

INDUSTRIAL FOR LEASE
20,478 - 106,147 SF

Interstate Commerce Center

3800 Crossroads Parkway
Fort Pierce FL 34945

NEW CONSTRUCTION READY FOR OCCUPANCY IN APRIL 2023



HIGHLIGHTS

- » Ideally situated at the northernmost interchange between Florida's Turnpike and Interstate 95
- » Provides quick highway access to 37% of Florida's population within two hours and 92% within 4 hours
- » No municipal bonds to repay

Juan P. Restrepo  (954) 866-0246  juan@jblmgmt.com

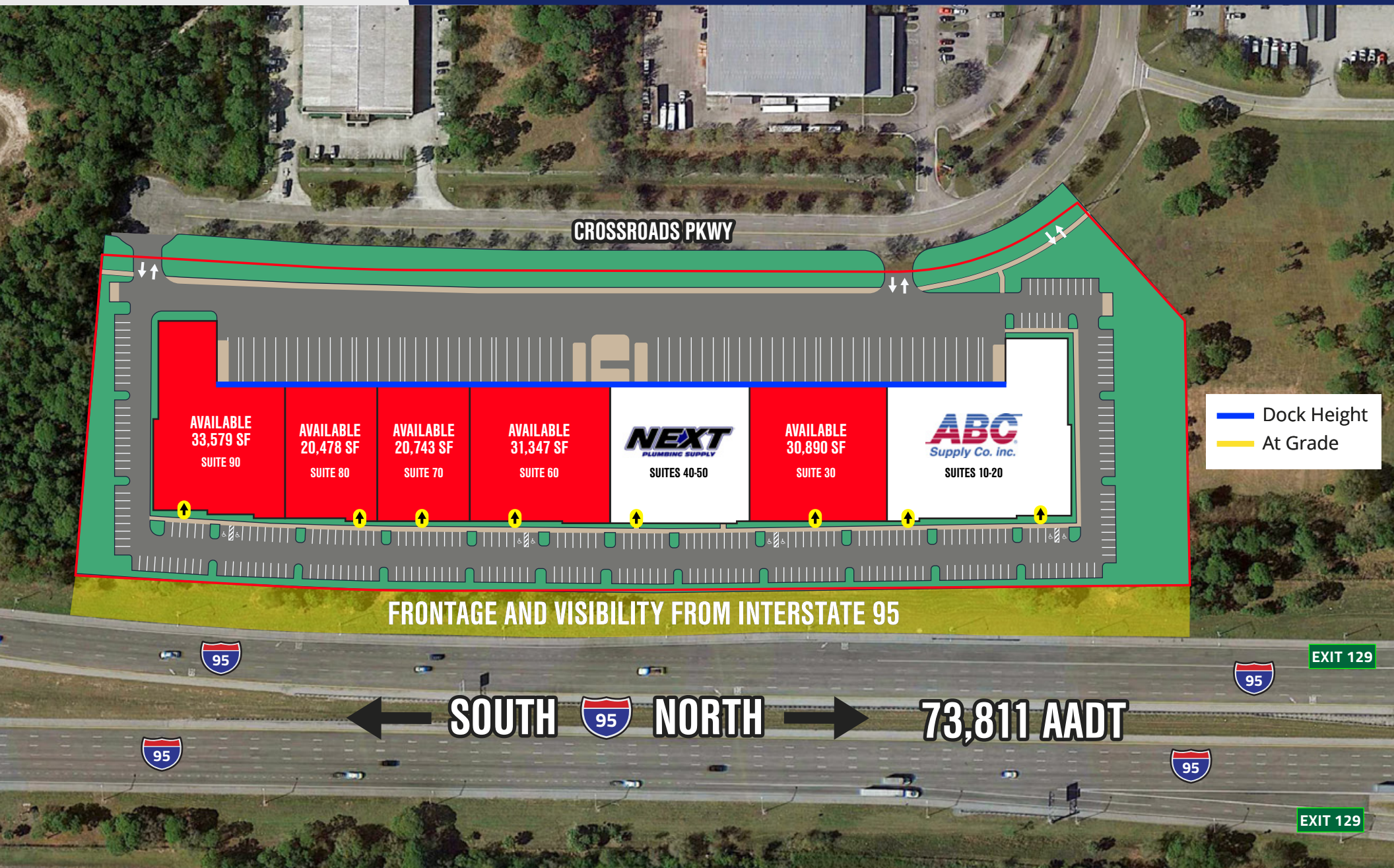
Javier Masferrer

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ASSET MANAGEMENT

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HIGHLIGHTS

- » Availability to accommodate tenants starting at 20,478 SF
- » Suites 60-90 can be combined for a total of 106,147 SF
- » As of right zoning for Light Industrial, Warehouse & Freight, Wholesale Trade
- » Direct frontage on Interstate 95 for excellent visibility and branding opportunities
- » 12.7 acres accommodates a purpose-built new construction facility totaling 211,547 SF
- » Fort Pierce and surrounding areas are home to a large, well educated workforce
- » 32' clear heights

DEMOGRAPHICS

	5-Mile	15-Mile	30-Mile
Population:	78,720	389,469	667,620
Households	27,398	152,213	271,109
Average HH Income	\$59,264	\$76,090	\$80,832
Daytime Population	81,166	360,794	648,105

