



Orange 95 Commerce Center
Loop Rd & N Jenkins Rd, Off I-95
Fort Pierce, FL 34947

WAREHOUSE/DISTRIBUTION

±8,600-123,000 SF

LEASE RATE
CALL FOR PRICING



- ✓ New Class A Shallow Bay Industrial
- ✓ Immediate I-95 Access
- ✓ Foreign Trade Zone
- ✓ 32' Clear Height
- ✓ Q3 2027 Delivery



PROPERTY DETAILS



LOCATION

Loop Rd & N Jenkins Rd
Ft Pierce, FL 34947



USE

Flex, Warehouse,
Distribution, R&D



LIGHTING

LED



POWER

1600 AMPS 480 V
3 Phase



AVAILABLE

Q3 2027 Delivery



TRADE ZONE

Foreign Trade Zone



SPRINKLERS

ESFR



COLUMN SPACING

50'X54'



OFFICE

General Office Spec.



CLEAR HEIGHT

32'



LOADING

(40) 9'X10' Dock High
(Up to 4) 12'X14' Drive-in



CLASS A LIGHT INDUSTRIAL, WAREHOUSING, MANUFACTURING & DISTRIBUTION

Now Leasing the Orange 95 Commerce Center!

This new shallow bay facility offers all the in-demand functionality of a modern tilt-wall design coupled with unbeatable north-south access via I-95, and the Florida Turnpike plus direct connection to Florida's west coast via State Road 70. The location and design are ideal for warehousing, distribution, logistics, flex, R&D and corporate headquarters.

The building will feature spaces of $\pm 8,600$ to 123,000 SF, with the ability to customize layouts and buildouts as construction continues. Designed for modern business operations, this property is the ideal opportunity to serve the Treasure Coast and the greater Florida market.

