

335,000 SF

Cold storage for lease



Treasure Coast Cold Logistics

2300 N Old Dixie Highway Fort Pierce, FL 34946

Location

- Less than 6 miles to I-95
- High visibility to Old Dixie Highway

Advantages and amenities

- Situated on 20.9 acres
- Class A new construction
- IL Zoning
- Located between US 1 and Old
 Dixie Highway

Property Specifications

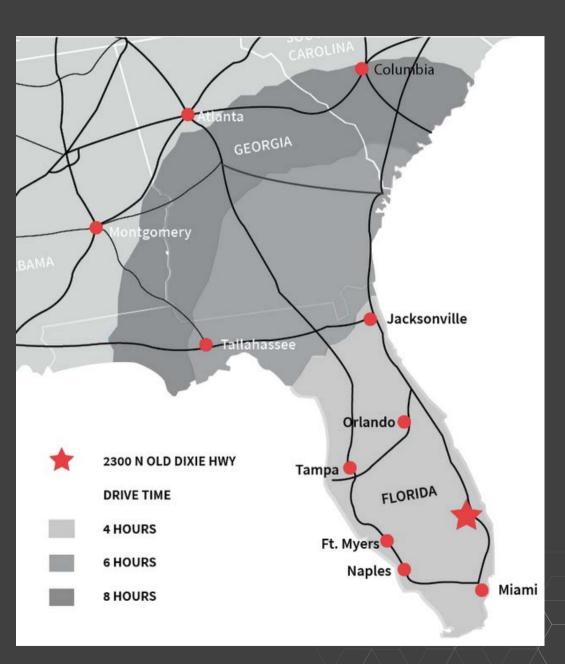
- 335,000 SF +/- available
- 250,000 SF+/- freezer/cooler convertible storage
- Two office welfare 10,000 SF +/-per (20,000)
- Cold truck dock 50,000 SF +/- 35°F
- Battery charging & 11,000 SF +/-
- Fire riser huts 1,000 SF +/-
- Fire pump bld. 1,600 SF +/-
- 65' dock apron
- 150' truck maneuvering
- 150 truck spaces

- 150 auto parking spaces
- 50' clear height in cooler/freezer
- 30' clear height in dock
- LED throughout
- Rytec doors
- Empty pallet storage above dock doors
- Pallet count 56,000 (+/- 2 deep 7 high)
- Dock doors 33 +/-
- Quell fire protection system

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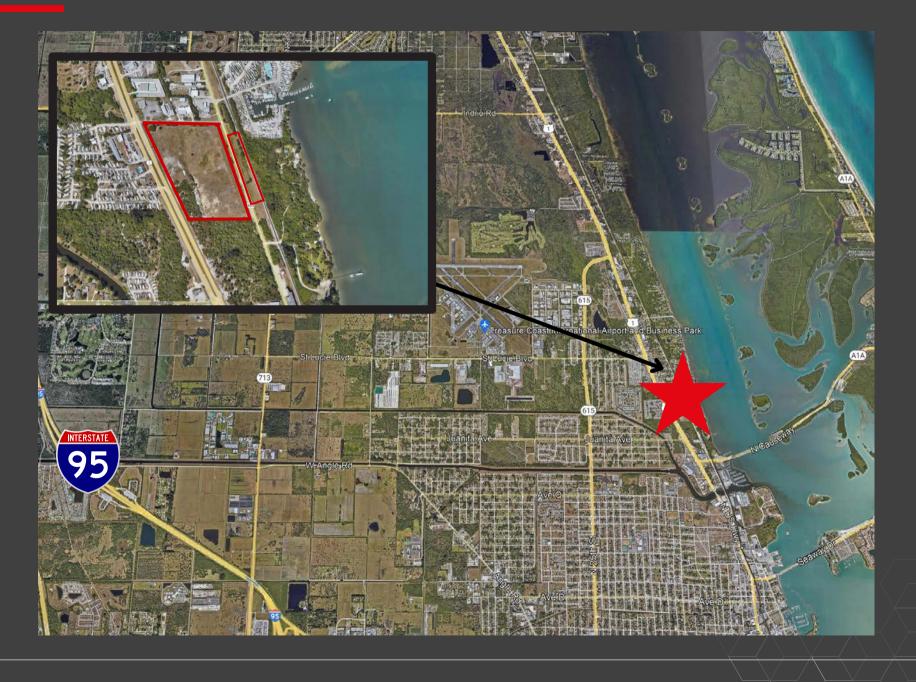


Distance to intermodal facilities			
Terminal	Miles	Terminal	Miles
FEC - Ft. Pierce	3.1 miles	FEC - Titusville	88 miles
FEC - West	64	CSX - Winter	98
Palm Beach	miles	Haven	miles
FEC - Ft.	114	CSX - 62nd	149
Lauderdale	miles	Street	miles
FEC - Miami	128	FEC-	218
	miles	Jacksonville	miles
CSX - Miami	131	NS - Edgewood	236
	miles	Drive	miles
NS - Miami	131	CSX-	236
	miles	Sportsman	miles



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Proposed Site Plan





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