

INTERSTATE CROSSROADS LOGISTICS CENTER

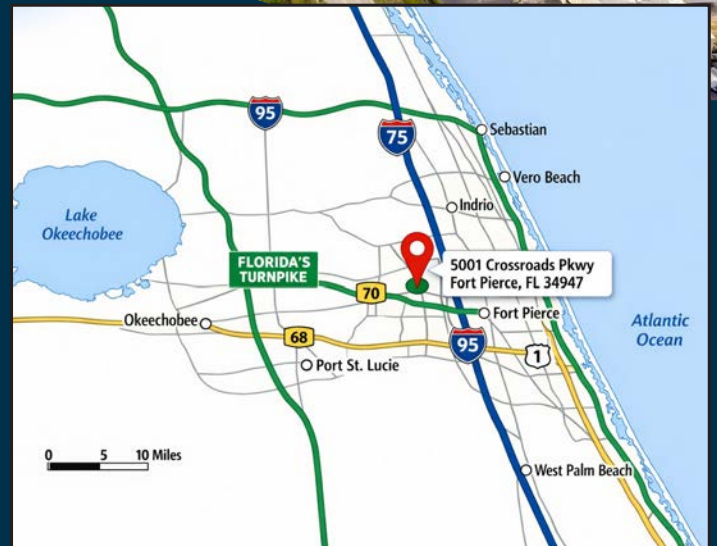
5001 CROSSROADS PARKWAY
FORT PIERCE, FLORIDA
[LINK TO WEBSITE](#)
[LINK TO VIDEO](#)



±1,013,833 SF WAREHOUSE FOR SALE OR LEASE

AVAILABLE FOR IMMEDIATE OCCUPANCY

INTERSTATE CROSSROADS LOGISTIC CENTER in Fort Pierce, Florida is strategically positioned along FL-70 with direct access to I-95 and Florida's Turnpike, placing it at the center of key regional and statewide distribution corridors. This prime location allows efficient reach to major population centers including Orlando, Miami, Tampa, and Palm Beach County, while providing convenient access to nearby ports and regional airports. Combined with strong truck circulation, abundant trailer parking, and proximity to a growing logistics workforce, the site offers an exceptional advantage for distribution, cold storage, and last-mile logistics operations seeking fast, cost-effective connectivity throughout Florida.



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CBRE



BUILDING SPECIFICATIONS

SF AVAILABLE	±250,000 SF / ±1,013,833 SF
OFFICE AREA	Construct approximately +/- 2,500 SF of office area and +/- 750 SF shipping office per exhibit, using the Landlord's building standards and finishes.
DIMENSIONS	L: 1,843' / W: 550'
AUTO PARKING SPACES	472
TRAILER PARKING	412
CEILING HEIGHTS	40'
COLUMN SPACING	53'9" x 52'8" with 60' speed bay
WALLS	11", 4,000 PSI, non-insulated concrete panels
TRUCK COURT	180' total depth, 60' concrete apron and 120' heavy duty asphalt, 60' trailer parking area
LIGHTING	Warehouse Lights: LED lights in the warehouse on 10' whips; with an average of 30 FC's at 36" over finished floor
POWER	Up to 3 MW available immediately, with infrastructure in place to scale up to 13 MW within 12 months

