

# Runway's End Commerce Center

3200 & 3250 St Lucie Boulevard  
Fort Pierce, FL 34946

FOR SALE:

**\$8,200,000 (\$164.00/SF)**

Real Estate Only, Showing by Appointment Only.

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**NAI Southcoast**



## Offering Summary

**Sale Price:** \$8,200,000 (\$164.00/SF)

## Description

Runway's End Commerce Center is an exceptionally well built light industrial property. The property features two tilt wall concrete buildings built in 2007. With 20,000 SF of 1st floor area and about 5,000 SF of second floor and mezzanine space in each building these buildings were original designed for multiple tenants, but built out as a single tenant in each building. The 4.57 acre site is partially fenced and gated with electronic access, a loading dock and designated outside storage areas.

Currently the facility houses Islamorada Brewery and Distillery's production facility. One building (25,000 SF) would be available for immediate occupancy and the seller would lease back the other for a short term.

## Building Features

**Size:** ±50,000 Square Feet

**Building Height:** 22' Clear Height

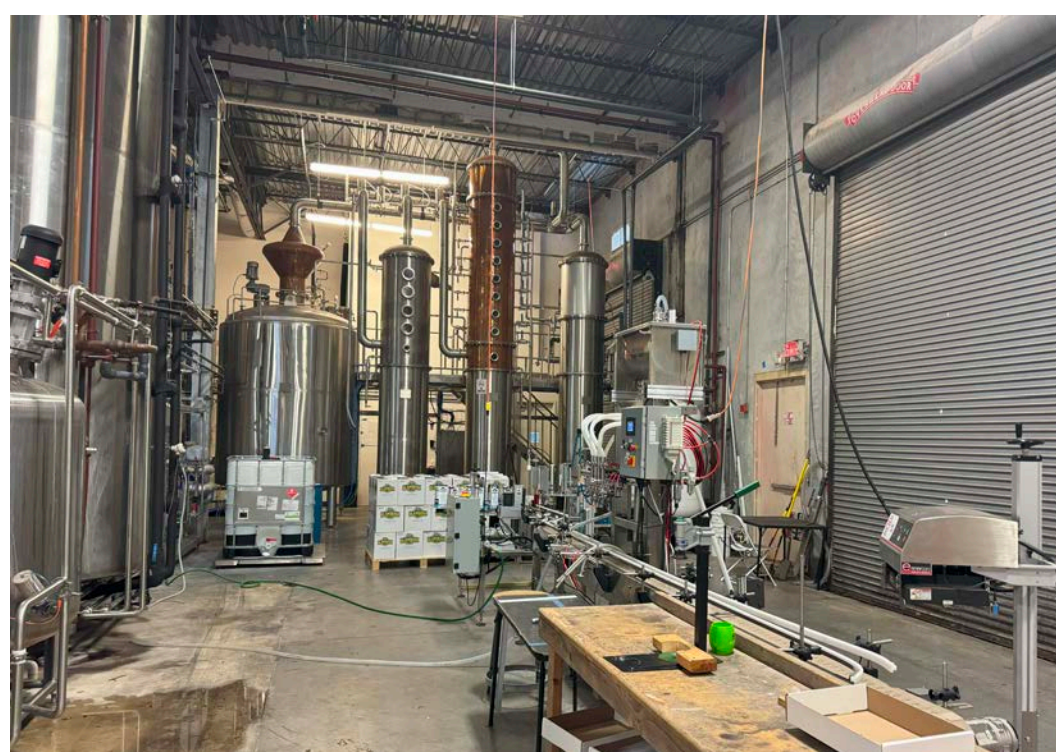
**Overhead Doors:** 14 OH Doors

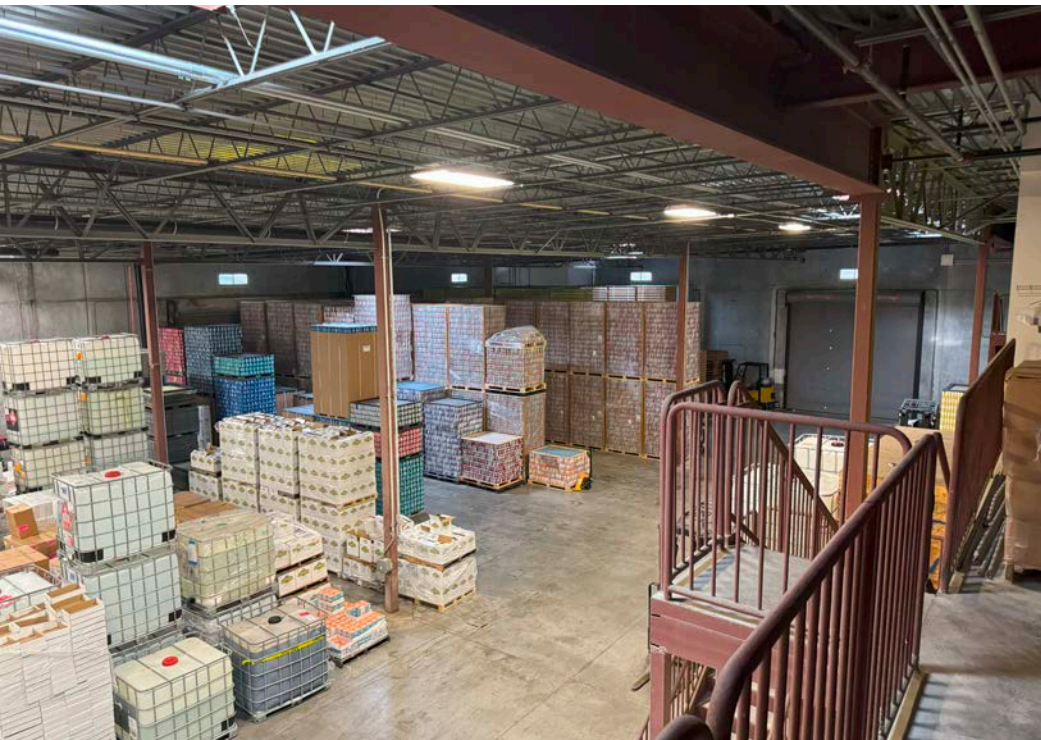
**Glass:** Impact Storefront Glass

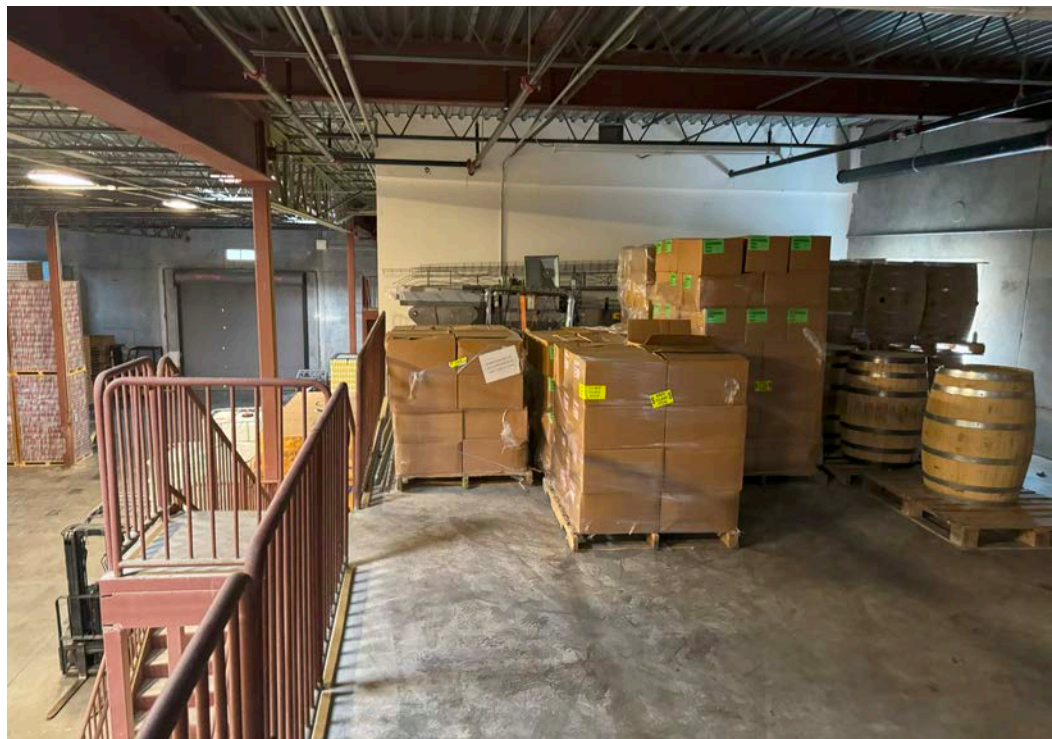
**Power:** 600 Amp Tenant Service and 100 Amp House Service Per Building

