

Pruitt Commerce Center

S Kings Hwy & Picos Rd
Fort Pierce, FL 34945

With a recent \$45 million Florida Department of Transportation expansion, Pruitt Commerce Center features easy access to multiple markets with a total of 15 acres.

Pruitt Commerce Center is ideally located, with growing Fort Pierce nearby, Miami and Orlando an equidistant commute away, and vital infrastructure for transportation, manufacturing, and logistics businesses close by.

AshleyCapital

FPL
Powering
Florida™

Florida
First Sites

Jill Marasa
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ELECTRICITY
4 MW



WATER
8 MGD



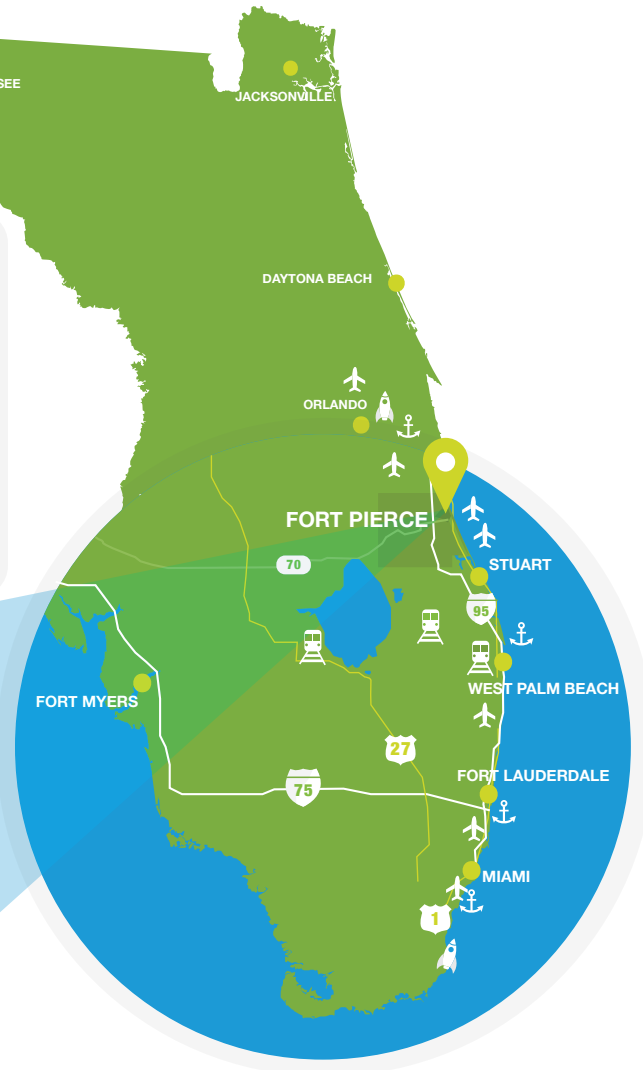
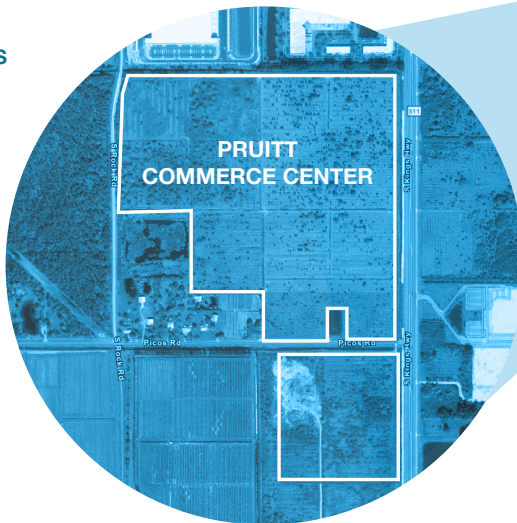
WASTEWATER
4 MGD



TELECOMMUNICATIONS
On-Site Fiber



NATURAL GAS
50 MCF/hr



ADVANTAGES



Access a labor force of over **1.2 million** within 60 miles.



The location is perfect for transportation of goods by road, with **more than 70 percent** of the state within a three-hour drive.



Four international airports and ports are within a two-hour drive.



Florida has no personal income tax.



AIRPORTS

Treasure Coast International Airport: 5 miles
Vero Beach Regional Airport: 16 miles
Melbourne Orlando International Airport: 58 miles
Palm Beach International Airport: 59 miles
Orlando International Airport: 107 miles
Fort Lauderdale International Airport: 107 miles
Miami International Airport: 125 miles



SEAPORTS

Port of Palm Beach: 55 miles
Port Canaveral: 86 miles
Port Everglades: 106 miles
PortMiami: 124 miles



TRUCK ACCESS

I-95: 1/2 mile
Florida's Turnpike: 1 mile



RAIL SERVICE

Florida East Coast Railway: 7 miles