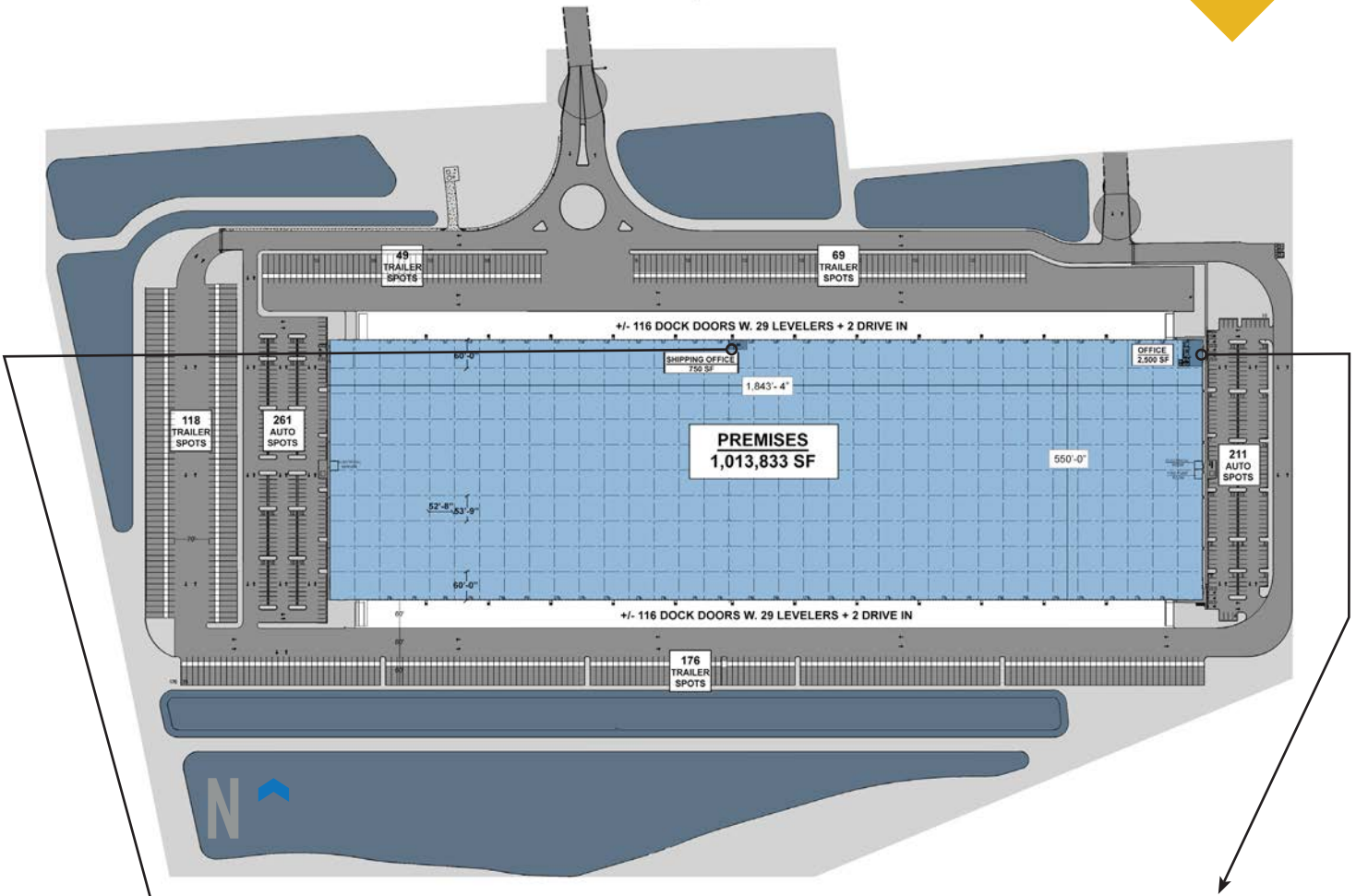
ELECTRICAL	Two (2) 1,600 amp 3 phase services
FLOORS	7" unreinforced
ROOFING TYPE	A mechanically attached .0060 white reinforced TPO membrane, and .0060 TPO standard wall flashing with one (1) layer 4" THK (R-25) of isocyanurate roof insulation.
DOCK DOORS	234 (9' x 10') insulated, 24 gauge roll formed steel sections (nominal) doors. Each door shall have pairs of Z-Guard Door Protectors and Dock Bumpers.
DOCK CONFIGURATION	Cross-dock
DOCK FINISHED	Fifty eight (58) dock doors to include 35,000 lbs. capacity mechanical dock leveler, bumpers, seals, z-guards, and quad outlets.
DRIVE IN DOORS	Four (4) 12' x 14' insulated, 24 gauge roll formed steel sections (nominal) doors with four (4) concrete ramps.
FIRE PROTECTION	100% via an ESFR system with K-28 pendent ESFR sprinklers.
WATER	Ample availability with capacity exceeding 1 million gallons per day



5001 CROSSROADS PARKWAY FORT PIERCE, FLORIDA

BUILDING PLANS

AVAILABLE
Office A: 3,160 SF
Total: 1,013,833 SF



SHIPPING OFFICE 750 SF



OFFICE A: 3,160 SF





DIRECT ACCESS TO I-95 & FLORIDA'S TURNPIKE



STRATEGICALLY POSITIONED



LOGISTICS & DISTRIBUTION

From Fort Pierce, operators can efficiently reach all major Florida population centers within 1-3 hours, enabling same-day statewide distribution, strong port connectivity, and cost-effective trucking along I-95 and Florida's Turnpike. Located among Florida's largest population centers, St. Lucie County is home to 14 distribution companies and is quickly becoming known as the most desirable location to service Florida's population growth with affordable labor force and reasonable cost of living. Join the growing list of companies calling St. Lucie County home.




