### For Sale - New Construction Warehouse 7506 Commercial Circle, Fort Pierce, FL 34951

# **NAISouthcoast**



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### **Casey Combs**

Sales Associate +1 772 285 8769 ccombs@naisouthcoast.com www.naisouthcoast.com Offered For Sale at: \$1,875,000

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### **Property Details**

Location:	7506 Commercial Circle 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.

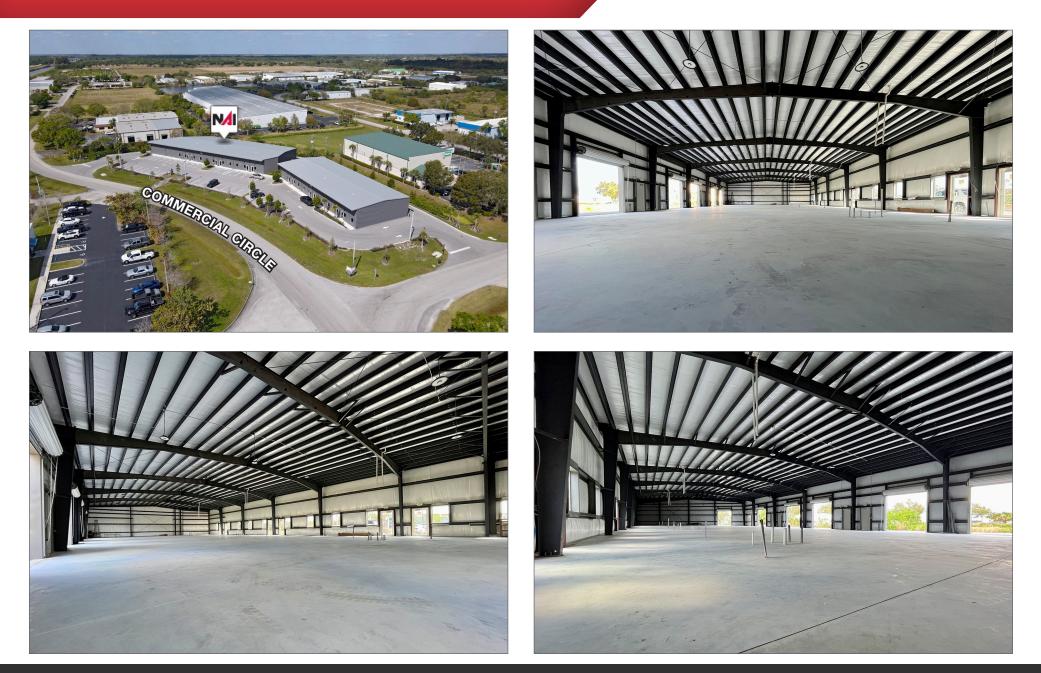






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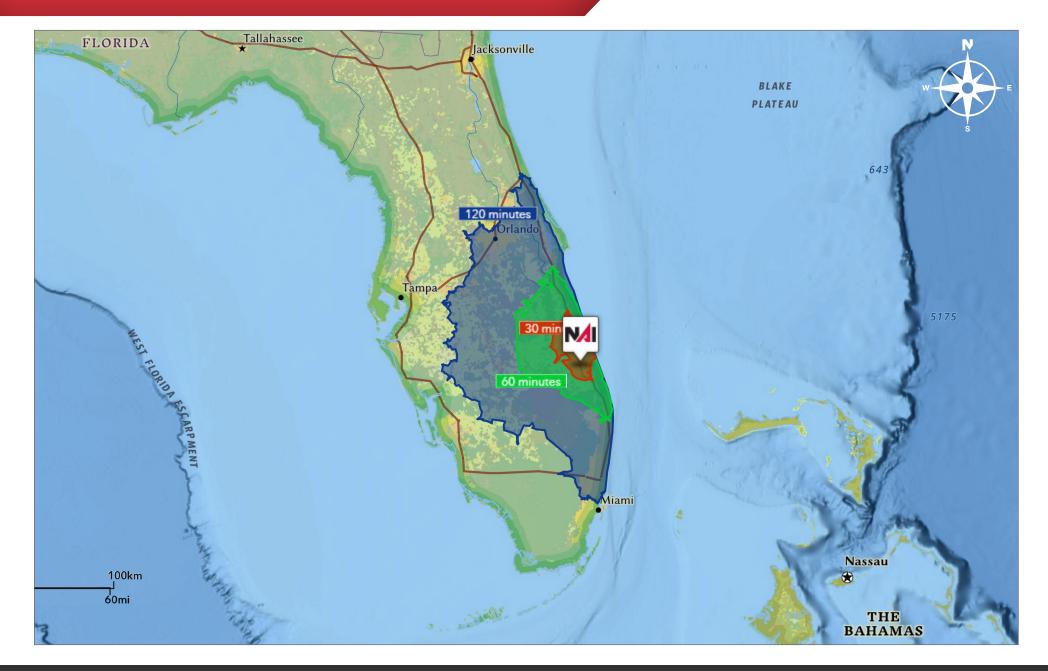
## Additional Photos



