

# For Lease - New Construction Warehouse

7506 Commercial Circle, Fort Pierce, FL 34951

# NAI Southcoast



**11,208 SF**  
Will Subdivide

**COMMERCIAL CIRCLE**



**PROPERTY ALSO AVAILABLE FOR SALE**

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FOR LEASE:  
**\$12.00/SF NNN**

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## 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.



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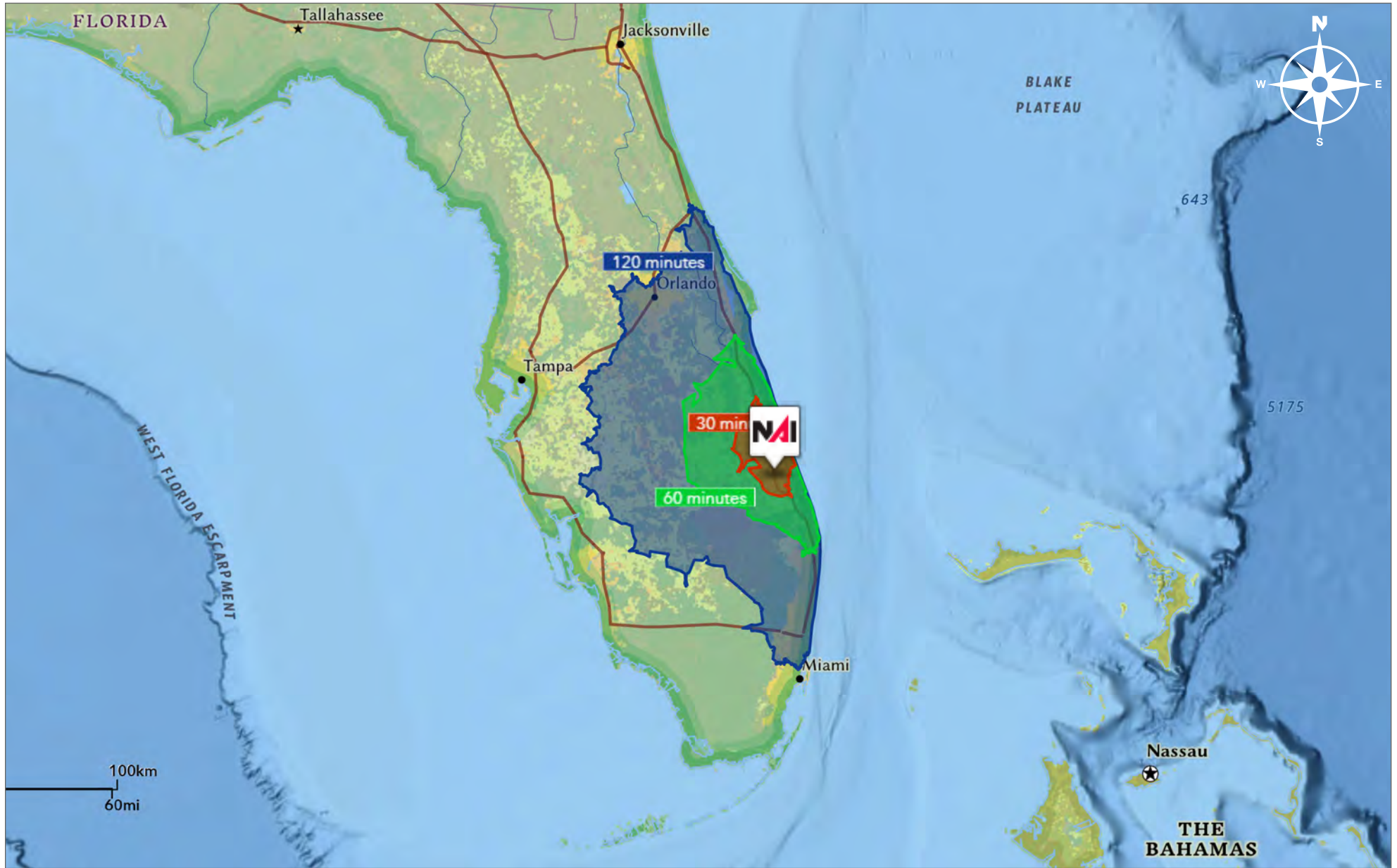
## Additional Photos



