

**FOR
LEASE**

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



KINGS LOGISTICS CENTER

700 S. Kings Highway, Fort Pierce, FL 34945



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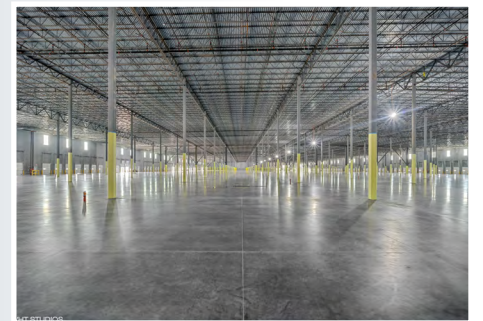
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PROPERTY OVERVIEW

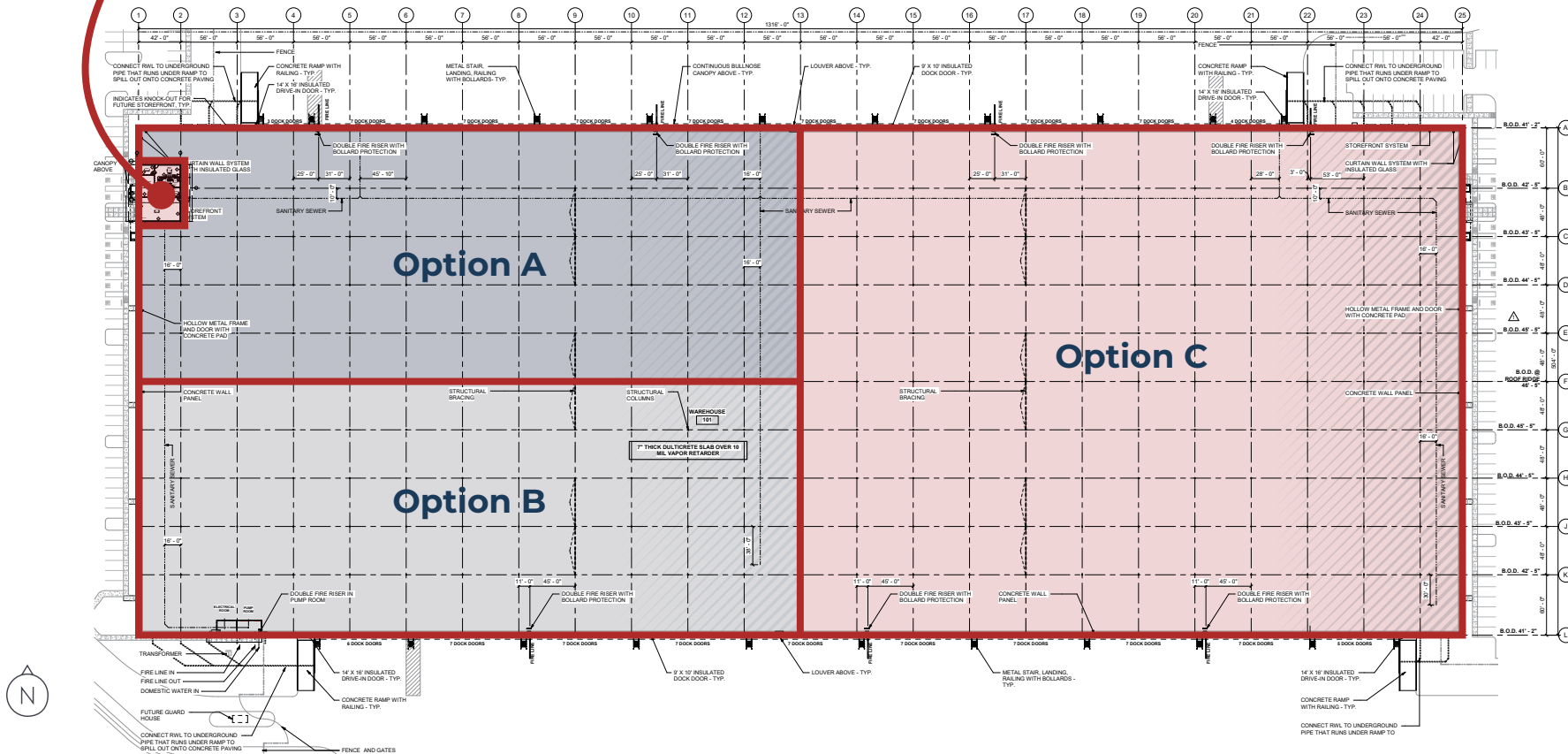
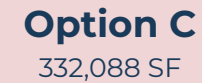
Prime 664,176± SF Facility for Logistics and Distribution

