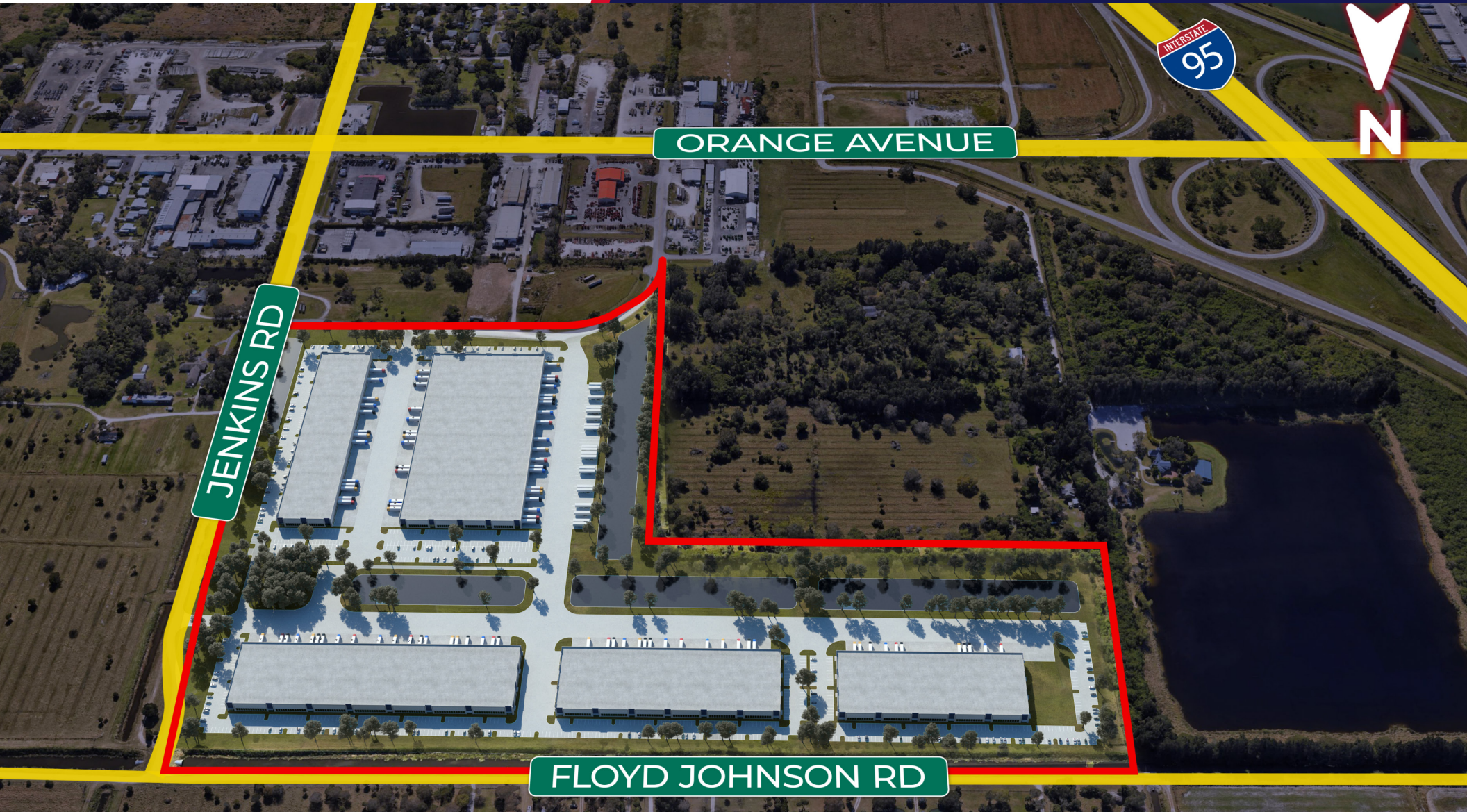




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- Class A Institutional-Quality Light Industrial, Manufacturing & Distribution Center
- Building Sizes ranging from 100,000 SF to 700,060 SF



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# TAMBONE COMPANIES

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Tambone Companies is a leading Florida and New England commercial, industrial and multifamily real estate developer. The company has developed and acquired over fifteen million square feet of office, research, industrial, medical and multifamily projects.