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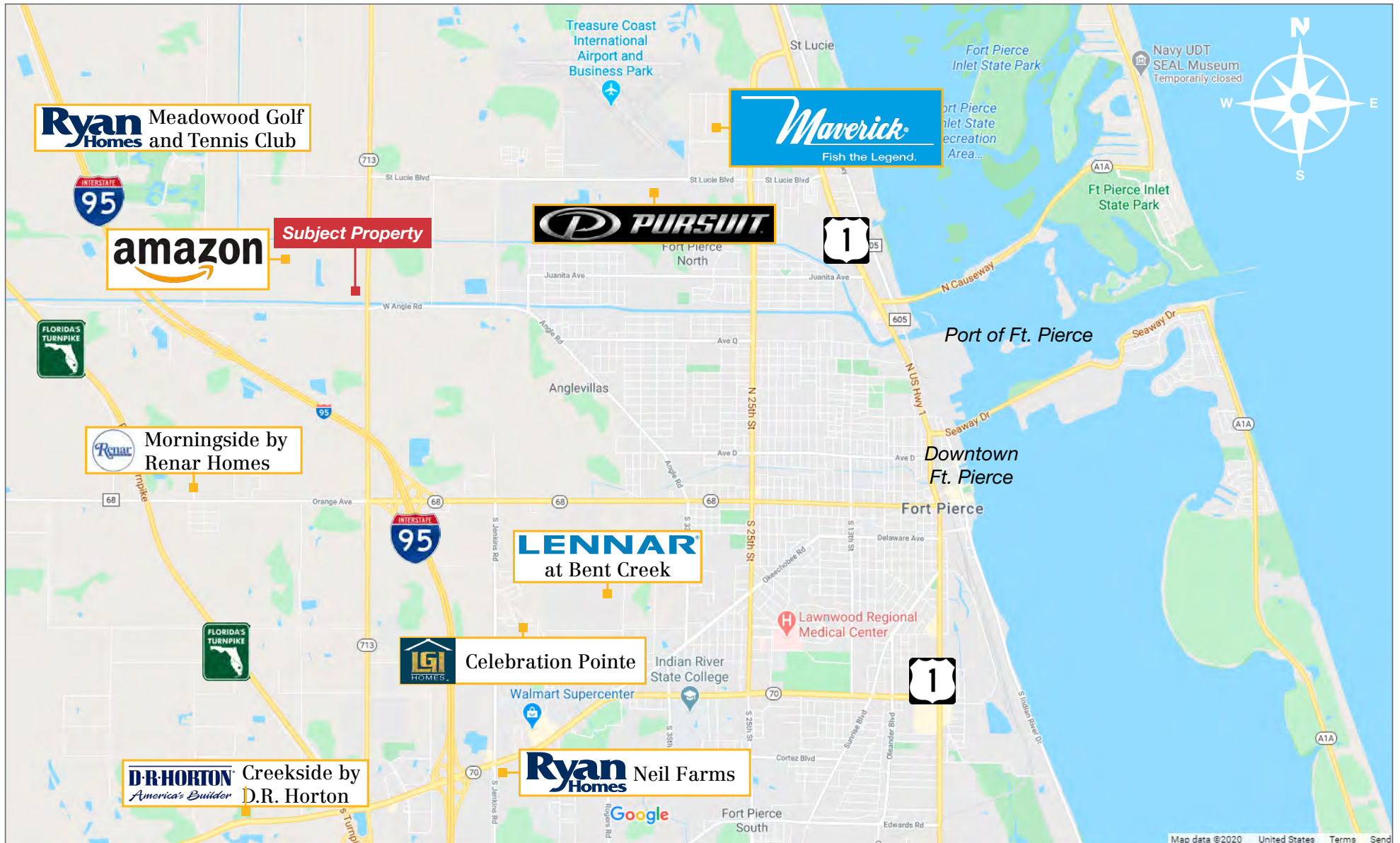
## Drive Time



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# Fort Pierce Development Map



