

# Legacy Park

AT TRADITION



PHASE 1, BUILDING 1 ±168,000 SF CLASS A OFFICE/WAREHOUSE SPEC BUILDING  
UNDER CONSTRUCTION WITH DELIVERY 1ST QUARTER 2022



For Lease



2022  
Delivery



Quality Labor  
Market



Immediate  
Interstate Access



Highly Improved  
Infrastructure



*Prime Location for both Regional and Local Distribution Facilities*

**ROBERT SMITH**

Executive Vice President  
+1 561 707 5558  
robert.c.smith@cbre.com

**KIRK NELSON**

Senior Vice President  
+1 561 227 1803  
kirk.nelson@cbre.com

**JEFF KELLY**

Executive Vice President  
+1 561 393 1621  
jeffrey.kelly@cbre.com

# PROPOSED SITE PLAN

AVAILABLE FOR LEASE

## BUILDING OVERVIEW

### CONSTRUCTION UNDERWAY!

**Building Size:**

168,000 SF (160' X 1,050'), divisible to suit

**Column Spacing:**

50' X 50', 60' Speed Bay

**Clear Height:**

32'

**Loading:**

Both Dock High and Grade Level Loading Available

**Auto Parking:**

.65 per 1,000 SF - 208 Total Available

**Trailer Parking:**

.32 per 1,000 SF - 64 Total Available

**Floor Slab:**

7" / 4,000 PSI

**Power:**

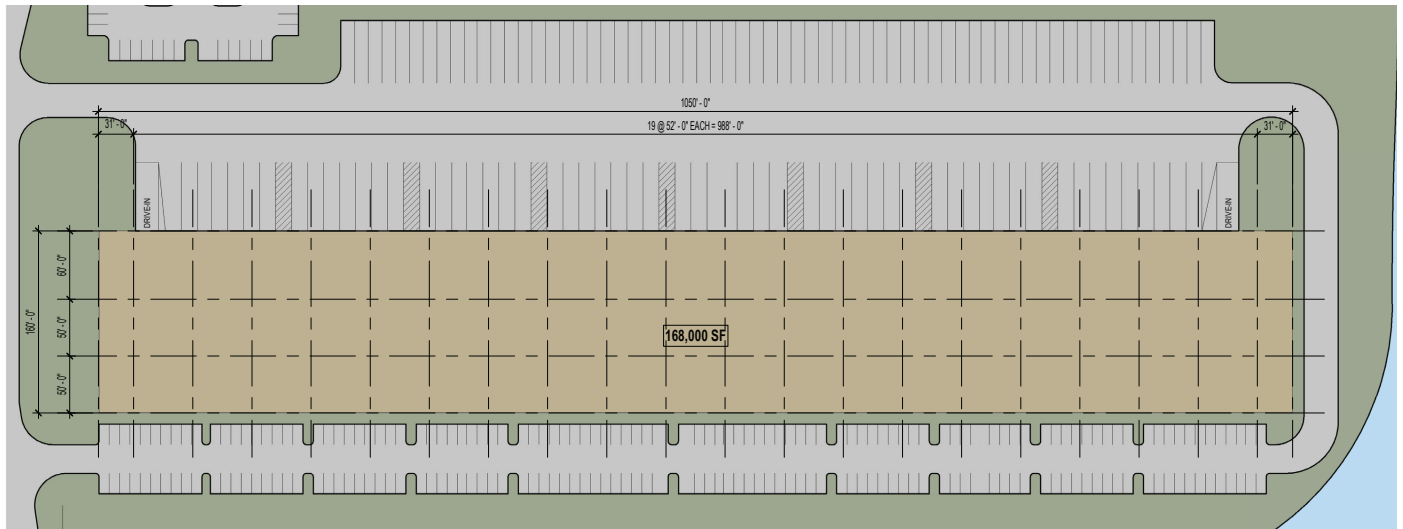
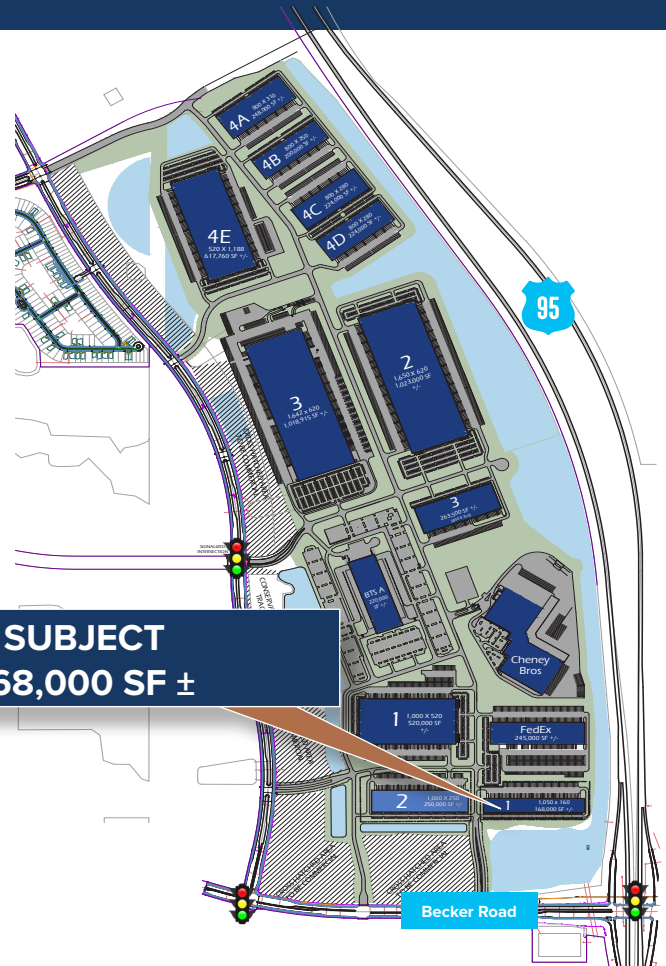
To Suit

**Fire Sprinklers:**

ESFR

## SPEC BUILDING PLAN

## MASTER SITE PLAN



# PROPERTY DETAILS

AND AREA INFORMATION

*Under Construction with 2022 Delivery*



## 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
<b>Population</b>	86,039	421,780	726,197	1,410,262
<b>Households</b>	30,380	166,366	294,133	574,630
<b>HH Income</b>	\$59,671	\$71,933	\$79,009	\$80,915
<b>Median Income</b>	\$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

