

******Construction In Progress******
COMING SUMMER 2022



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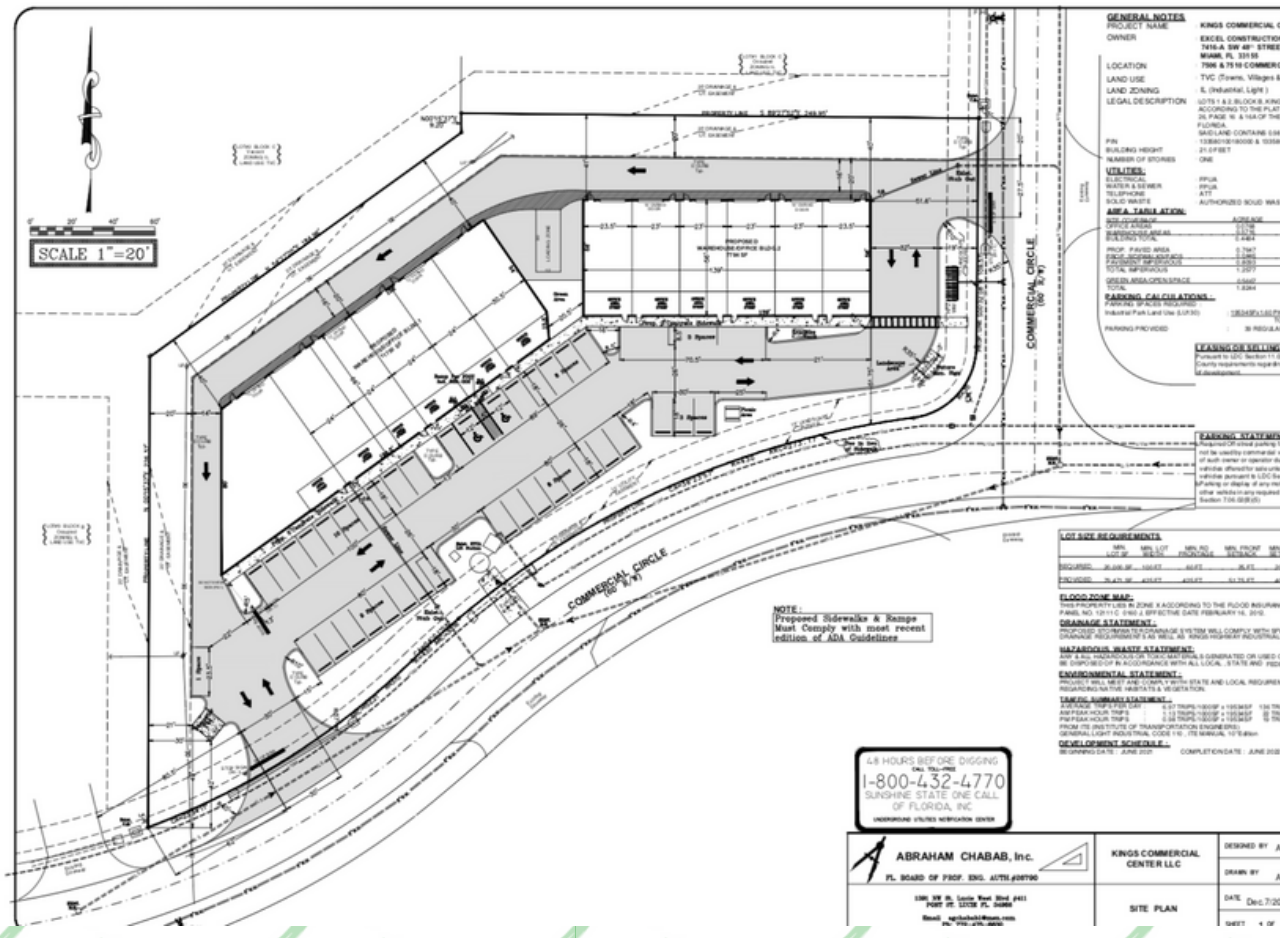


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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH

ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a

Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Kings Commercial Center, LLC

7510 Commercial Circle
Fort Pierce, FL 34951

For Sale: \$4,500,000

PRESENTED BY:

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OFFERING SUMMARY

ADDRESS	7510 COMMERCIAL CIRCLE FORT PIERCE, FL 34951
COUNTY	SAINT LUCIE COUNTY
BUILDING SF	19,804
LAND ACRES	2.83
YEAR BUILT	COMING SUMMER OF 2022
YEAR RENOVATED	-
APN	1335- 801- 0018- 000- 0

