

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

Legacy Park

AT TRADITION



PHASE 1, BUILDING 2 ±520,000 SF CLASS A OFFICE/WAREHOUSE SPEC BUILDING
UNDER CONSTRUCTION WITH DELIVERY 3RD QUARTER 2022



For Lease



2022
Delivery



Quality Labor
Market



Immediate
Interstate Access



Highly Improved
Infrastructure



Prime Location for both Regional and Local Distribution Facilities

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NORTHBRIDGE

CBRE

PROPOSED SITE PLAN

AVAILABLE FOR LEASE

BUILDING OVERVIEW

CONSTRUCTION UNDERWAY!

Building Size:
520,000 SF (520' X 1,000'), divisible to suit

Column Spacing:
50' X 56', 60' Speed Bay

Clear Height:
36' (40' Alternate Available)

Cross Dock Loading:
106 Total Truck Dock Positions
4 Drive-in Doors

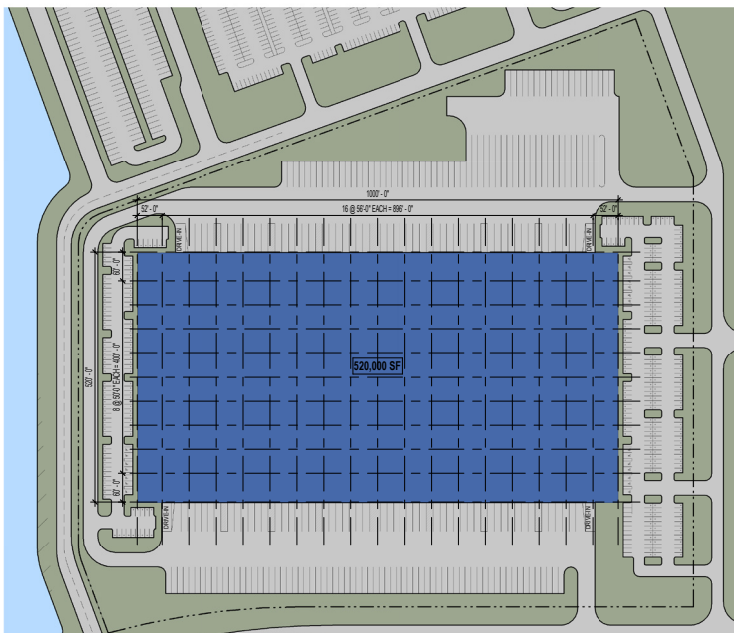
Auto Parking:
.65 per 1,000 SF - 335 Total Available

Trailer Parking:
.32 per 1,000 SF - 166 Total Available

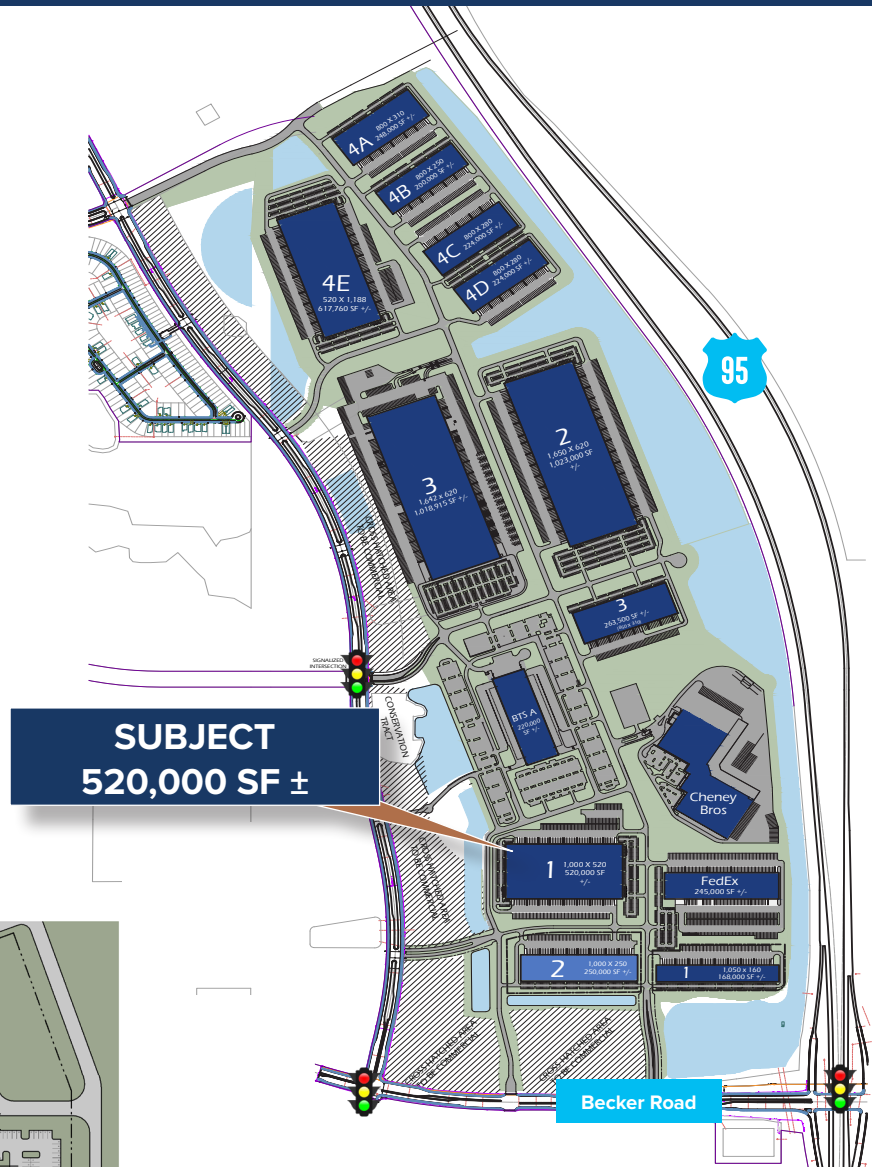
Power:
To Suit

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
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