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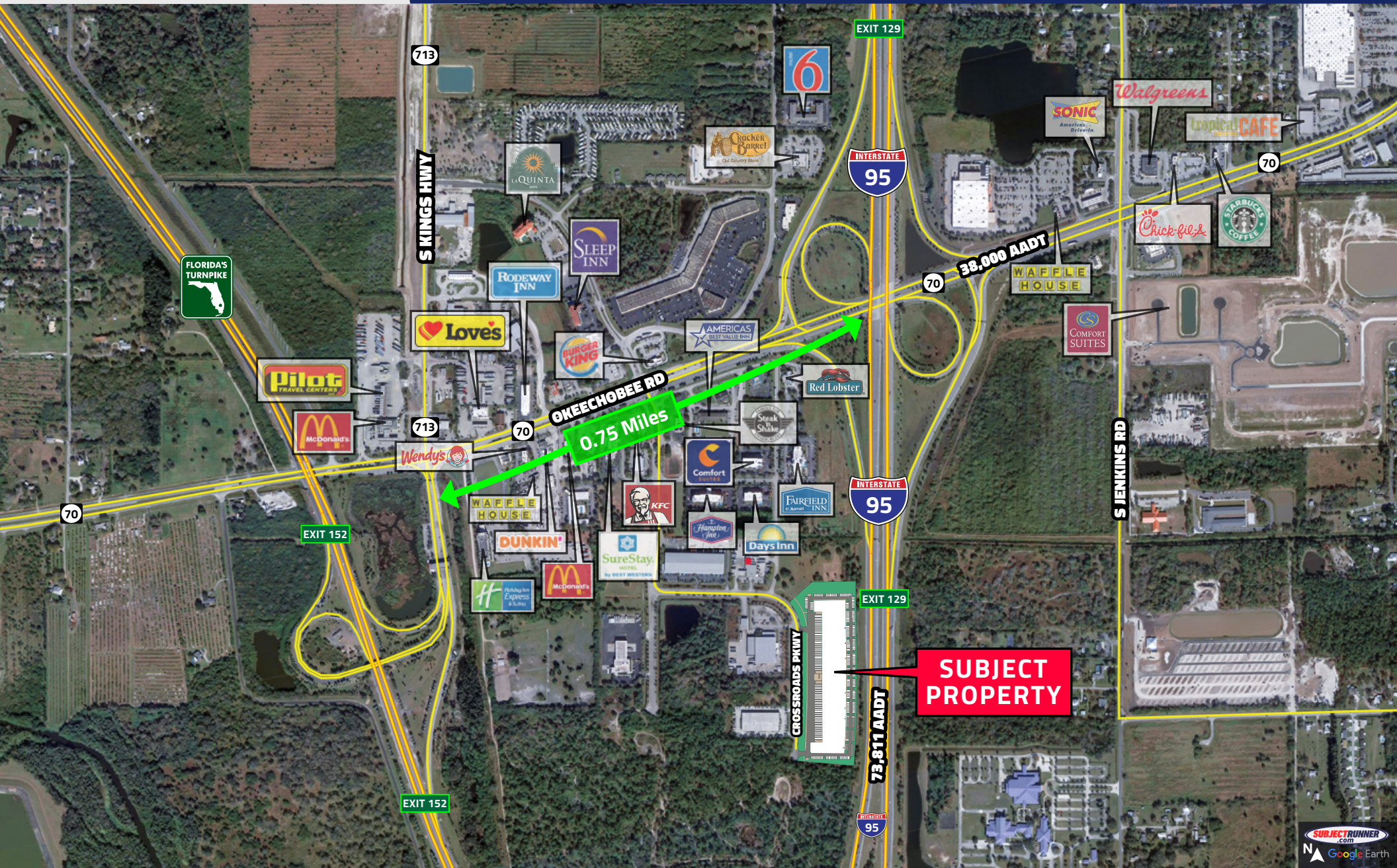