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



**700 S. Kings Highway
Fort Pierce, FL 34945**



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

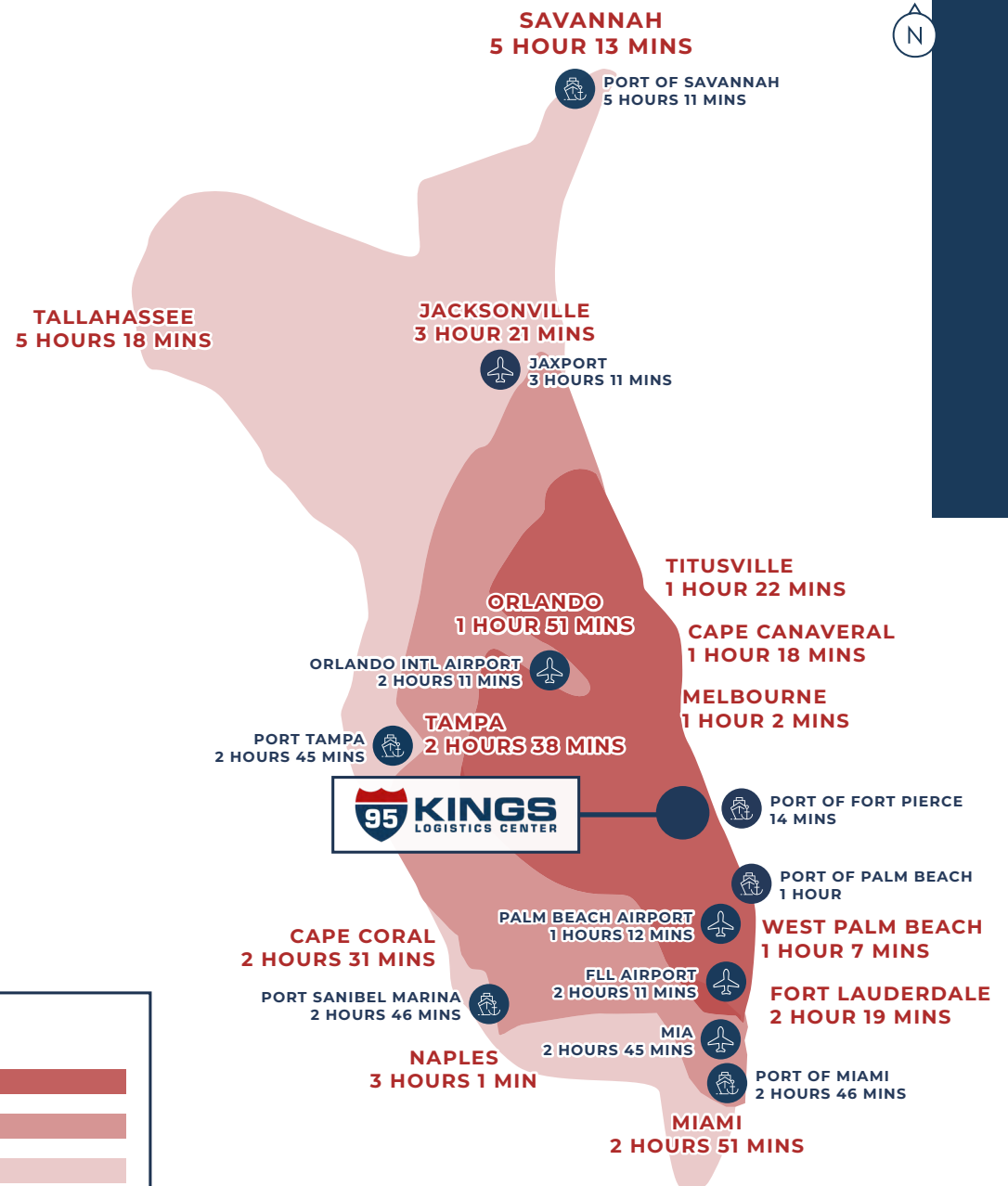
156 miles | 3 hrs 1 min

Jacksonville

236 miles | 3 hrs 21 mins

Legend

2 Hours	
3 Hours	
5 Hours	



MARKET TENANTS

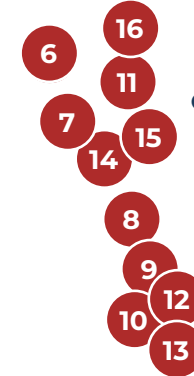
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ORLANDO



TITUSVILLE

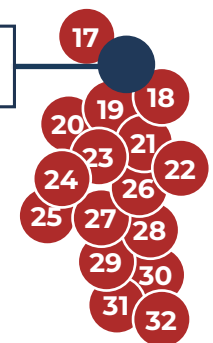


CAPE CANAVERAL

MELBOURNE



FORT PIERCE



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