## 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.

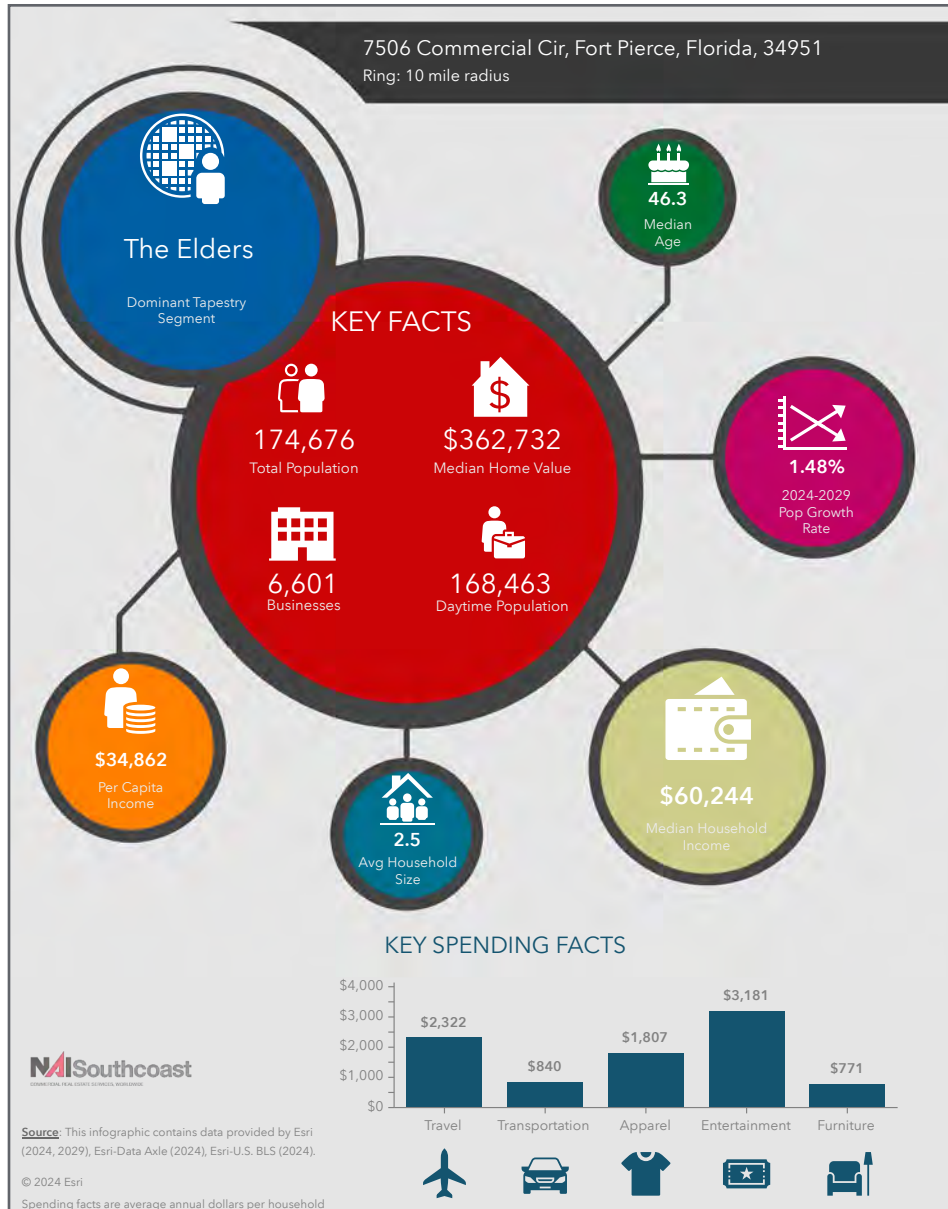
### Enhanced Security

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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## 2024 Demographics



