

**FOR
LEASE**

**166,044 -
664,176 SF
available**



KINGS LOGISTICS CENTER

700 S. Kings Highway, Fort Pierce, FL 34945



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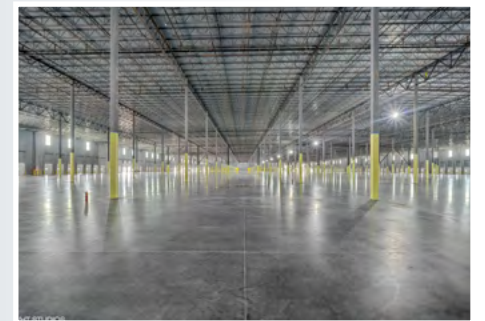
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PROPERTY OVERVIEW

Prime 664,176± SF Facility for Logistics and Distribution

Kings Logistics Center offers a prime opportunity for large-scale logistics and distribution operations, with its strategic location, infrastructure, and flexible design. The expansive truck court and customizable loading options further enhance its versatility, making it well-suited for a wide range of industrial uses.

- » The facility offers available space from 166,044 to 664,176± SF that is 40' clear and provides 284 trailer spots and 676 car parks with a flexible site plan
- » Ideally located just off I-95 at exit 66 SR-68 Orange Ave in Ft. Pierce FL and provides easy access to two I-95 interchanges and the Florida Turnpike
- » Excellent access to serve south Florida while enjoying significant lower facility costs with nearby hotels and restaurants, as well as two major truck stops
- » Significantly lower occupancy costs than in Tri-county properties

Total Size	664,176± SF
Available Space	664,176± SF
Office	2,269 SF Spec
Site Size	64.76 acres
Dimensions	504' x 1,316' - Cross Dock
Bay Size	48' x 56' w/ 60' bay at speed bays, 42' Bay at each long side
Clear Height	40' to underside of joist at first typical column bay
Loading Doors	130 - 9' x 10' Insulated
Drive In Doors	4 - 14' x 16' doors, 40' Ramps
Truck Court	185' Total - 130' Maneuvering plus 55' Trailer Parking
Trailer Parks	251 - off dock
Car Parks	676
Construction	Tilt Wall
Slab	7" Ductile 4,000 PSI w/ #3s @ 18" OCEW over 15 mil vapor barrier
Roof	60 mil w/ 15 yr NDL Warranty w/ R20.5 Mechanically Fastened
Fire Suppression	ESFR (K-25 Heads)
Power	4,000A / 480V / 3Ph / 4 Wire Service Single Transformer
Telco	2 - 2" conduits to provide for multiple telco providers
Lighting	LED
Celestury Windows	1 Per Bay - 4'w x 8'h

