

BUILD TO SUIT | FOR SALE OR LEASE

Legacy Park

AT TRADITION



SW BECKER ROAD AT I-95 | PORT ST LUCIE, FL



For Lease



2022/2023
Delivery



Quality Labor
Market



Immediate
Interstate Access



Highly Improved
Infrastructure



Prime Location for both Regional and Local Distribution Facilities

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CBRE

PROPOSED SITE PLAN

AVAILABLE FOR LEASE

CONSTRUCTION UNDERWAY



BUILDING OVERVIEW

+ SITE CLEARING UNDERWAY NOW

- + Institutional Class A Concrete Tilt Wall Buildings
- + New Construction Build-To-Suit Opportunity
- + ±2,000,000 SF delivering 2022/2023
- + From 160' to 620' deep
- + Power - To Suit
- + ESFR Fire Sprinklers
- + Close Proximity To Amenities
- + Abundant Labor Supply
- + Major Distribution Neighbors:
Wal-Mart (+/-1,200,000 SF),
City Electric (+/-400,000 SF)



BUILDING RENDERING

SITE PLAN

PROPERTY DETAILS

AND AREA INFORMATION

Under Construction - 2022 Delivery



For Lease or
Build to Suit



Direct Frontage
and Visibility
Along I-95



Total Site Size
of ± 400 Acres



Development Potential
of up to $\pm 6.2M$ SF



Direct I-95 access
via SW Becker Road



Building Sizes Range
from $\pm 100k$ SF
to $\pm 1,100,000$ SF

Build to Suit - Over
 $\pm 2M$ SF Possible



Ideal for large box
distribution space to
service South Florida,
Central Florida and
the West Coast



Abundant
Amenities



Tradition Community

Legacy Park at Tradition is Located in Port St. Lucie, Florida within the Master Planned Community of Tradition

- + Port St. Lucie is the #1 Safest, Large City in Florida
- + Port St. Lucie is the Third Largest City in South Florida
- + 21 Miles of Pristine Beaches
- + 3,500+ Residences Built or Permitted in Immediate Area
- + Top in Nation for Millennials Buying Their First Home
- + Close to Cleveland Clinic, Keiser Univ., and City Electric

Prime Location

- + Centralized location with Immediate Highway Access
- + Pro-business environment
- + Expedited plan review, Fast Track Permitting, Pro-growth Government
- + Very professional and aggressive local Economic Development Council
- + Low Cost of Living with Most Affordable Housing
- + ZERO state income tax
- + 3 to 5 times faster population growth projections for 2035 than any other South Florida County
- + Highway, rail and seaport connections

LOCATION / DEMOGRAPHICS

AND AREA INFORMATION

St. Lucie is the Best Location for Large Distribution Users

Demographics

	15 Min	30 Min	45 Min	60 Min
Population	86,039	421,780	726,197	1,410,262
Households	30,380	166,366	294,133	574,630
HH Income	\$59,671	\$71,933	\$79,009	\$80,915
Median Income	\$40,995	\$51,674	\$53,125	\$54,221

Drive Time / Population Within

	0-2 Hours	7,893,421 People
	2-4 Hours	19,627,212 People
	4-6 Hours	21,630,977 People
	6-8 Hours	27,830,851 People
	8-10 Hours	44,773,521 People

Key Industries



Distribution / Logistics



Pharma



Agriculture



Life Sciences



Aviation/Marine



Manufacturing



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