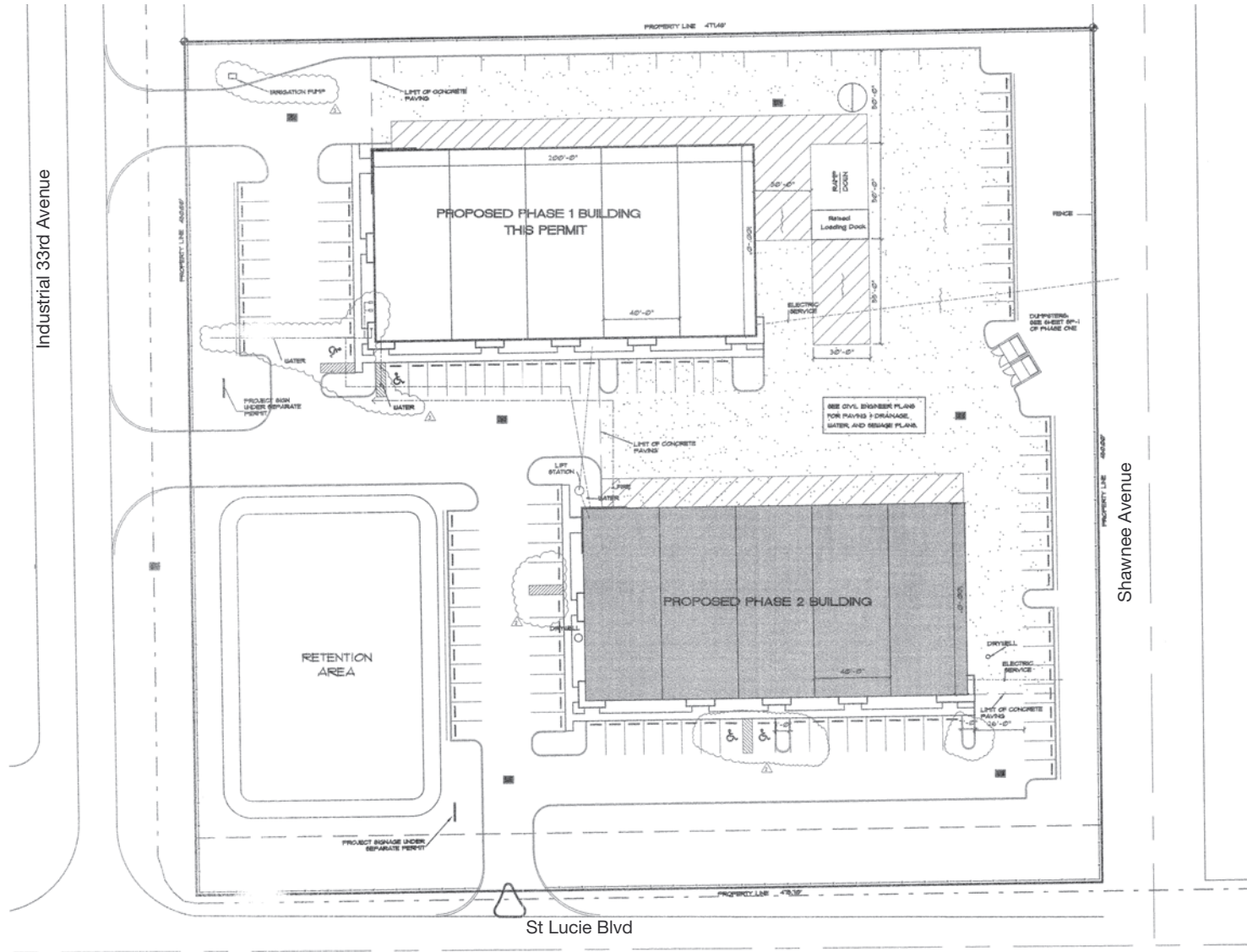
**Site Area:** 4.57 Acres

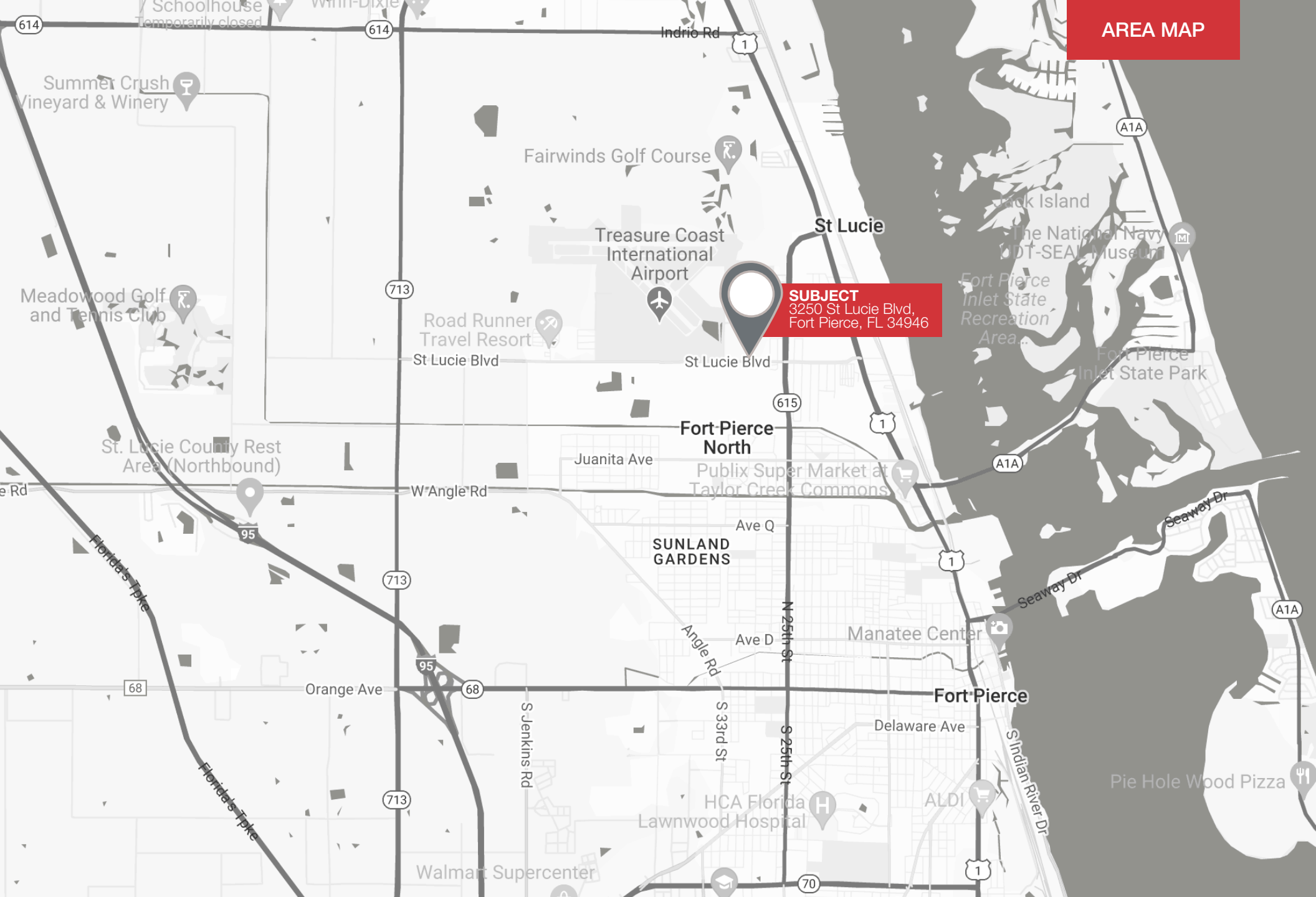


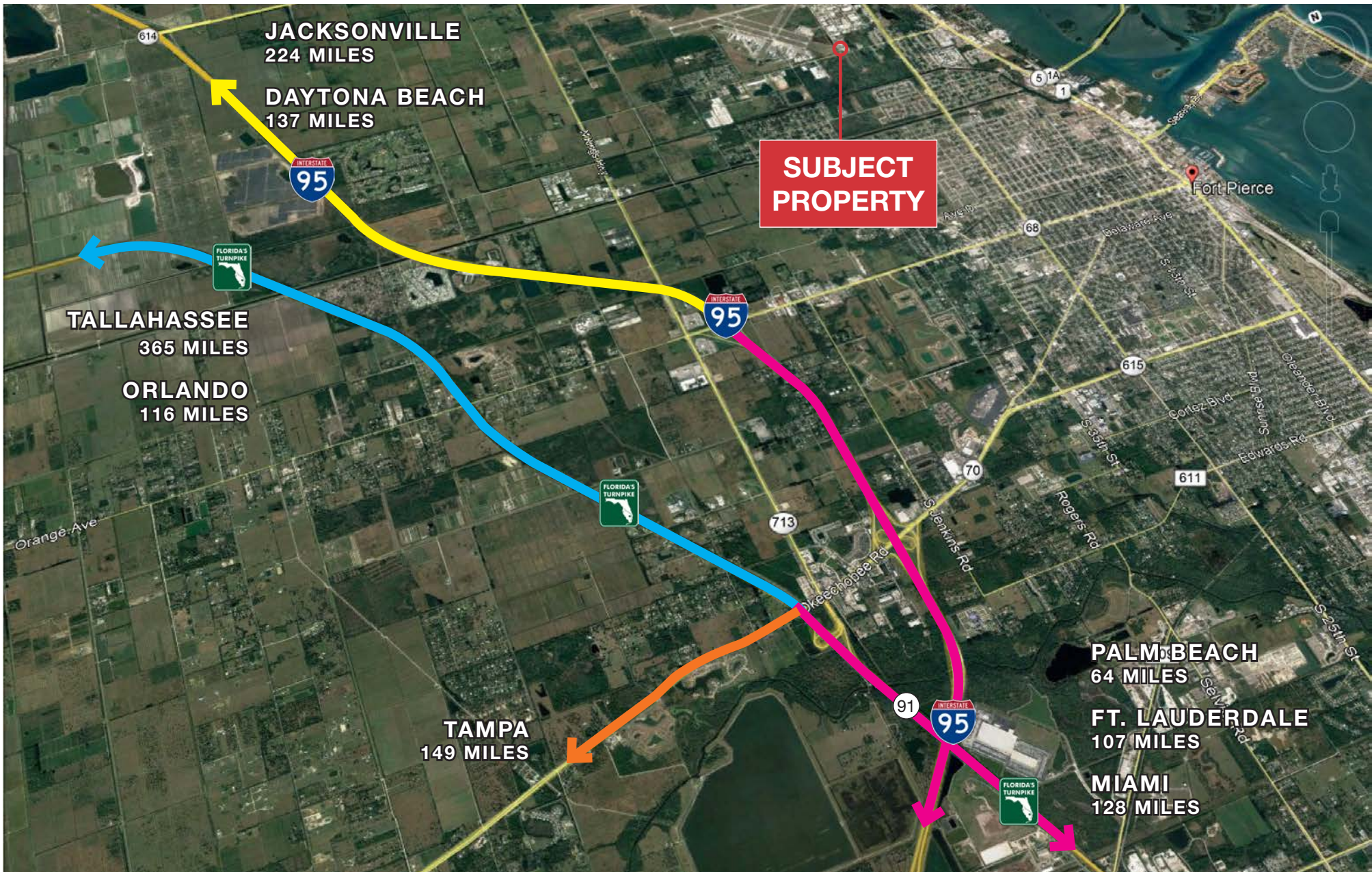






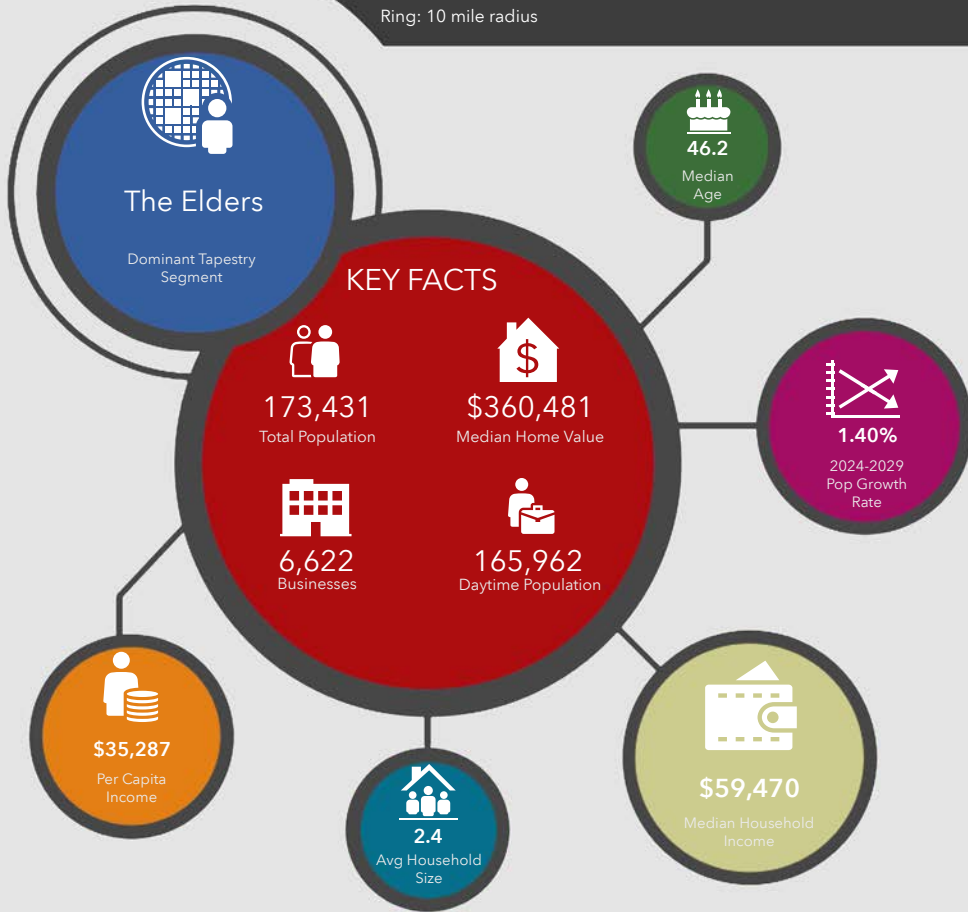