### Population

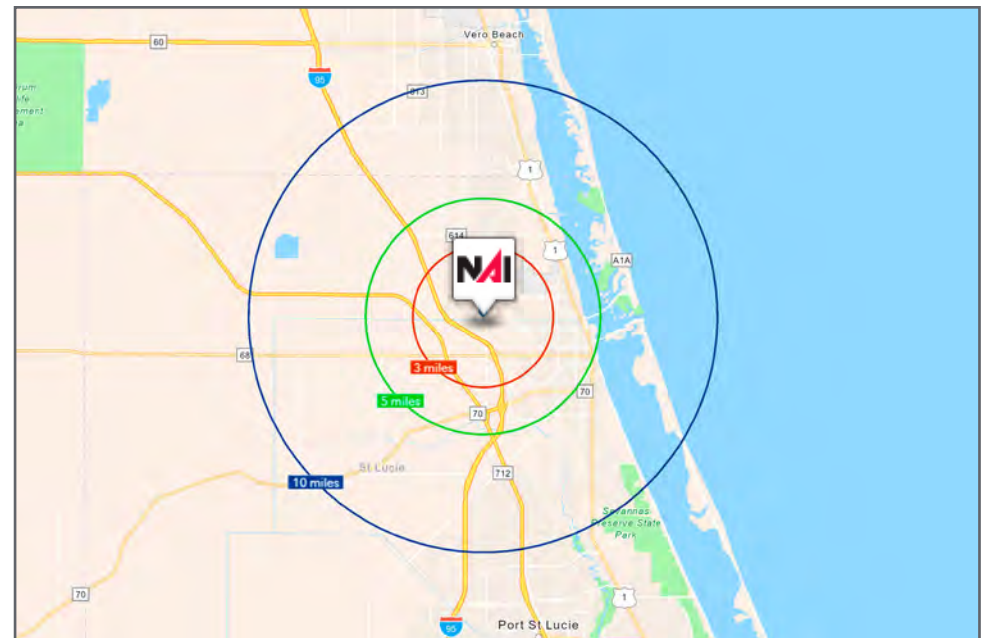
- 3 Mile: 11,815
- 5 Mile: 53,889
- 10 Mile: 174,676

### Average Household Income

- 3 Mile: \$72,792
- 5 Mile: \$62,405
- 10 Mile: \$87,014

### Median Age

- 3 Mile: 38.6
- 5 Mile: 38.6
- 10 Mile: 46.3





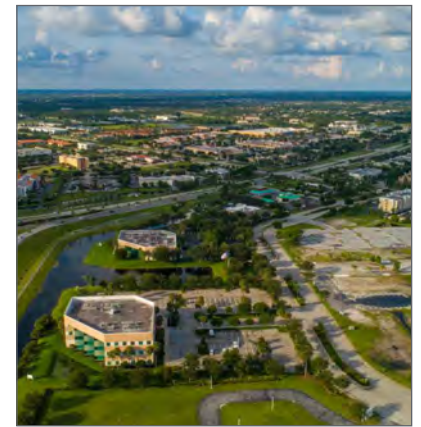
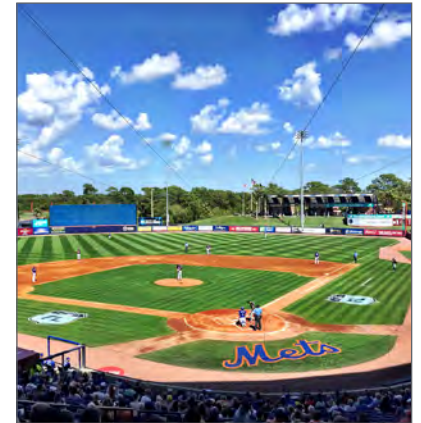
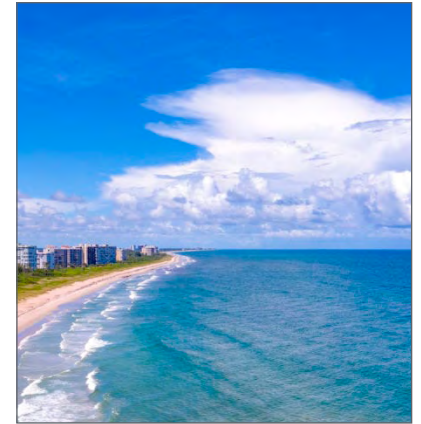
# County Overview

## 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.



Presented By



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