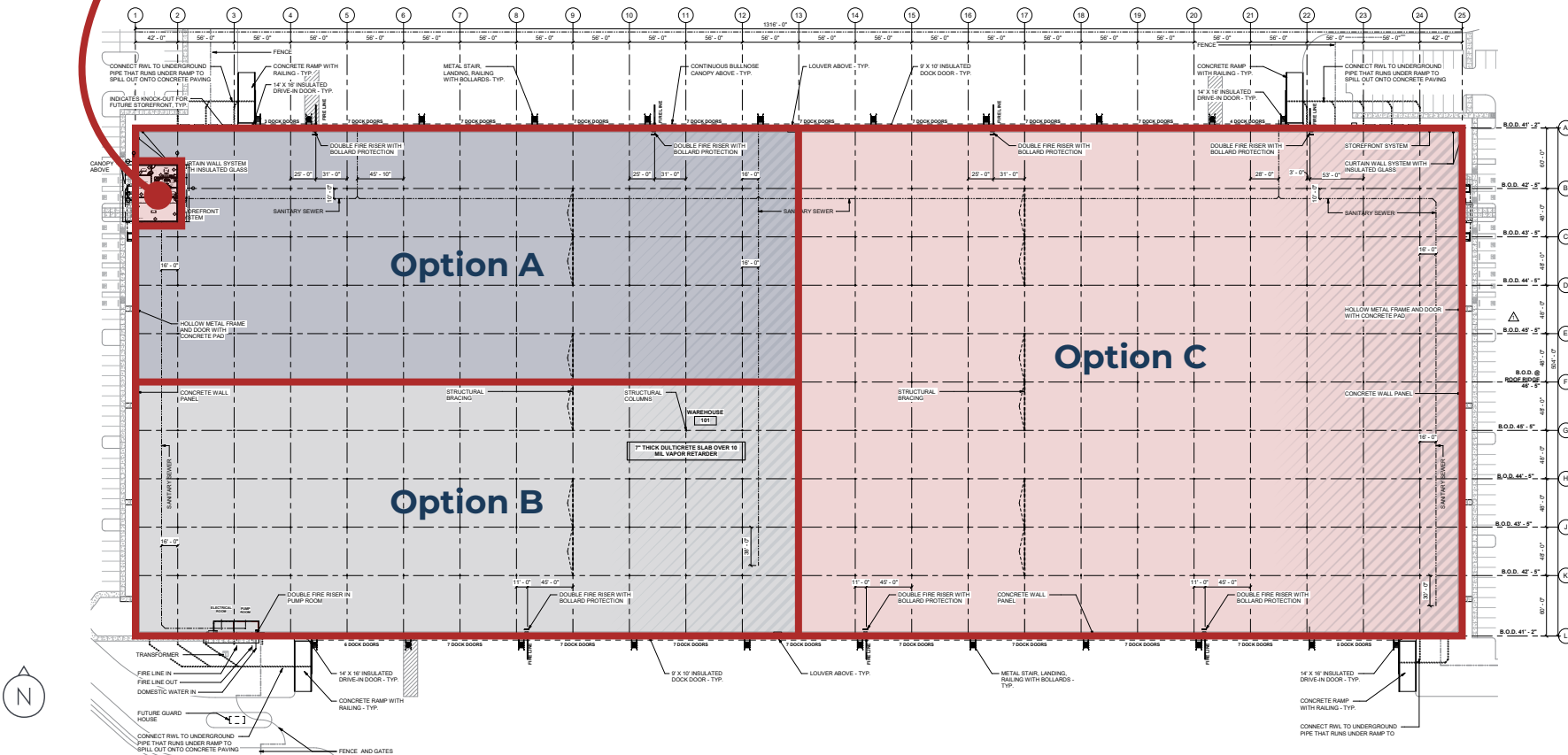
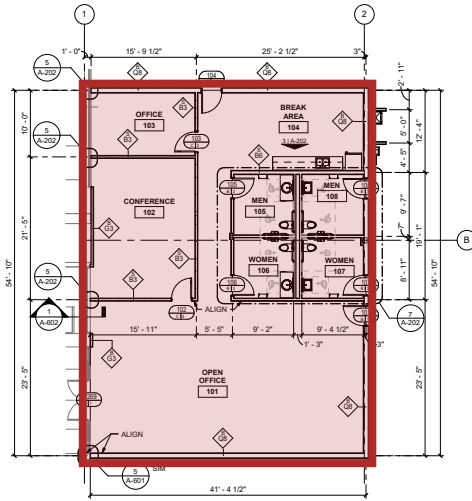
» **Spec Office:** 2,269 SF