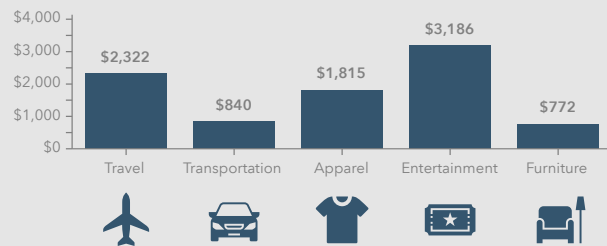




3250 Saint Lucie Blvd, Fort Pierce, Florida, 34946 3  
Ring: 10 mile radius



**KEY SPENDING FACTS**



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

**Population**

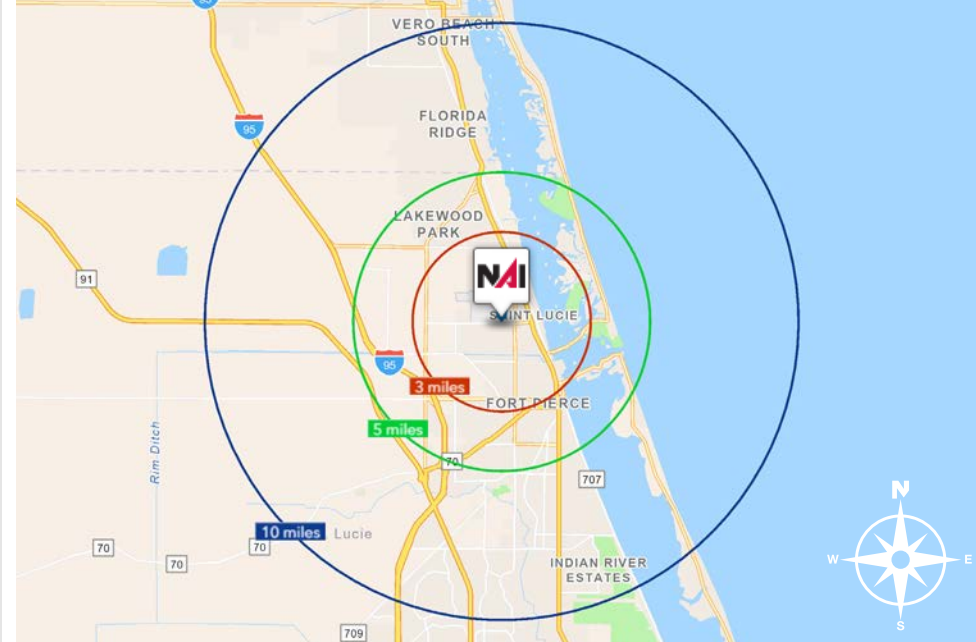
|          |         |
|----------|---------|
| 3 Mile:  | 23,892  |
| 5 Mile:  | 67,239  |
| 10 Mile: | 173,431 |