## For Sale - New Construction Warehouse

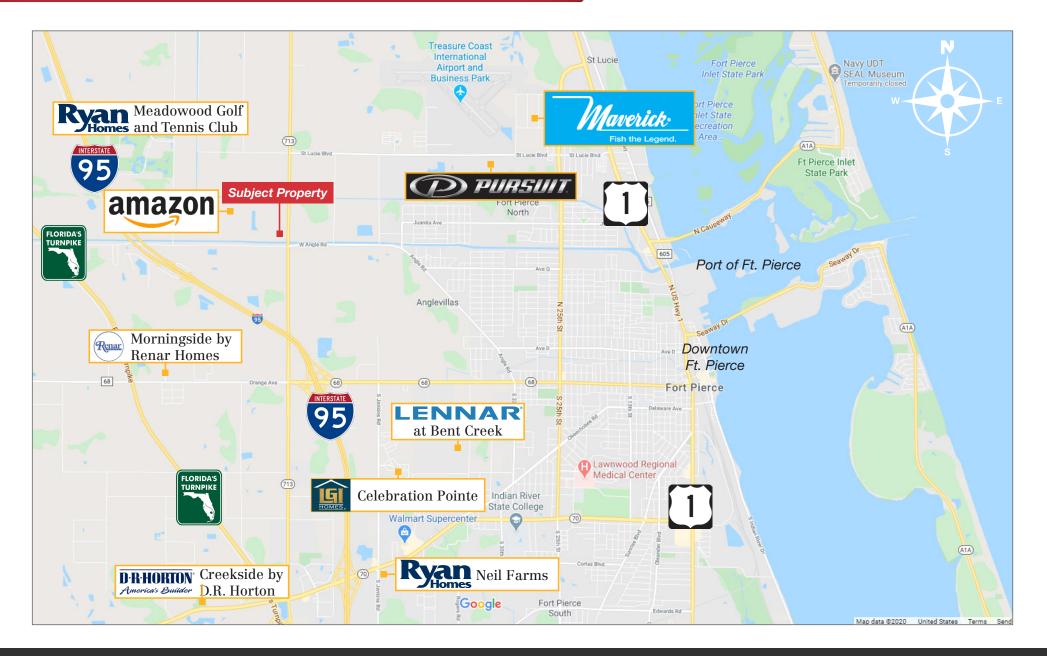
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## **Drive** Time



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## Fort Pierce Development Map



