

# South Florida Shallow Bay Industrial Development Joint Venture Opportunity

Unique Opportunity To Invest Alongside A Proven Development Team In A Growing Industrial Market



## Project Highlights

Project Name	O95CC-1 <sup>(1)</sup>
Address	Loop Road & N Jenkins Road, Fort Pierce, FL
County (Market)	St. Lucie (South Florida)
Building Quality	Class A (Institutional Quality)
Gross Building Area	+/- 122,692 SF (Demisable)
Land Acreage (Ownership Type)	10.7 (Fee Simple)
Clear Height	32'
Loading	42 Rear-Loading Bay Doors
Drive-In Ramps	2
Auto Parking Spaces	187 w/ Ability to Increase
Expected Delivery	January 2027
Total Project Costs / Equity (65% LTC)	\$27.0M (\$220.4 psf) / \$9.5M

## Strong Fort Pierce Industrial Fundamentals Create An Attractive Investment Opportunity

Fort Pierce  
Industrial Supply  
Is Expected To  
Remain Low

Fort Pierce  
Industrial Demand  
Continues To  
Accelerate

- ✓ Future permitting for industrial use in Fort Pierce difficult to obtain due to "NIMBYism" <sup>(2)</sup> as residential population grows and becomes more affluent
- ✓ Industrial development pipeline is nominal with most developers focused on building work-live-play communities, leaving few options for service-oriented users requiring industrial space
- ✓ Flexibility to subdivide O95CC-1 allows joint venture to meet the market for tenant footprint needs
- ✓ Exceptional highway connectivity (O95CC-1 is < 1 mile from I-95)
- ✓ Efficient distribution patterns throughout South and Central Florida
- ✓ Easy access to ~37% of Florida's total population within a two-hour drive
- ✓ Burgeoning residential market due to high quality of life and tax advantages
- ✓ Population growth outpacing state, regional, and national averages

These factors have generated strong industrial leasing fundamentals and capital markets activity in Fort Pierce, as i) leasing metrics have substantially outperformed national trends, ii) rent growth trajectories remain healthy, and iii) investor interest in Fort Pierce continues to increase.



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(1) Located within the de-risked, master-planned light industrial, manufacturing, and distribution-focused Orange 95 Commerce Center.

(2) NIMBY = Not-In-My-Backyard.