From its earliest days, Tambone focused on the highly demanding built-to-suit needs of quality-minded companies. Building on its expertise and assembling top professional teams, Tambone takes companies from site selection and financing through occupancy.

Each building that bears a client name also bears the Tambone "signature" – an uncompromising commitment to getting the job done, on time, on budget, as promised.

Tambone offers clients the resources, professionalism and network of a major firm with the flexibility, speed and carefully controlled overhead of an entrepreneurial organization.

Tambone's track record for integrity, reliability and responsiveness – spanning projects of great diversity, size, complexity and technical demands – is unchallenged.

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# FLORIDA



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## Distance to Major Airports





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# REGIONAL PERSPECTIVE



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## Major Roads, Transportation & Businesses





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# LOCAL PERSPECTIVE



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## Major Roads & Businesses





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# BUILDING RENDERING



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Facing West





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# BUILDING RENDERING



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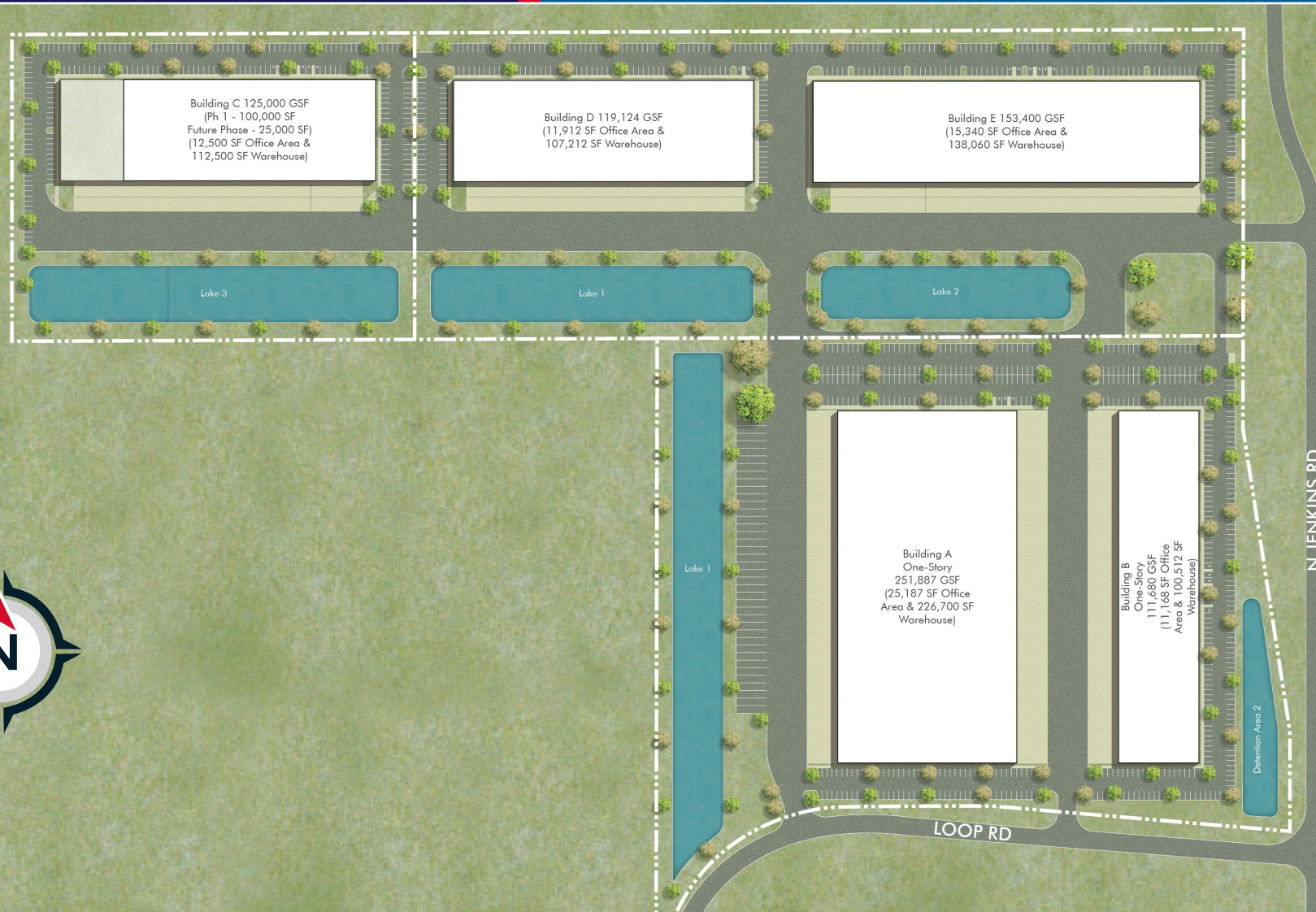
Facing South