CONNECTIVITY

±8,600-123,000 SF

N JENKINS RD, FORT PIERCE, FL 34947



Builders
FirstSource

SEEFRIED
INDUSTRIAL PROPERTIES

Loves

Pilot
FLYING+

INTERSTATE
95

TREASURE COAST
FOOD BANK

SUBJECT
NOW LEASING!
±8,600 -123,000 SF

ORANGE AVENUE

LOOP RD

N JENKINS RD



CONNECTIVITY

±8,600-123,000 SF
N JENKINS RD, FORT PIERCE, FL 34947

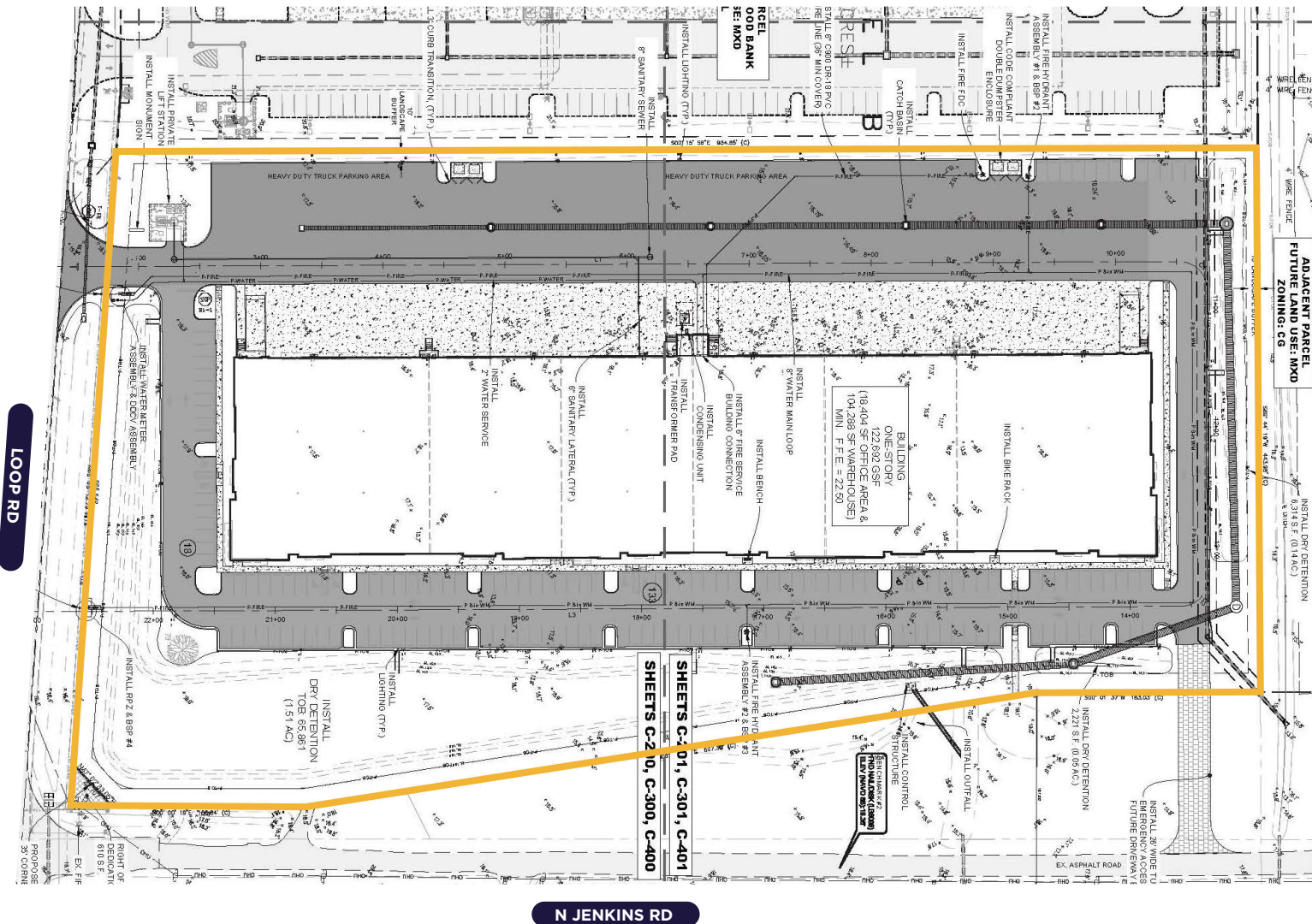


I-95 0.6 MILES | 2 MINUTES
FL TURNPIKE 4.2 MILES | 6 MINUTES
OKEECHOBEE RD 2.7 MILES | 5 MINUTES
US HIGHWAY 1 3.7 MILES | 5 MINUTES