DIVISIBILITY OPTIONS

166,044 SF

166,044 SF

332,088 SF



SITE PLAN

700 S. Kings Highway
Fort Pierce, FL 34945



Prime Location with
Interstate Connectivity



Spacious Truck Court



40' Clear Height



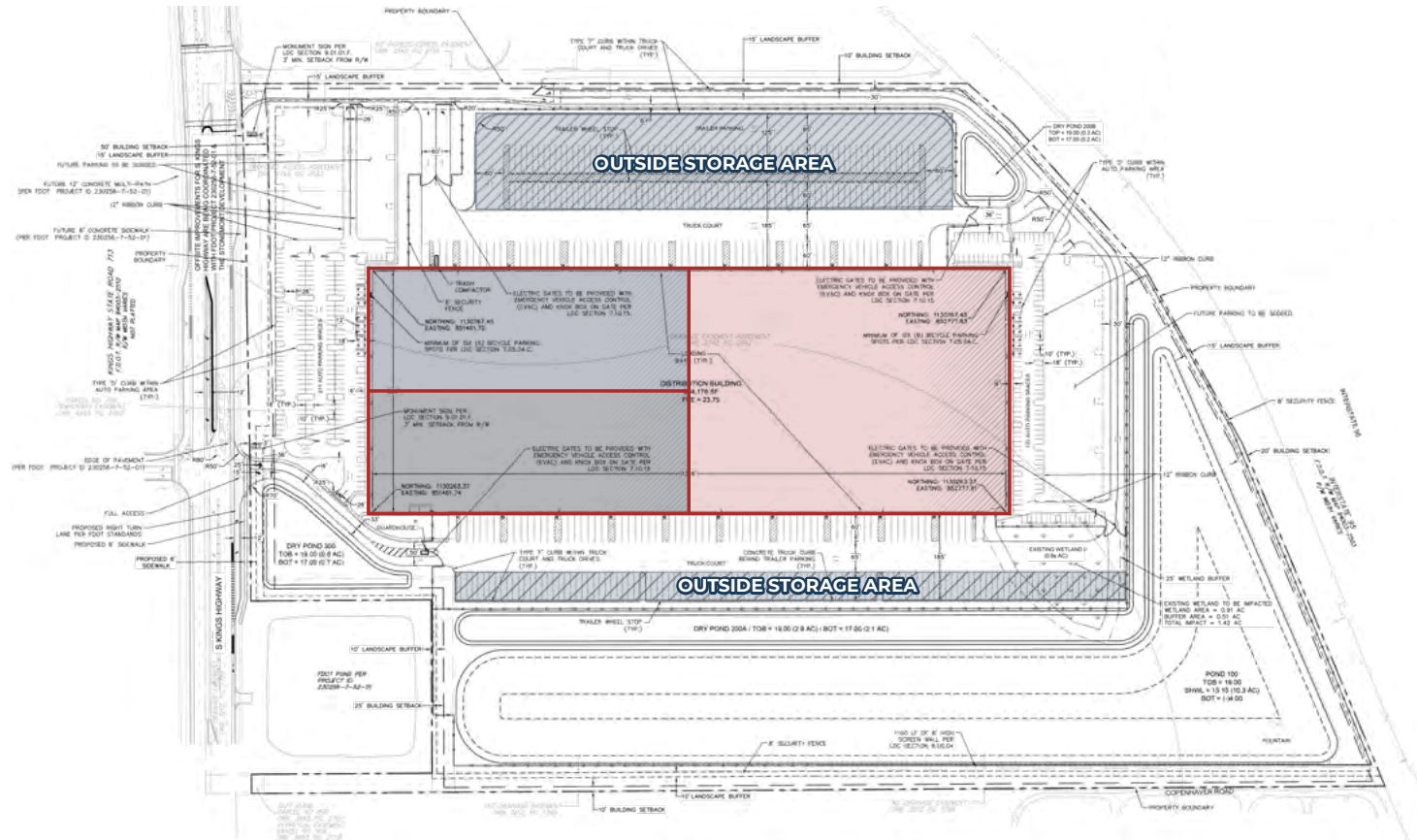
48' x 56' Columns
with 60' Speed Bays



Ample Parking



Business-Friendly