\$1.4B
IN AGRICULTURAL
SALES
Leading the State
OF FLORIDA


1 of 10
LARGEST COUNTY

AGRICULTURAL
INDUSTRIES
IN THE U.S.


476
HORTICULTURAL
NURSERIES


SUGAR CANE
+ 30
types of
VEGETABLES
PRODUCED



LIVING IN PORT ST. LUCIE

Port St. Lucie is one of Florida's largest coastal cities, home to more than 402,449 residents across 40 neighborhoods, making it the state's seventh-largest community. The city has experienced strong recent housing growth, driven largely by middle-class and higher-income households attracted by job opportunities, a healthy local economy, and quality amenities. With a median household income of \$88,493, Port St. Lucie supports a balanced workforce of sales, office, service, and management professionals. The city's 35.3% growth is fueled by its low crime rate, diverse housing options, abundant open space, top-rated parks and golf courses, access to the St. Lucie River, and a growing arts and performance scene—making it an increasingly desirable place to live and work.

DEMOGRAPHICS AND WORKFORCE

LOGISTICS
& EXPANSION

20 MILLION RESIDENTS WITHIN 4 HOURS

St. Lucie County Leads Florida's Next Logistics Expansion. 2026 brings intense development driven by a surge in residential demand, infrastructure expansion, and industrial growth aimed at high-tech jobs. Major projects, including the Rio Marine Village and major commercial centers like Buc-ee's on I-95, are transforming the area to accommodate the population influx seeking lower costs than South Florida.

Residential Growth: The Rio Marine Village and The Preserve (335+ units) are breaking ground in 2026 on the St. Lucie River to meet residential demand. 2025-2030 Annual Population Growth Rate is 2.29%

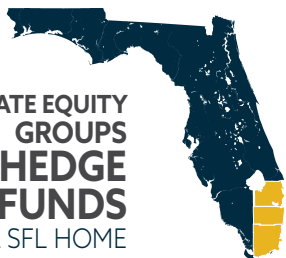
Commercial Expansion: A 76,000 sq. ft. Buc-ee's Travel Center is under construction, along with a new Tesla dealership in the Tradition area, expanding infrastructure for the growing population.

High-Tech Jobs & Infrastructure: Fort Pierce is developing high-skill jobs through a new armored car manufacturing facility. Meanwhile, a proposed massive 15-million-square-foot data center is under consideration to boost the tax base. Labor force in December 2025 309,974

City Revitalization: The King's Landing project is converting the former HD King Power Plant site into a resort-style destination.

Infrastructure Investment: To manage growth, the county is focusing on public works, including repairing and expanding critical water infrastructure and improving transport capacity.