SITE PLAN

±8,600-123,000 SF
N JENKINS RD, FORT PIERCE, FL 34947



ELEVATIONS

±8,600-123,000 SF
N JENKINS RD, FORT PIERCE, FL 34947

East Elevation



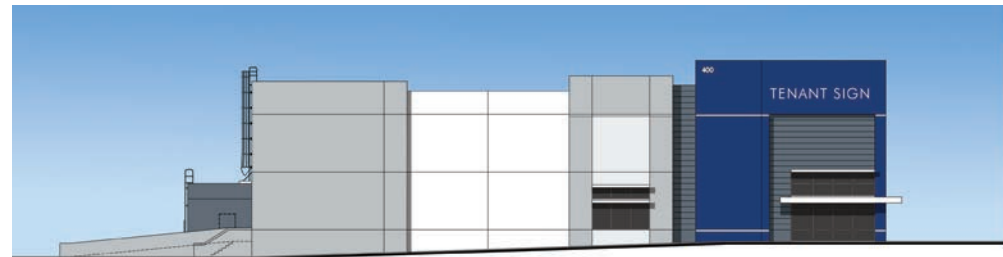
West Elevation



North Elevation



South Elevation



ENTRIES

±8,600-123,000 SF

N JENKINS RD, FORT PIERCE, FL 34947

Corner Entry



Middle Entry

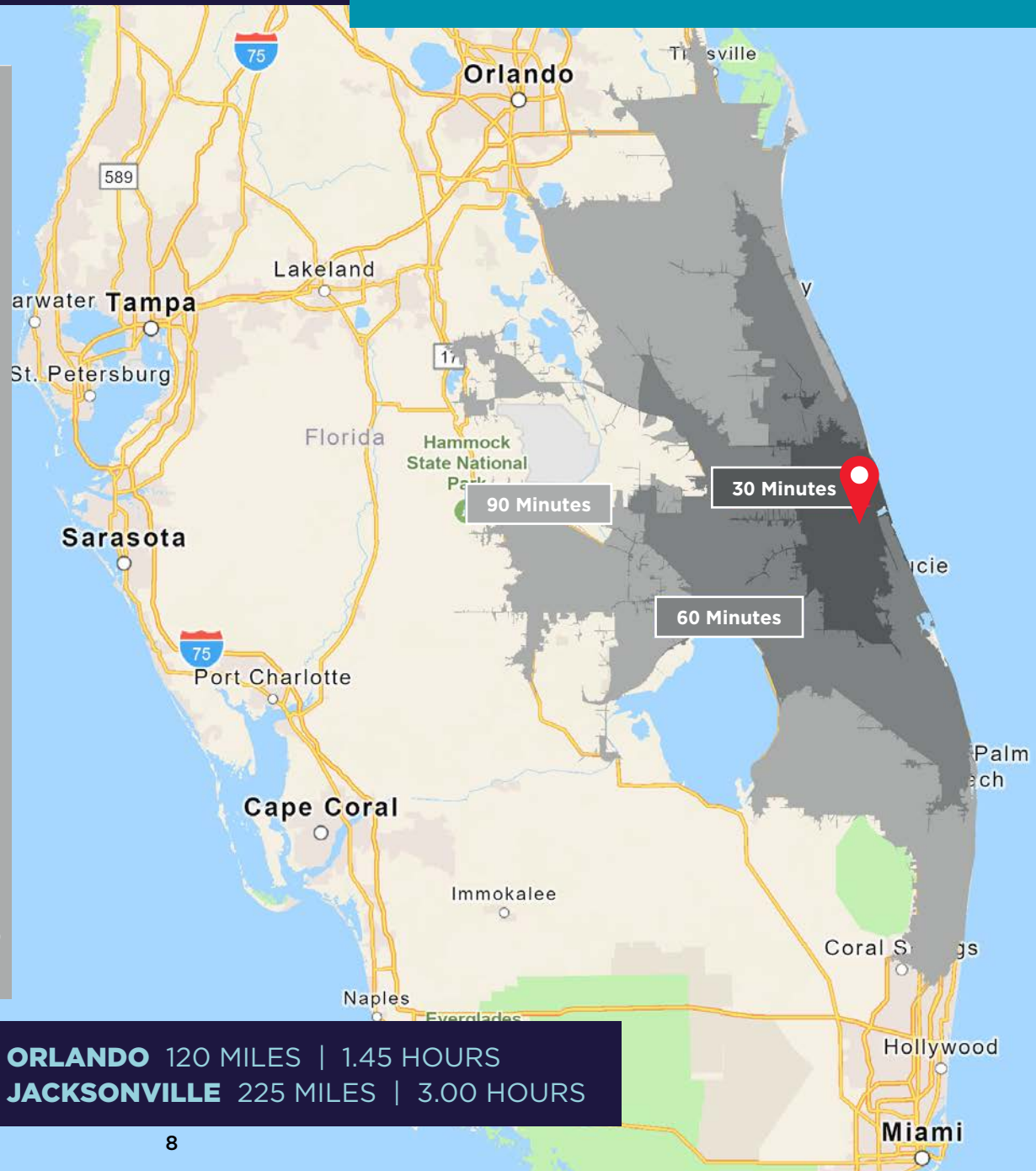


POPULATION GROWTH & ACCESS

±8,600-123,000 SF
N JENKINS RD, FORT PIERCE, FL 34947

DRIVE TIME

30 Minutes	60 Minutes	90 Minutes
2025 Population 464,045	1,414,708	3,311,039
2010-2025 Population Growth 33.11%	23.87%	20.34%
2024-2029 (Annual) Est. Population growth 2.20%	1.33%	0.93%
2025 Median Age 47.0	48.0	46.8
Average Household Income \$97,375	\$115,538	\$120,795
Percentage with Associates Degree or Better 41.3%	47.3%	49.0%
Total Daytime Population 428,931	1,418,490	3,283,026



MIAMI 127 MILES | 1.52 HOURS
TAMPA 154 MILES | 2.45 HOURS

ORLANDO 120 MILES | 1.45 HOURS
JACKSONVILLE 225 MILES | 3.00 HOURS

2025 DEMOGRAPHICS

±8,600-123,000 SF
N JENKINS RD, FORT PIERCE, FL 34947

KEY FACTS (30 MILES)