Environment



TRAVEL DISTANCES

Interstate 95

0.6 miles | 3 mins

Florida's Turnpike

2.5 miles | 5 mins

Port Miami

135 miles | 2 hrs 46 mins

JAXPORT

225 miles | 3 hrs 11 mins

Port of Savannah

362 miles | 5 hrs 11 mins

Palm Beach Airport

70 miles | 1 hr 12 mins

Ft. Lauderdale Airport

115 miles | 2 hr 19 mins

West Palm Beach

64 miles | 1 hr 7 mins

Orlando

126 miles | 1 hr 51 mins

Tampa

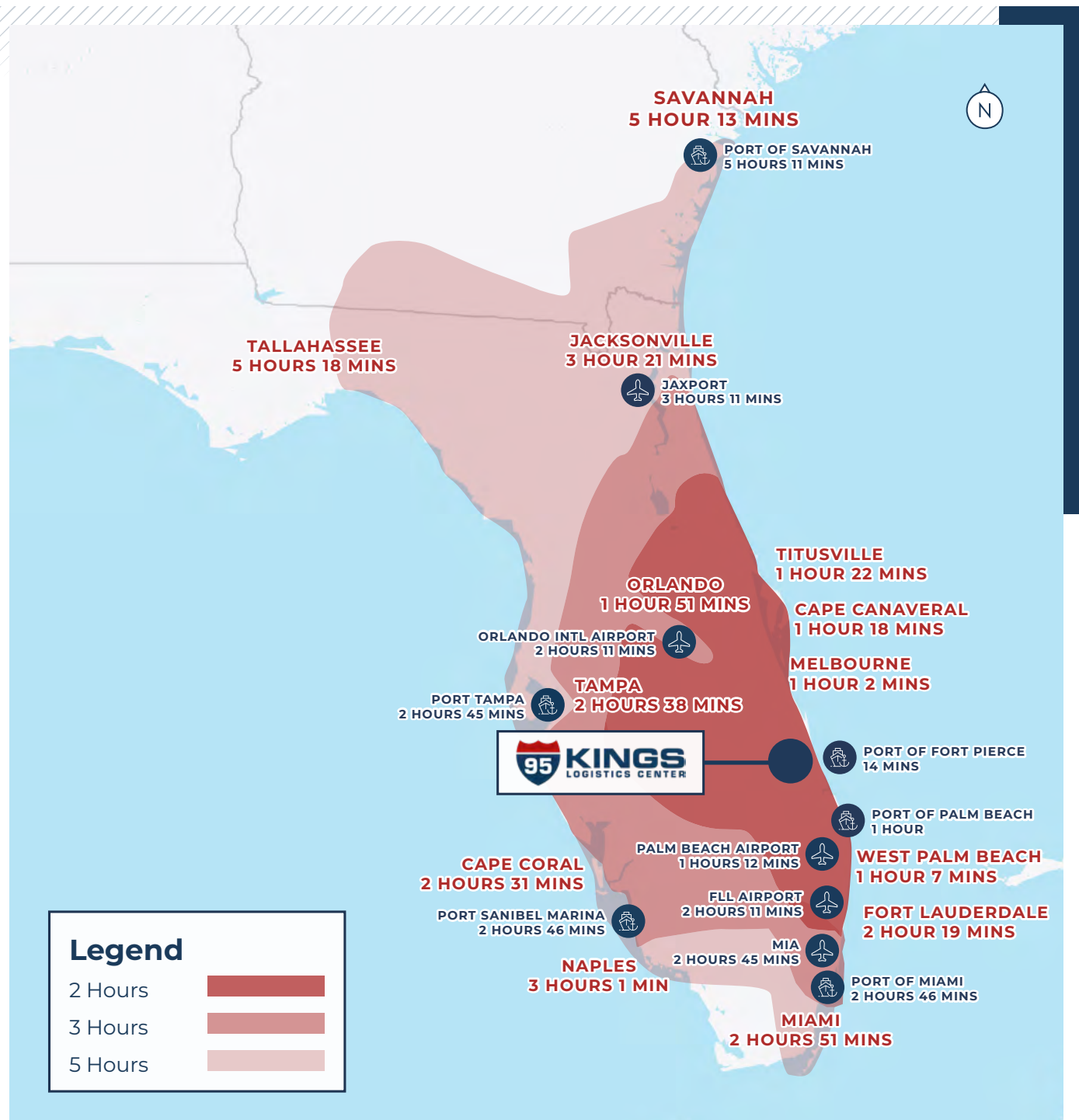
150 miles | 2 hrs 38 mins

Naples

156 miles | 3 hrs 1 min

Jacksonville

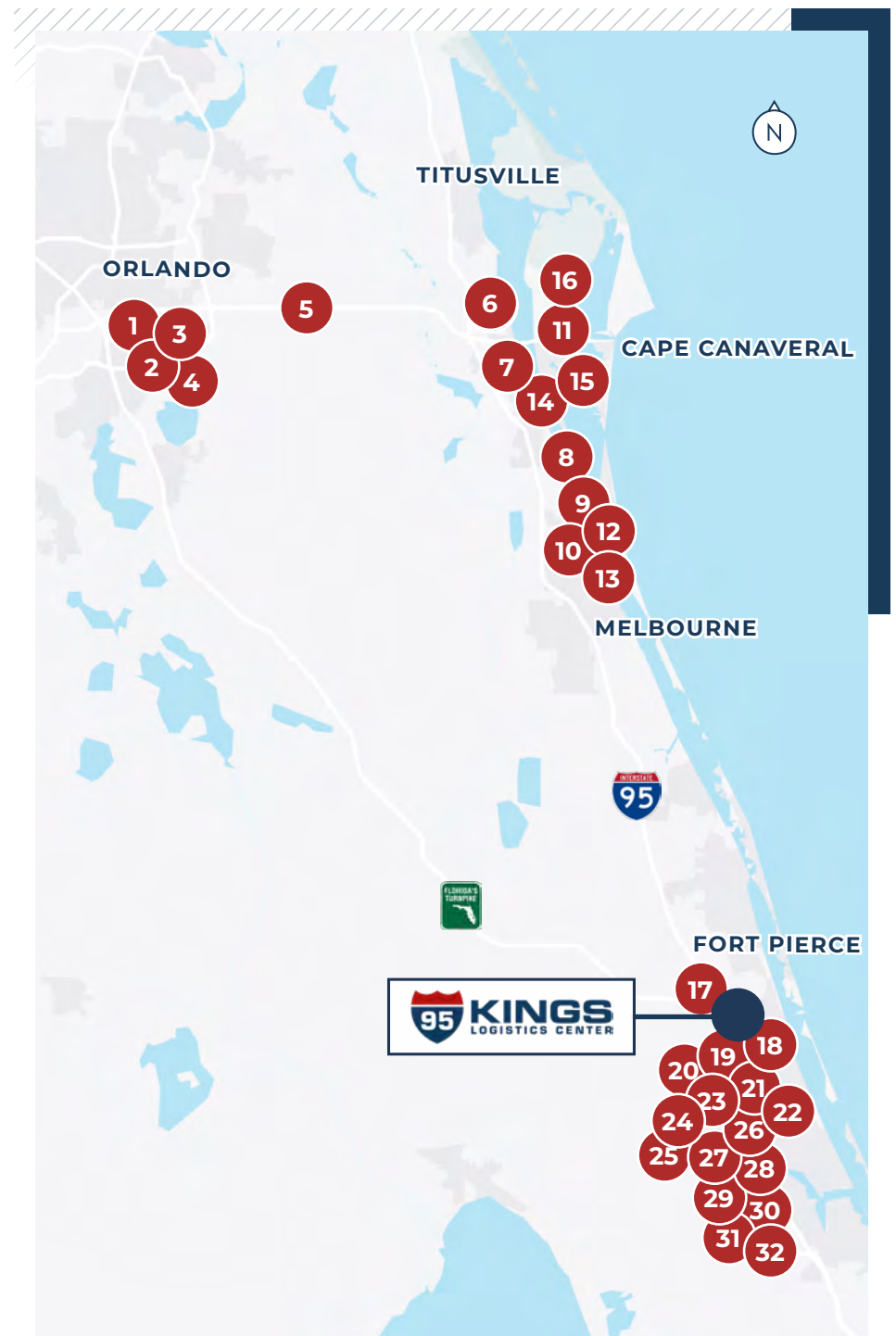
236 miles | 3 hrs 21 mins



MARKET TENANTS

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