OVER
300 PRIVATE EQUITY
GROUPS
& HEDGE
FUNDS
CALL SFL HOME



**5 INTERNATIONAL
& Regional** Airports
SERVICING AREA

EASIER TO
REACH YOUR
CLIENTS



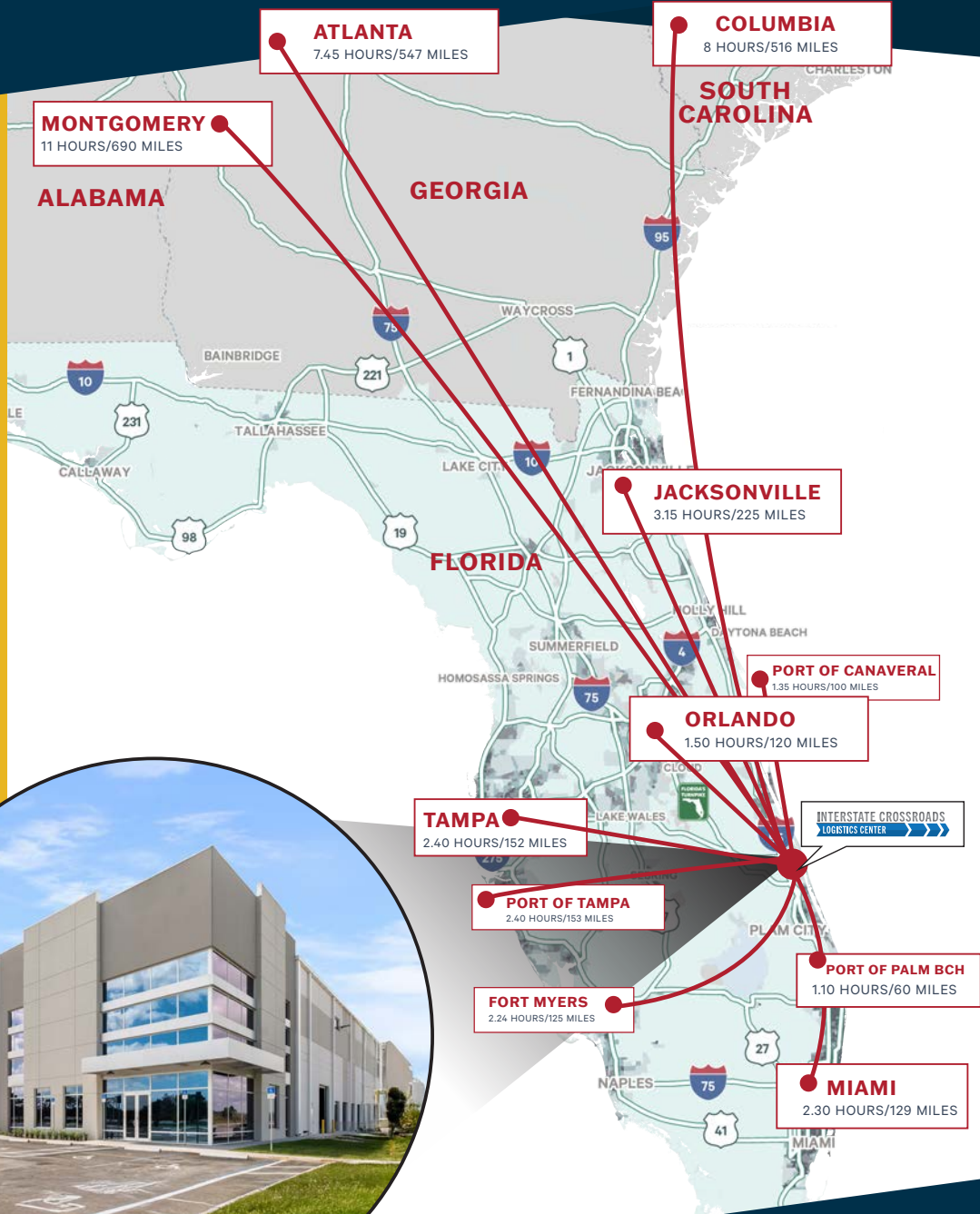
NO CORPORATE **FRANCHISE TAX**
NO STATE PERSONAL **INCOME TAX**
NO TAXES ON **INVENTORIES**
NO TAXES ON **FOREIGN INCOME**



REDUCED
RISK
LOWER
COST

STRATEGICALLY POSITIONED FOR SAME-DAY STATEWIDE DISTRIBUTION

DESTINATION	Approx. Miles / Typical Drive Time
Port Canaveral	90 miles-1 hr 25 min
Port of Palm Beach	95-100 miles-1 hr 45-55 min
Orlando	120 miles-1 hr 50 min
Miami	140-145 miles-2 hrs 45-3 hrs
Port of Tampa	150-155 miles-2 hrs 35-45 min
Tampa	150-155 miles-2 hrs 35-45 min
Fort Myers	160-165 miles-3 hrs 15-30 min
Jacksonville	225 miles-3 hrs 15 min
Montgomery, AL	490-495 miles-7 hrs 30-45 min
Columbia, SC	510-516 miles-7 hrs 55-8 hrs
Atlanta, GA	545-550 miles-7 hrs 45-8 hrs



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