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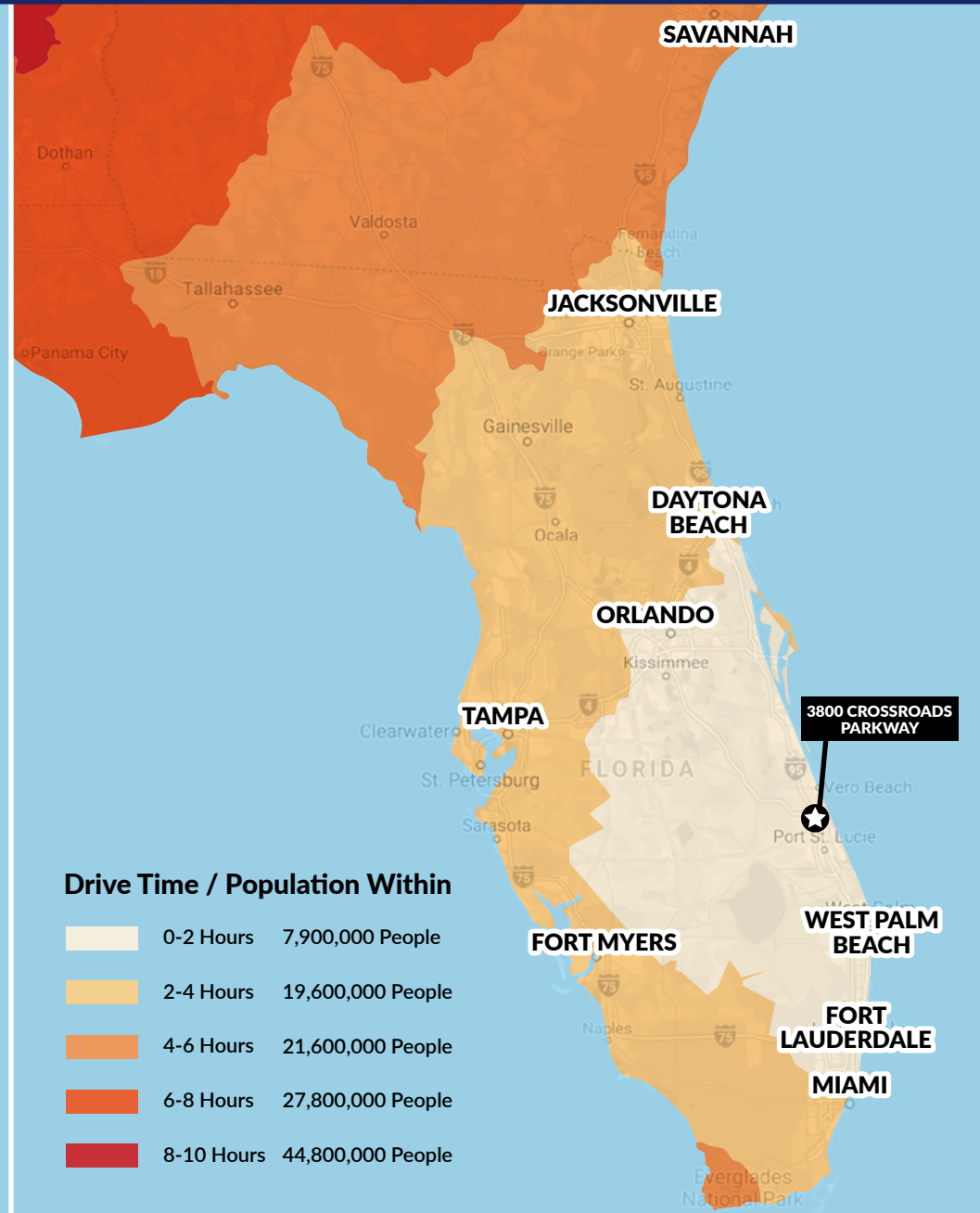
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