## Foreign Trade Zone

### Advantages of being in a Foreign Trade Zone

		Contact Us Meeti	ing Portal Page Car	SERVICE FINDER	
			Search	٩	
Departments and Servic	ces Government	Things To Do	Business	Residents	
MANAGEMENT AND BUDGET Budgets Purchasing Division	Resultments and Services - Management and Central Florid		rade Zone	e, Inc.	
- Special Taxing Districts		5			
Central Florida Foreign-Trade Zone, Inc.			Fort Szac 🖬 🖬 👔	Share & Bookmark 🗰 Feedback 🚔 Print	
St. Lucie County Erosion Control District	Purpose: Facilitates the economic development of the county. Address: Central Florida Foreign-Trade Zone, Inc., 1903 S. 25th St., Fort Pierce, FL 34947				
St. Lucie County Housing Finance Authority	Fiscal Year: Oct. 1 through Sept. 30				
St. Lucie County Mosquito Control District	Full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates: 288.26 - Foreign trade zones; authority to establish, operate, and maintain.—Any corporation				
St. Lucie County Sustainability District	or government agency shall have the power to apply to the proper authorities of the United States for a grant of the privilege of establishing, operating, and maintaining foreign trade zones and foreign trade subzones under the provisions of the Act of Congress				
St. Lucie County Water and Sewer District	and, when the grant is issued, to accept the grant and to establish, operate, and maintain the foreign trade subzones and do all thrings necessary and proper to carry into effect the establishment, operation, and maintenance of such zones,				
Citizens Budget Committee	all in accordance with the Act of Congress and other applicable laws and rules and regulations.				
Presentations	Mailing address, e-mail address, telephone number: Central Florida Foreign-Trade Zone, Inc., 1903 S. 25th St., Fort Pierce, FL 34947 satterkeemöstluciecoorg (772) 462-1100				
	Description of the boundaries or service area of, and the services provided by, the special district: Treasure Coast International Airport and Business Park (formerly St. Lucie County International Airport)				
	A listing of all taxes, fees, assessments, or charges imposed and collected by the special district: TBD				
	Primary Contact for the District: St. Lucie County Deputy County Administrator Mark Satterlee				

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.

#### 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.

#### No Duty on Value Added

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

#### 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**

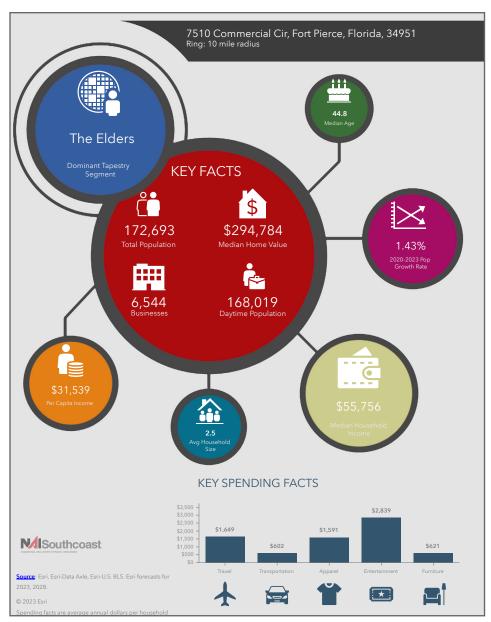
By using an FTZ, the internal controls requirements of the Sarbanes-Oxley Act (Section 404) are met. FTZ and Customs Trade Partnership Against Terrorism (CTPAT) are complementary programs. Participating in both results in increased internal and external security enhancements.



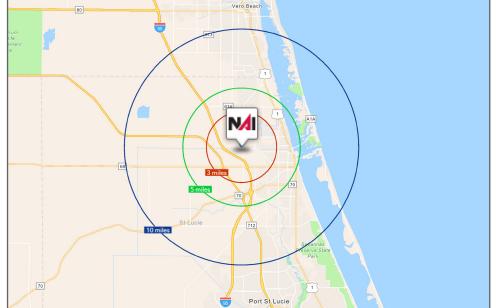
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## **2023** Demographics



F	Population	
•	3 Mile:	12,255
•	5 Mile:	53,058
•	10 Mile:	172,693
A	Average Household I	ncome
•	• 3 Mile:	\$68,210
•	5 Mile:	\$60,532
•	10 Mile:	\$78,644
ľ	Vledian Age	
•	• 3 Mile:	38.2
•	5 Mile:	38.4
•	• 10 Mile:	44.8
	60	



### 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.









### **Offering Summary**

### Presented By



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