# NalSouthcoast



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# FOR LEASE: \$12.00/SF NNN

### **Property Details**

Location:	7506 Commercial Circle Fort Pierce, FL 34951
Parcel ID:	1335-801-0018-000-0
Site Size:	1.82 Acres (79,148 SF)
Frontage:	590 Feet
Zoning:	Industrial Light
Power:	800 Amps, 3 Phase
Building Size:	11,208 SF

\*Space can be demised into units as small as +- 3,800 SF or the entire building can be leased. Units can also be delivered with office space and restroom(s) if desired.

### **Property Overview**

The property is located off Kings Highway in the highly sought-after Kings Highway Industrial Park.

This property offers unmatched flexibility to select the space and terms which are perfect for you and your business.

The property conveniently serves the Treasure Coast and beyond thanks to its easy access to I-95, the Florida Turnpike and close proximity to several primary arterial roads such as Kings Highway and State Road 70.

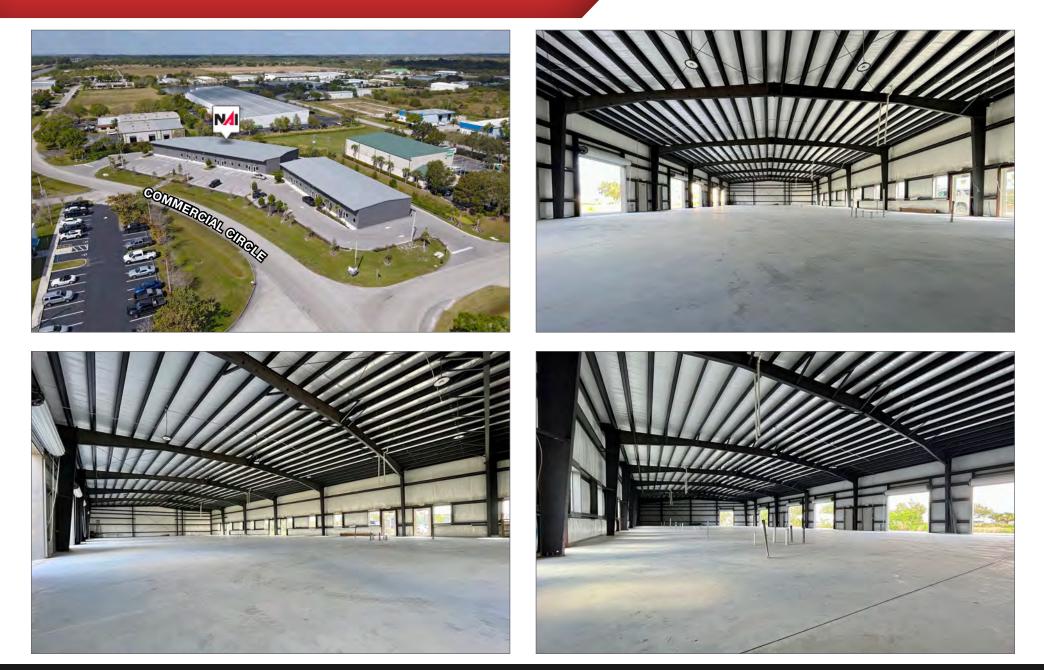
Industrial inventory in the area is low and the quality of this property is high. Don't miss this opportunity to own a brand-new property in one of St. Lucie's most convenient locations.