715,548
2025 Total Population



\$103,778
2025 Average Household Income



299,897
2025 Total Households



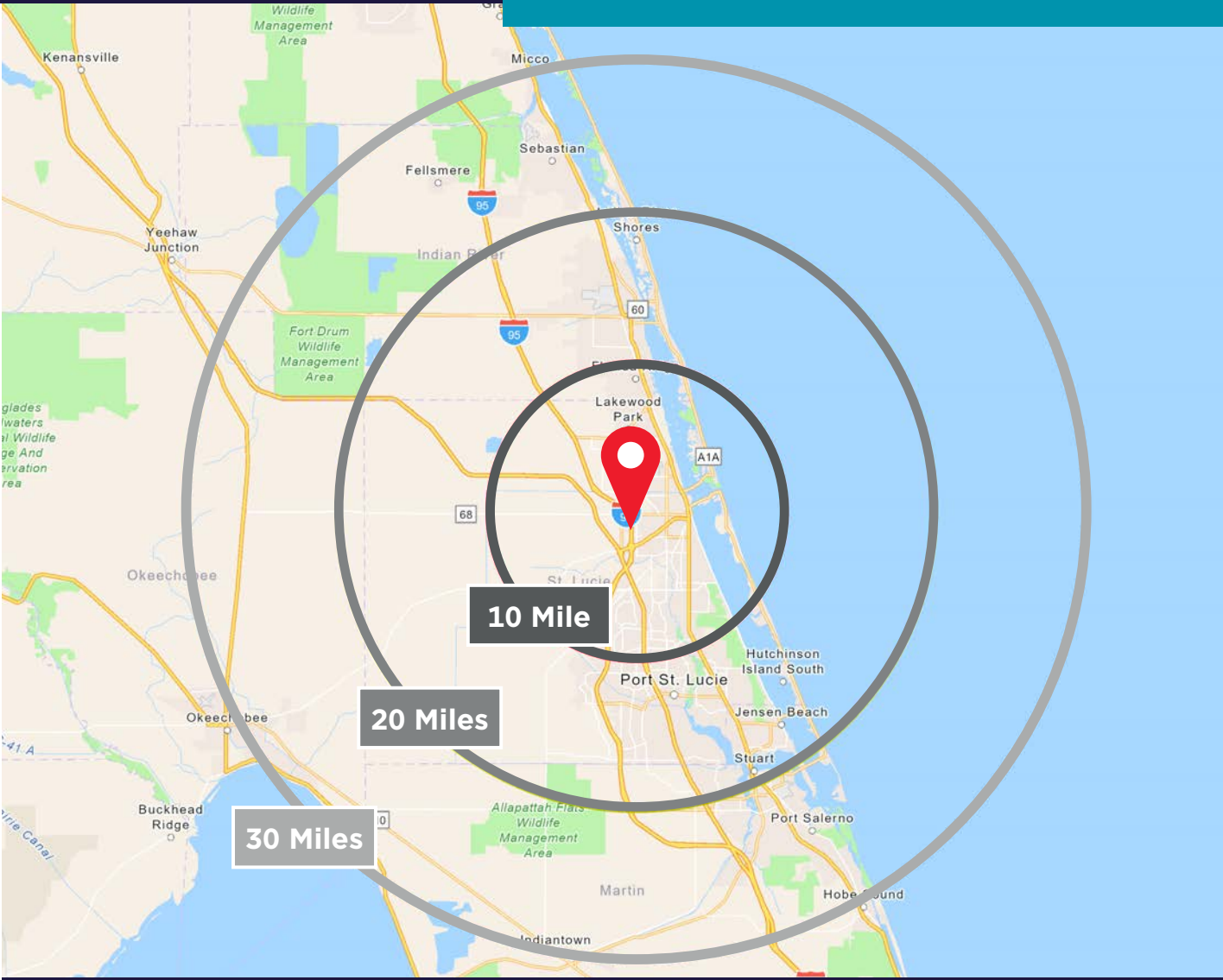
50.1
2025 Median Age



2.35
2025 Average Household Size



\$483,034
2025 Average Home Value



Population		Average Household Income		Median Age	
• 10 Miles:	190,564	• 10 Miles:	\$87,820	• 10 Miles:	46.1
• 20 Miles:	545,390	• 20 Miles:	\$102,359	• 20 Miles:	49.4
• 30 Miles:	715,548	• 30 Miles:	\$103,778	• 30 Miles:	50.1

ST LUCIE COUNTY

FLORIDA'S STRATEGIC INDUSTRIAL ADVANTAGE

Strategically located on Florida's Treasure Coast, St Lucie County offers businesses a powerful combination of logistical connectivity, an available workforce, and a pro-business environment that supports long-term growth.