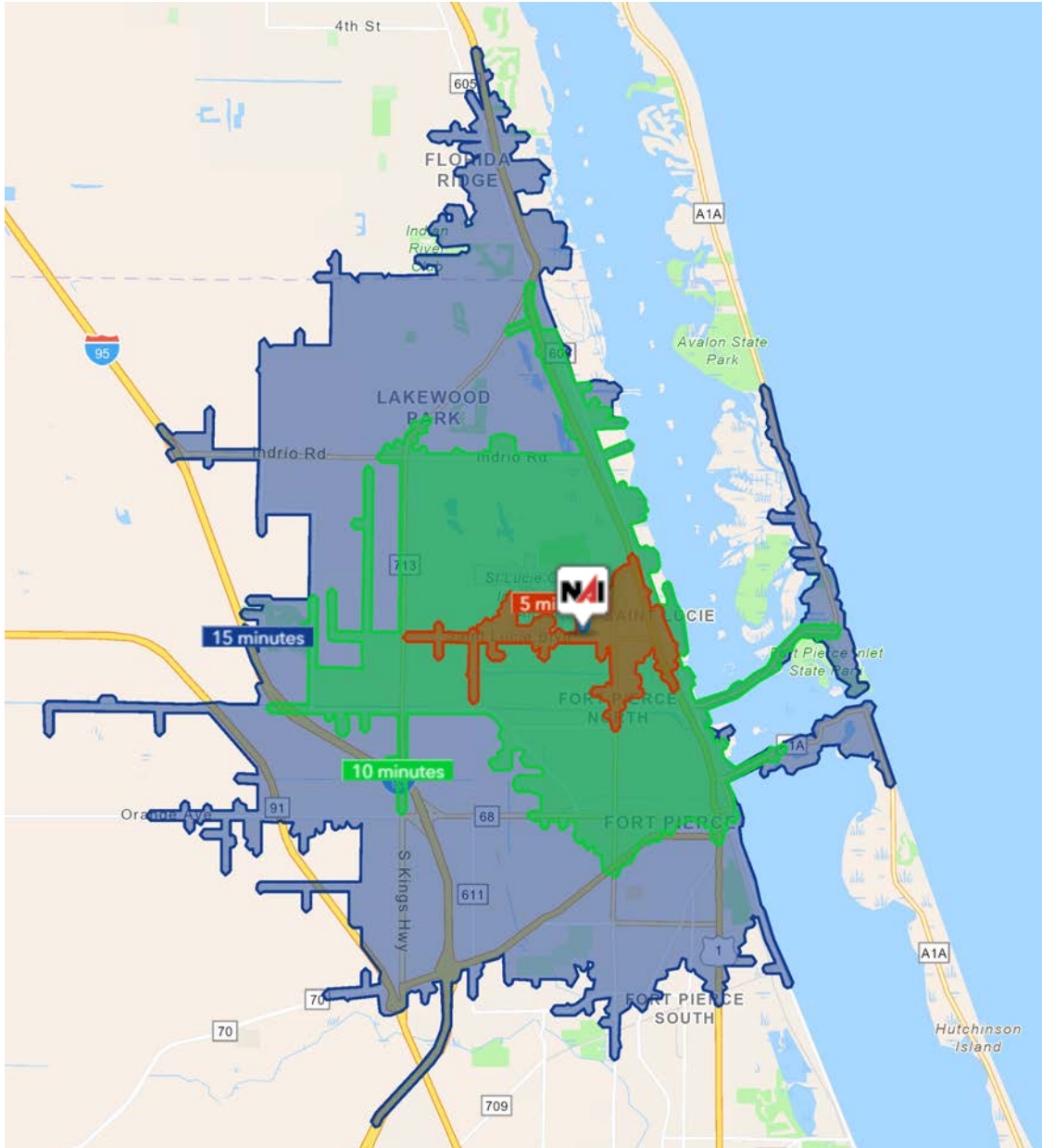
**Average Household Income**

|          |          |
|----------|----------|
| 3 Mile:  | \$45,373 |
| 5 Mile:  | \$67,560 |
| 10 Mile: | \$87,174 |