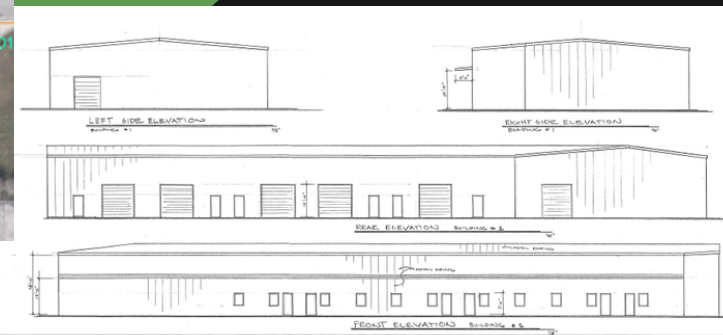
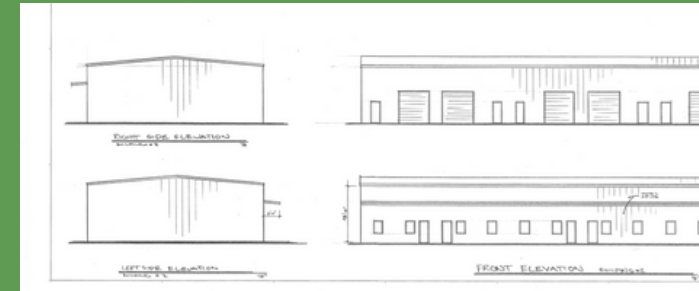
FINANCIAL SUMMARY

OFFERING PRICE	\$4,500,000.00
PRICE PSF	\$222.18

DEMOGRAPHICS

2022 POPULATION	331,425
2022 MEDIAN HH INCOME	\$57,045
2022 AVERAGE HH INCOME	\$68,363

*****Construction In Process***** Coming Summer 2022 Industrial Warehouse Portfolio consisting of 2 Brand New Buildings which may be purchased as a package or individually in a Duty Free Industrial Park in Western St Lucie County. Within a few minutes of I-95 and the FL Turnpike. Easy drive to Port of Fort Pierce and the St Lucie County Airport. Building One 7,784 SF. Building Two 11,750 SF. Join Amazon and other well known companies. Excellent Buy and Hold investment opportunity. Seller will consider leasing one or both buildings (1,450sf to 19,500sf) at \$14sf plus sales tax with a 3 year minimum lease.



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Fort Pierce, FL 34951
For Sale: \$4,500,000

KINGS COMMERCIAL CENTER

PRICING AS FOLLOWS.....

	PRICE
Total project purchase	\$4,500,000
Individual unit purchase	\$230.00SF
Lease rate (gross Modified with terms acceptable to owner)	\$14.00SF

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KINGS COMMERCIAL CENTER PART OF FOREIGN TRADE ZONE

St. Lucie County Expands the Foreign Trade Zone to Encompass Entire Treasure Coast

Post Date: 03/04/2022 2:19 PM

– The International Trade Association recently announced that St. Lucie County’s

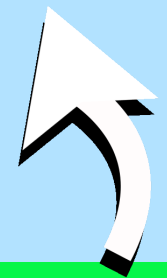


U.S. Customs and
Border Protection

The Advantages of Using a Foreign-Trade Zone

- CBP duty and federal excise tax, if applicable, are paid when the merchandise is transferred from the zone for consumption.
- While in the zone, merchandise is not subject to U.S. duty or excise tax. Certain tangible personal property is generally exempt from state and local ad valorem taxes.
- Goods may be exported from the zone free of duty and excise tax.
- CBP security requirements provide protection against theft.
- Merchandise may remain in a zone indefinitely, whether or not subject to duty.
- The rate of duty and tax on the merchandise admitted to a zone may change as a result of operations conducted within the zone. Therefore, the zone user who plans to enter the merchandise for consumption to CBP territory may normally elect to pay either the duty rate applicable on the foreign material placed in the zone or the duty rate applicable on the finished article transferred from the zone whichever is to his advantage.
- Merchandise imported under bond may be admitted to a FTZ for the purpose of satisfying a legal requirement of exporting the merchandise. For instance, merchandise may be admitted into a zone to satisfy any exportation requirement of the Tariff Act of 1930, or an exportation requirement of any other Federal law (and many state laws) insofar as the agency charged with its enforcement deems it so.

[Click here for
more
information on
FTZ](#)



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FLORIDA'S FOREIGN TRADE ZONES



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Economic Development *by the Numbers*

St. Lucie County economy growing by more than **\$1.8 billion**

A recent analysis by the National Community Development Services Economic Strategy Center calculated that economic output in St. Lucie County is growing by more than **\$1.8 billion** due to the attraction of new businesses and the expansion of existing local businesses since 2017.