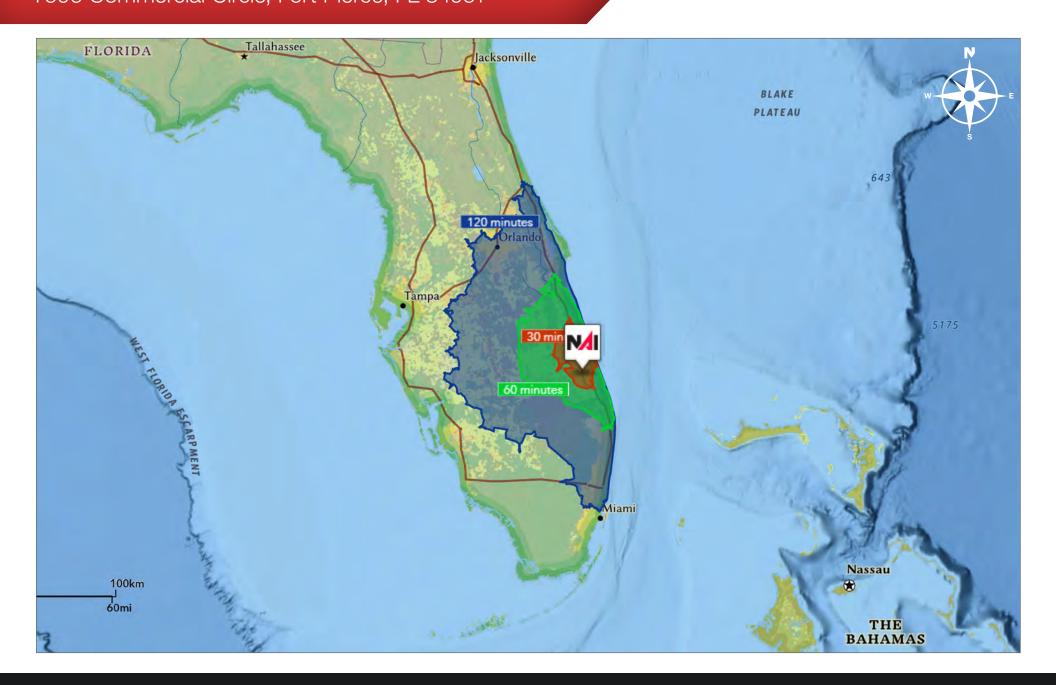




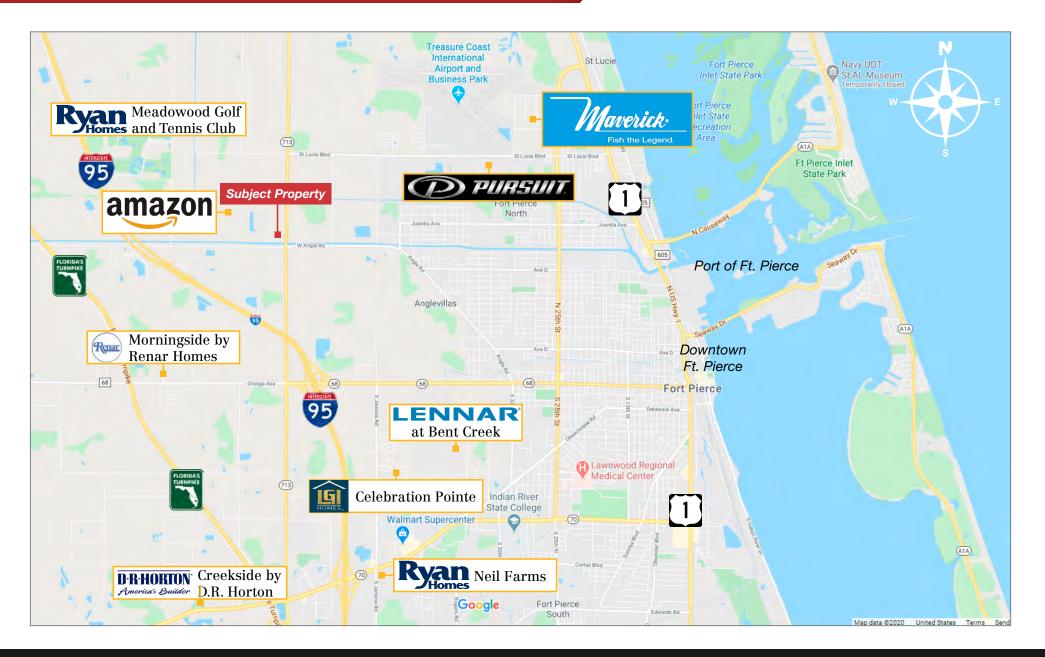
# Additional Photos



## Drive Time



# Fort Pierce Development Map



# Foreign Trade Zone

### Advantages of being in a Foreign Trade Zone

WNTY .			Search	à
Departments and Services	Government	Things To Do	Business	Residents
MANAGEMENT AND BUDGET	Department and Department and			
+ Budgets				100
+ Purchasing Division	Central Florid	a Foreign-Tr	ade Zone	, Inc.
Special Taxing Districts				
Central Plurida Pureign-Trade Zone, Inc.			Fertie DB 01	ben Altoinel 🗰 tenliet 🌢 Co
St. Lucle County Broston Control District	Purpose: Facilitates the economic de Address Centrel Florida Foreign-Trad		rt 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: 288.36 - Foreign trade zoner; authority to establish, operate, and maintain. –Any corporation			
St. Lucie County Sustainability District	or government agency shall have the power to opply to the proper authentics 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 zones and foreign trade subzones and do all things necessary and proper to carry into effect the establishment, operation, and maintenance of such zones.			
Citizens Budget Committee	all is accordance with the Act of Cong	ress and other applicable taxos in	d rules and regulations.	
Presentations	Mailing address, e-mail address, telephone number: Central Florida Foreign-Trade Zone, Inc., 1903 5: 25th St., Fort Pierce			903 5, 25th St., Fort Pierce, FL