**Median Age**

|          |      |
|----------|------|
| 3 Mile:  | 36.9 |
| 5 Mile:  | 42.2 |
| 10 Mile: | 46.2 |





| 5 Minutes   | 10 Minutes  | 15 Minutes  |
|---|---|---|
| <b>2,012</b><br>2010 Population                                   | <b>22,876</b><br>2010 Population                                  | <b>65,881</b><br>2010 Population                                  |
| <b>2,248</b><br>2024 Population                                   | <b>25,639</b><br>2024 Population                                  | <b>76,096</b><br>2024 Population                                  |
| <b>11.7%</b><br>2010-2024<br>Population Growth                    | <b>12.07%</b><br>2010-2024<br>Population Growth                   | <b>15.5%</b><br>2010-2024<br>Population Growth                    |
| <b>(0.16)%</b><br>2024-2029 (Annual)<br>Est. Population Growth    | <b>0.02%</b><br>2024-2029 (Annual)<br>Est. Population Growth      | <b>0.46%</b><br>2024-2029 (Annual)<br>Est. Population Growth      |
| <b>43.0</b><br>2024 Median Age                                    | <b>37.4</b><br>2024 Median Age                                    | <b>42.5</b><br>2024 Median Age                                    |
| <b>\$45,346</b><br>Average Household<br>Income                    | <b>\$46,799</b><br>Average Household<br>Income                    | <b>\$69,258</b><br>Average Household<br>Income                    |
| <b>15.9%</b><br>Percentage with<br>Associates Degree<br>or Better | <b>17.8%</b><br>Percentage with<br>Associates Degree<br>or Better | <b>31.3%</b><br>Percentage with<br>Associates Degree<br>or Better |
| <b>43.1%</b><br>Percentage in White<br>Collar Profession          | <b>44.4%</b><br>Percentage in White<br>Collar Profession          | <b>51.5%</b><br>Percentage in White<br>Collar Profession          |

# St Lucie County

Economic Expansion, 2019 - Present

| Calendar Year                     | Company  | Industry                             | Location               | Project Scope  | Jobs  | Jobs | Jobs | Value       |           |
|-----------------------------------|--|--------------------------------------|------------------------|----------------|-------|------|------|-------------|-----------|
| 2019                              | Dirty Deeds Cleaning Service                                 | Small Business                       | St. Lucie County       | EXPANSION      | 31    | 44   | 26   | 6,000       |           |
|                                   | Drexel Metals  | Manufacturing                        | Port St. Lucie         | NEW            | 25    | 0    | 7    | 25,000      |           |
|                                   | PlusOneAir   | Aviation                             | St. Lucie County       | NEW            | 25    | 0    | 38   | 25,000      |           |
|                                   | Pursuit Boats II   | Marine                               | St. Lucie County       | EXPANSION      | 200   | 404  | 652  | 236,000     |           |
|                                   | Ross Mixing  | Manufacturing                        | Port St. Lucie         | EXPANSION      | 16    | 40   | 46   | 55,000      |           |
| 2020                              | California Closets   | Warehouse/Distribution               | St. Lucie County       | EXPANSION      | 10    | 28   | 48   | 10,000      |           |
|                                   | Citrus Extracts  | Manufacturing                        | Fort Pierce            | NEW            | 40    | 35   | 25   | 75ft. Tower |           |
|                                   | FedEx Ground   | Warehouse/Distribution               | Port St. Lucie         | NEW            | 490   | 0    | 469  | 245,000     |           |
|                                   | Indian River Spirits   | Manufacturing                        | St. Lucie County       | NEW            | 5     | 0    | 0    | 20,000      |           |
|                                   | Interstate Crossroads Business Center by The Silverman Group | Industrial Development               | Fort Pierce            | NEW            | 755*  | 0    | 0    | 1,133,000   |           |
|                                   | Legacy Park at Tradition by Sansone Group                    | Industrial Development               | Port St. Lucie         | NEW            | 2,146 | 0    | ‡    | 3,220,000   |           |
|                                   | Total Truck Parts  | Warehouse/Distribution               | Port St. Lucie         | EXPANSION      | 10    | 16   | 15   | 51,780      |           |
|                                   | Wollfube   | Warehouse/Distribution               | St. Lucie County       | NEW            | 15    | 0    | 15   | 30,000      |           |
|                                   | 2021   | Amazon First-mile Fulfillment Center | Warehouse/Distribution | Port St. Lucie | NEW   | 500  | 0    | 0           | 1,100,000 |
|                                   |  | Chandler Bats                        | Manufacturing          | Port St. Lucie | NEW   | 11   | 0    | 17          | 17,000    |
| Chemical Technologies Holdings    |  | Manufacturing                        | St. Lucie County       | NEW            | 5     | 0    | 2    | 8,000       |           |
| Cheney Brothers                   |  | Warehouse/Distribution               | Port St. Lucie         | NEW            | 350   | 0    | 201  | 427,000     |           |
| Contender Boats                   |  | Marine                               | St. Lucie County       | NEW            | 200   | 0    | 131  | 100,000     |           |
| D&D Welding                       |  | Manufacturing                        | St. Lucie County       | EXPANSION      | 10    | 32   | 40   | 33,000      |           |
| FA Precast                        |  | Manufacturing                        | St. Lucie County       | EXPANSION      | 0     | 22   | 23   | 17,000      |           |
| Freshco/Indian River Select       |  | Manufacturing                        | Fort Pierce            | EXPANSION      | 20    | 90   | 95   | 16,375      |           |
| Jansteel                          |  | Manufacturing                        | Port St. Lucie         | NEW            | 55    | 0    | 0    | 67,193      |           |
| Kings Logistics Center            |  | Industrial Development               | St. Lucie County       | NEW            | 433*  | 0    | 52   | 650,000     |           |
| Maverick Boat Group               |  | Marine                               | St. Lucie County       | EXPANSION      | 150   | 520  | 470  | 106,000     |           |
| South Florida Logistics Center 95 |  | Industrial Development               | St. Lucie County       | NEW            | 866*  | 0    | 0    | 1,300,000   |           |
| SRS Distribution                  |  | Warehouse/Distribution               | Fort Pierce            | NEW            | 11    | 0    | 20   | 32,000      |           |