- **46** targeted industry companies announced new locations or expansions
- **10,205** jobs to be created: **5,881** employed directly with the companies, another 2,920 indirect jobs created as businesses sell to new or expanding companies, and 1,404 jobs induced through additional consumer spending
- **\$494 million** investment in facilities and equipment
- Investment will generate **\$39.9 million** in tax revenues annually: **\$12.1 million** will go to St. Lucie County, **\$11.8 million** to the cities of Fort Pierce and Port St. Lucie, and **\$16 million** to other taxing authorities such as the school district, fire district, children's services, and others.

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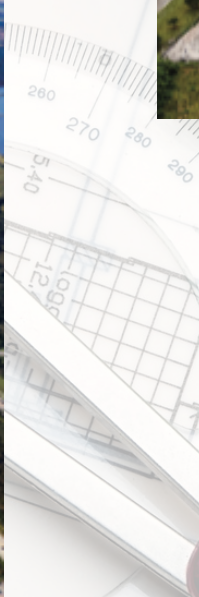
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INTERSTATE CROSSROADS
BUSINESS CENTER



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Age

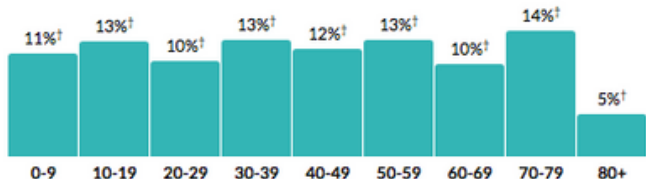
42.3

Median age

about 90 percent of the figure in the Port St. Lucie, FL Metro Area: 48.2

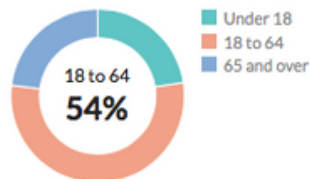
about the same as the figure in Florida: 42.4

Population by age range



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Population by age category



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Income

\$28,924

Per capita income

about 80 percent of the amount in the Port St. Lucie, FL Metro Area: \$34,456

about 90 percent of the amount in Florida: \$32,887

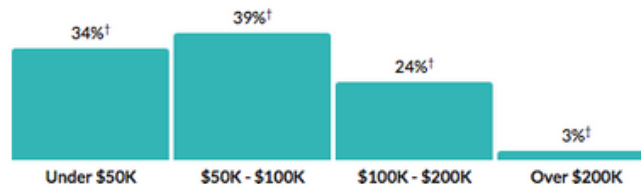
\$68,041

Median household income

about 10 percent higher than the amount in the Port St. Lucie, FL Metro Area: \$62,608

about 20 percent higher than the amount in Florida: \$59,227

Household income



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Households

68,484

Number of households

the Port St. Lucie, FL Metro Area: 181,914
Florida: 7,905,832

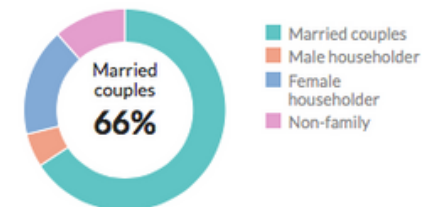
2.9

Persons per household

about 10 percent higher than the figure in the Port St. Lucie, FL Metro Area: 2.7

about 10 percent higher than the figure in Florida: 2.7

Population by household type



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ZONING

Sec. 158.136. - Industrial Zoning District (IN).



- (A) Purpose. The purpose of the industrial zoning district (IN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of industrial activities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated heavy industrial (HI), flexible industrial (FI), and light industrial (LI).
- (B) Permitted Principal Uses and Structures.
- (1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances:
- a. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.
 - b. Research and development facility.
 - c. Public or semi-public facility or use.
 - d. Television broadcasting station and telephone call centers.
 - e. Analytical laboratory.
 - f. Warehouse.
 - g. Wholesale trade and distribution.
 - h. Office space as needed in conjunction with a use listed above.
 - i. Retail and business services primarily intended to serve the industrial facilities.
 - j. Adult entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent City Code of Ordinances which regulate this use.
 - k. Facility-based youth day treatment program.
 - l. Commercial laundry facilities and linen supply.
 - m. Microbrewery.
 - n. Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan. The applicant shall be required to reduce the required number of parking spaces for the building. (Doors, including garage doors, may be open during operating hours.)
 - o. Medical Marijuana Dispensing Organizations.

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FOR MORE ZONING INFORMATION