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# SITE PLAN



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## All Buildings





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# SITE PLAN



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## Buildings A & B





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# SITE PLAN



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## Building C



# SITE PLAN





# BUILDING SUMMARY

BUILDINGS	A	B	C	D	E
Building Size SF	251,887	111,680	125,000	119,124	153,400
Building (L X W)	698'x 354'	698' x 160'	625' x 200'	614' x 200'	767' x 200'
Column Spacing, 54' x 50', 60 Speed Bay	✓	✓	✓	✓	✓
Clear Height (FT)	36	32	32	32	32
Auto Parking Per 1000 SF	0.94	2.3	1.7	1.45	1.27
Auto Parking Total Available	236	259	215	173	195
Floor Slab (7" & 4000 PSI)	✓	✓	✓	✓	✓
Power To Suit	✓	✓	✓	✓	✓
Fire Sprinklers- ESF	✓	✓	✓	✓	✓

**BUILDING A:** 40 truck parking spaces available

**BUILDING C:** Includes 25,000 SF of expansion

**ALL BUILDINGS:** Loading dock height and grade level available





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## CITY OF FT. PIERCE

The City of Fort Pierce is the County Seat for St. Lucie County. A vibrant city, it boasts a deep-water port that is set to be a hub for mega yacht repair and retrofit operations and an international airport that is ranked number one by pilots for its customs expertise.

City government is business-friendly, with dynamic leadership that has created an Opportunity Zone program to foster economic development and a Strategic Plan to keep it at the cutting edge of progress.

At 100 years of age, the City's redeveloped and beautified historic Downtown is desirable for its theater, art museums, galleries, and regional history museum, while surrounding areas offer a diverse workforce, affordable housing, excellent schools and medical care, and a wealth of recreational



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## ST. LUCIE COUNTY

One of the fastest growing areas in the country, St. Lucie County is known for its business-friendly climate.

It is situated midway between the dynamic markets of Central and South Florida, with ready access to rail and seaports, an international airport, and major roadways including 1-95 and Florida's Turnpike.

A cost-competitive environment, favorable tax structure, and an abundance of workforce training programs makes St. Lucie ideal for growing new businesses or expanding existing ones.

Collaboration between public and private partners, including businesses, governmental agencies, institutes of higher education, the excellent school system and top-notch medical communities, reinforce the commitment of local government in building infrastructure and supporting shovel-ready projects.

The Treasure Coast Jobs Corridor, the Treasure Coast Research, Education and Development Park and Tradition Center for Commerce are just a few of the recent examples of a community developing a vision and working to bring it to fruition.

It's easy to do business in St. Lucie County!



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