| Company                         | Industry               | Location         | Project Scope | Projected New Jobs | Baseline Employment | 2023 Total Employment | Facility Square Footage |
|---------------------------------|------------------------|------------------|---------------|--------------------|---------------------|-----------------------|-------------------------|
| Amazon Delivery Station         | Warehouse/Distribution | Port St. Lucie   | NEW           | 200**              | 170                 | 300                   | 220,000                 |
| Arcosa Meyer Utility Structures | Manufacturing          | St. Lucie County | NEW           | 99                 | 0                   | 12                    | 89,000                  |
| Glades Commerce Center          | Industrial Development | Port St. Lucie   | NEW           | 192*               | 0                   | 0                     | 287,500                 |
| Glades Logistics Park           | Industrial Development | Port St. Lucie   | NEW           | 236*               | 0                   | 0                     | 354,200                 |
| Interstate Commerce Center      | Industrial Development | Fort Pierce      | NEW           | 138*               | 0                   | 0                     | 207,458                 |
| Islamorada Distillery           | Manufacturing          | St. Lucie County | EXPANSION     | 15                 | 0                   | 8                     | 19,841                  |
| Islamorada Warehouse            | Warehouse/Distribution | St. Lucie County | EXPANSION     | 0                  | 0                   | 0                     | 22,000                  |
| Legacy Park Spec A & Spec B     | Industrial Development | Port St. Lucie   | NEW           | 459*               | 0                   | 10                    | 688,000                 |
| MJC Express                     | Transportation         | Fort Pierce      | NEW           | 25                 | 0                   | 0                     | 6,000                   |
| Pursuit Boats Phase 3           | Marine                 | St. Lucie County | EXPANSION     | 100                | 634                 | 652                   | 109,000                 |
| St. Lucie Commerce Center       | Industrial Development | Fort Pierce      | NEW           | 800*               | 0                   | 0                     | 1,200,000               |
| Tenet Health                    | Life Sciences          | Port St. Lucie   | NEW           | 600‡               | 0                   | 0                     | 181,925                 |
|                                 |                        |                  |               | <b>2,864</b>       | <b>804</b>          | <b>982</b>            | <b>3,384,924</b>        |

| Company                           | Industry                  | Location       | Project Scope | Projected New Jobs | Baseline Employment | 2023 Total Employment | Facility Square Footage |
|-----------------------------------|---------------------------|----------------|---------------|--------------------|---------------------|-----------------------|-------------------------|
| Accel Industrial Park             | Industrial Development    | Port St. Lucie | NEW           | 259*               | 170                 | 0                     | 389,000                 |
| Dragonfly Commerce Park           | Industrial Development    | Port St. Lucie | NEW           | 270*               | 0                   | 0                     | 405,508                 |
| LactaLogics                       | Life Science/Headquarters | Port St. Lucie | NEW           | 60                 | 0                   | 3                     | 60,000                  |
| Legacy Park Cold Storage Facility | Warehouse/Distribution    | Port St. Lucie | NEW           | 253*               | 0                   | 0                     | 380,000                 |
| Orange 95 Commerce Center         | Industrial Development    | Fort Pierce    | NEW           | 391*‡              | 0                   | 0                     | 587,000‡                |
| Tradition Commerce Park           | Industrial Development    | Port St. Lucie | NEW           | 355*               | 0                   | 0                     | 532,346                 |
| Treasure Coast Food Bank          | Warehouse/Distribution    | Fort Pierce    | EXPANSION     | 53                 | 71                  | 71                    | 113,000                 |
| Twin Vee                          | Marine                    | Fort Pierce    | EXPANSION     | 0                  | 120                 | 120                   | 23,456                  |
|                                   |                           |                |               | <b>1,641</b>       | <b>361</b>          | <b>194</b>            | <b>2,490,310</b>        |

\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 \*\* New facility in 2022, jobs transferred from 2019 project ‡ Includes full-time, part-time and per diem workers

## City of Ft. Pierce, Florida

Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

## 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.





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