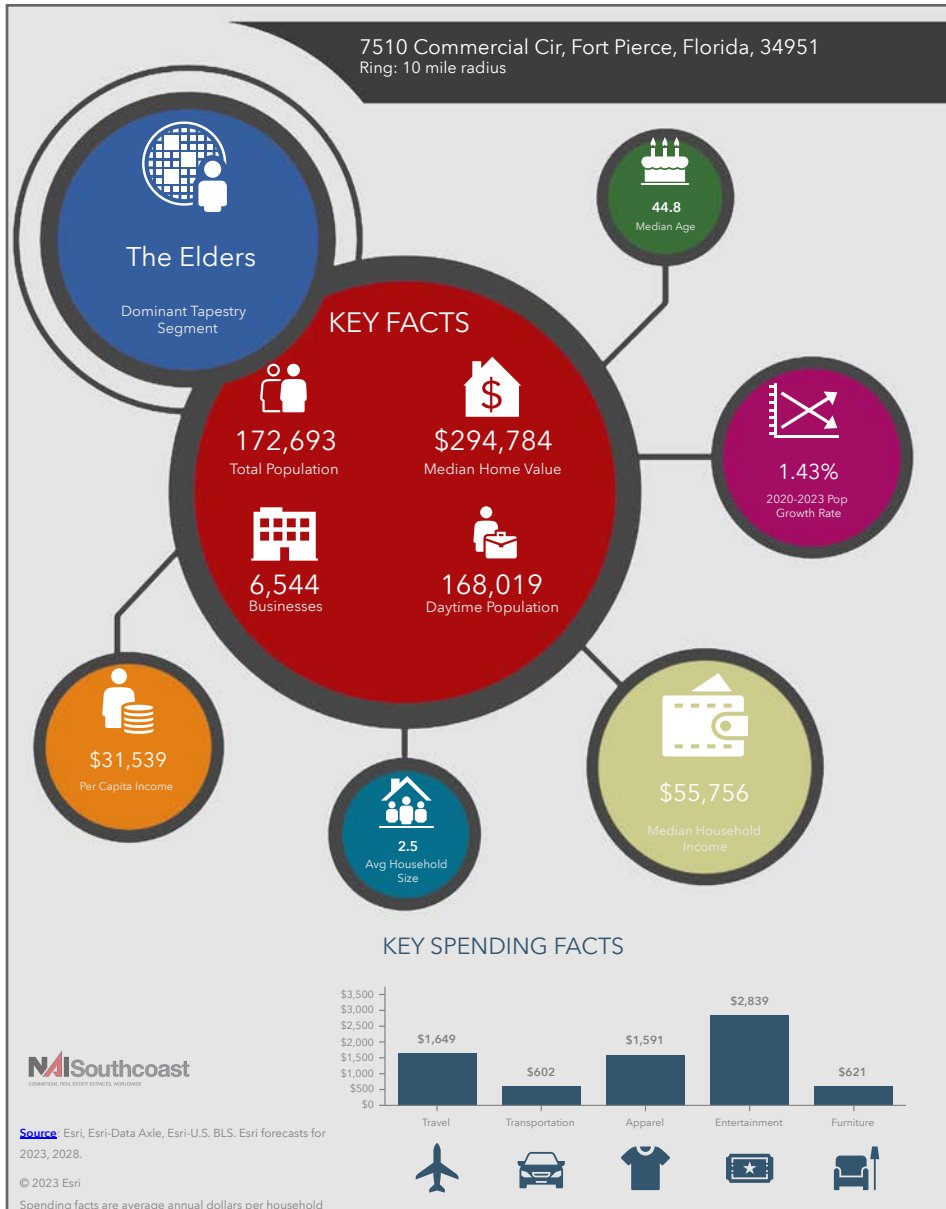
By using an FTZ, the internal controls requirements of the Sarbanes-Oxley Act (Section 404) are met. FTZ and Customs Trade Partnership Against Terrorism (CTPAT) are complementary programs. Participating in both results in increased internal and external security enhancements.



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## 2023 Demographics



### Population

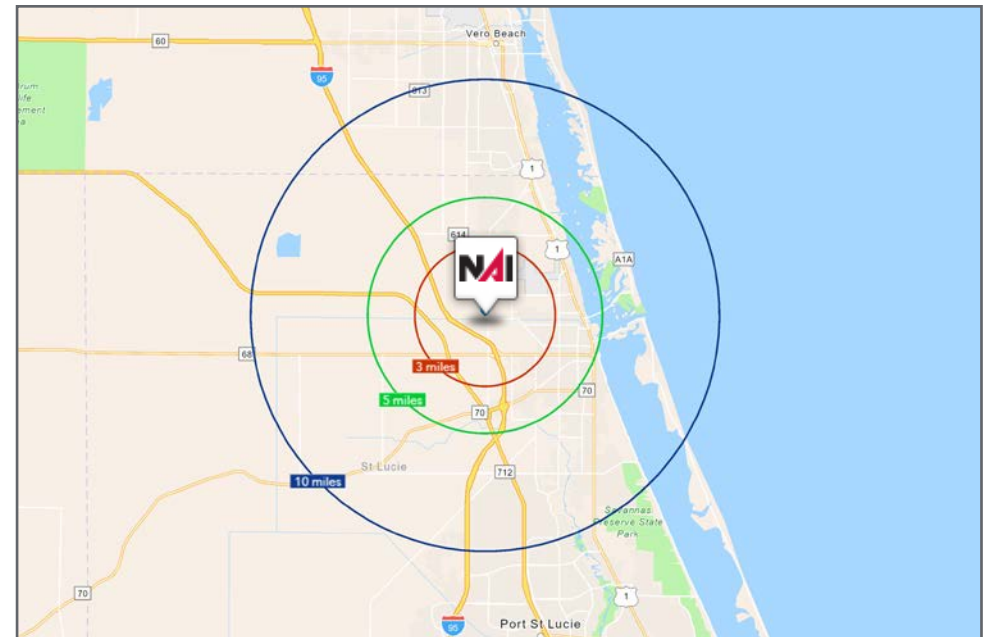
- 3 Mile: 12,255
- 5 Mile: 53,058
- 10 Mile: 172,693

### Average Household Income

- 3 Mile: \$68,210
- 5 Mile: \$60,532
- 10 Mile: \$78,644

### Median Age

- 3 Mile: 38.2
- 5 Mile: 38.4
- 10 Mile: 44.8





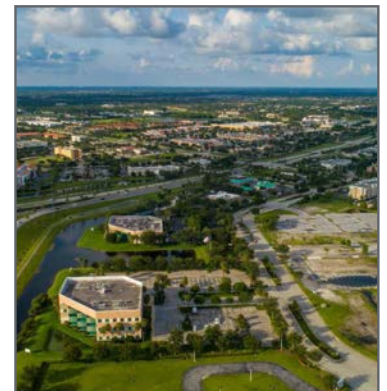
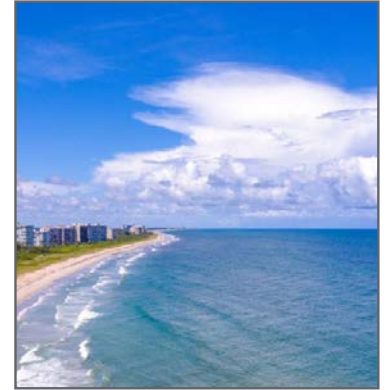
# County Overview

## St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 345,000 and has experienced growth of over 20% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Fort Pierce, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.





Presented By



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