	34947 satterientetistiscie.co.org (772	462-1100		
	Description of the boundaries or ser			trict: Treasure Coast International
	Airport and Dusiness Park (formerly St A listing of all taxes, fees, assessme			due: 700
	a thong or all cases, rees, assessme	nts, or charges imposed and col	ected by the special disc	NCC: YOU

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**

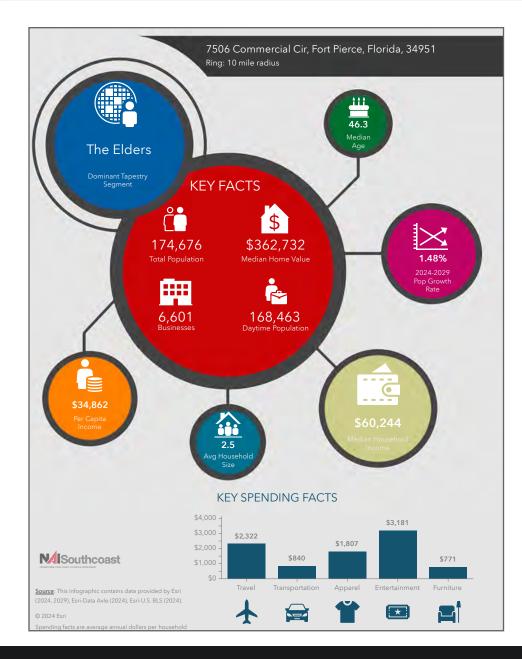
By using an FTZ, the internal controls requirements of the Sarbanes-Oxley Act (Section 404) are met. FTZ and Customs Trade Partnership Against Terrorism (CTPAT) are complementary programs. Participating in both results in increased internal and external security enhancements.



# For Lease - New Construction Warehouse

7506 Commercial Circle, Fort Pierce, FL 34951

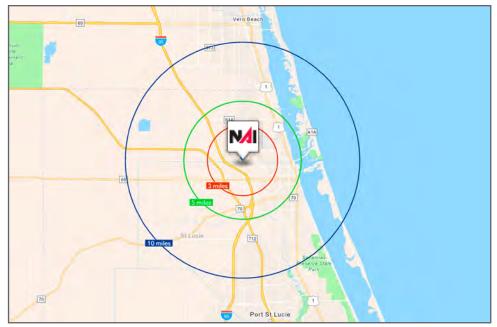
# 2024 Demographics



Popul	lation
opu	auon

• 3 Mile:	11,815			
• 5 Mile:	53,889			
• 10 Mile:	174,676			
Average Household Income				
• 3 Mile:	\$72,792			
• 5 Mile:	\$62,405			
• 10 Mile:	\$87,014			
Vedian Age				
	00.0			

•	3 IVIIIE:	38.0
٠	5 Mile:	38.6
•	10 Mile:	46.3



### 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 358,704 and has experienced growth of over 28% 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 Port St. Lucie, 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 52 schools with a total of 43,612 students and 8,800 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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