STRATEGIC LOGISTICS HUB

- Immediate access to Interstate 95 via Orange Avenue Interchange
- Connectivity to Florida's Turnpike, US Highway 1, and State Road 70
- One-day truck reach to major Florida markets and the Southeast US
- Access to rail, air cargo, and seaport infrastructure
- Treasure Coast International Airport - one of Florida's busiest general aviation airports



SKILLED & GROWING WORKFORCE

- Labor draw from St Lucie, Martin, Indian River, Okeechobee, and Palm Beach Counties
- Established workforce in logistics, manufacturing, construction, aerospace, and food processing
- Workforce training programs through Indian River State College and regional partners
- Competitive labor environment compared to other South Florida markets



EXPANDING INDUSTRIAL ECONOMY

- Strong base of manufacturing, distribution, aerospace, marine, and food-related businesses
- More than 16.5 million SF of business expansion and new development projects facilitated in recent years (yourEDC.com)
- Increasing demand for industrial space from regional and national users



MULTI-MODAL CONNECTIVITY

- Interstate 95 and Florida's Turnpike access
- Port of Fort Pierce - a deepwater, foreign trade zone port facility
- Rail infrastructure supporting industrial and distribution operations
- Treasure Coast International Airport for cargo and general aviation



PRO-BUSINESS ENVIRONMENT

- Active economic development initiatives focused on job creation and retention
- Competitive operating costs and tax environment
- Strong public-private investment in infrastructure
- Business-friendly local governments focused on attracting employers

MAJOR INDUSTRIAL & BUSINESS PRESENCE

MANUFACTURING & DISTRIBUTION



AEROSPACE & AVIATION



FOOD, AGRICULTURE & OTHER INDUSTRIES



WHY 095CC?

FLORIDA'S NEWEST INDUSTRIAL GATEWAY

Orange 95 Commerce Center offers companies immediate I-95 access, Class A industrial space, a growing regional workforce, and a strategic Treasure Coast location that lowers operating costs while enhancing distribution efficiency throughout Florida.



FLEXIBLE NEW CONSTRUCTION



- ±8,600 SF to 123,000 SF available
- New tilt-wall construction
- Warehouse, distribution, manufacturing, logistics, and R&D uses
- Ability to customize space during construction

FUTURE-READY FACILITY



- Q3 2027 anticipated delivery
- Modern loading, warehouse, and office capabilities
- Designed to meet the needs of today's industrial occupiers

PREMIER CLASS A INDUSTRIAL ENVIRONMENT



New Industrial Commerce Park in Fort Pierce's industrial corridor

EXCEPTIONAL ACCESS



Direct access to Interstate 95 via Orange Avenue provides superior connectivity for efficient regional and statewide distribution

BE PART OF WHAT'S NEXT

Orange 95 Commerce Center offers companies the opportunity to establish a modern distribution or industrial operation in one of Florida's fastest-growing logistics corridors while avoiding the high costs and limited availability found further south. Secure your space in one of the **Treasure Coast's** most strategically located **Class A Industrial** developments.



THE TEAM

THE DEVELOPMENT TEAM

THE AVIDAN GROUP



Avi Avidan

**Chairman /
Managing Member**

50+ years experience

Oversees every facet of real estate development, including construction, acquisition, financing, leasing and day-to-day property management operations.

Josh Avidan

**Managing
Member**

20+ years experience

Spearheads all real estate development-related activities, ranging from construction, acquisition, and financing to leasing, property management and day-to-day operations.

TAMBONE COMPANIES



Richard Tambone

**Co-Owner &
Manager**

40+ years experience

Leading Florida and New England commercial, industrial and multifamily real estate developer responsible for the acquisition and development of 15M+ SF of real estate.

ELBERON DEVELOPMENT GROUP



Dave Gibbons

**President &
CEO**

30+ years experience

Oversees capital allocation, asset management, financial analysis, personnel and strategic planning, with particular focus on acquisitions, construction and development.

THE CUSHMAN & WAKEFIELD LEASING TEAM



Doug Legler

Senior Director
20+ years experience

Douglas is a Florida-based commercial real estate professional with experience in appraisal, finance, tax consulting, and brokerage, specializing in investment, retail, industrial, and tax appeals.



Casey Combs

Director
10+ years experience

Casey is a commercial real estate professional specializing in industrial and retail transactions with a background in financial analysis and appraisal.



±8,600-123,000 SF Flex/
Warehouse/Distribution/R&D Space

Lease Rate:
Call for Pricing

Loop Rd & N Jenkins Rd
Fort Pierce, FL 34947



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