



TAMBONE AT TRADITION

Located in the City of Port St. Lucie in St. Lucie County, Florida, the Tradition Center for Commerce provides an abundance of development options, with more than 10 million square feet of office, industrial, warehouse, multi-family residential and retail space. Tambone Companies is excited about the opportunity to market this distinct property within Tradition Center for Commerce in partnership with the City of Port St. Lucie.

POTENTIAL USES

- Manufacturing
- Distribution
- Retail
- Education

- Hospitality
- Warehousing
- Corporate
- Medical

- Research & Development
- Multifamily Residential

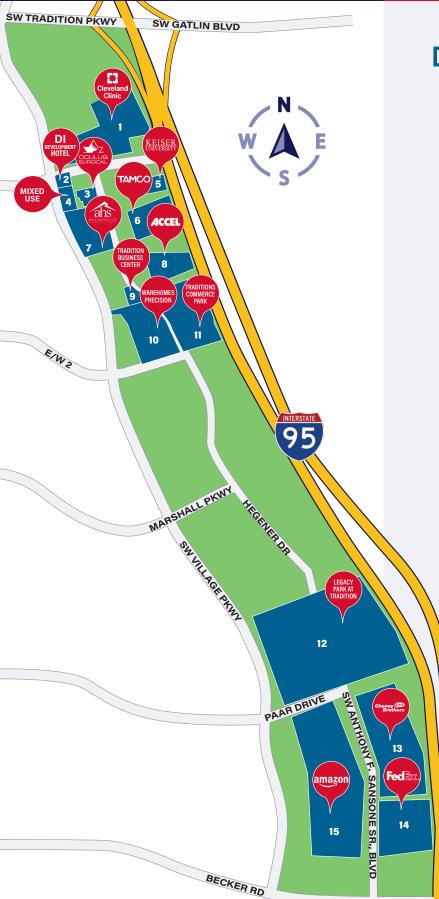
PROPERTY HIGHLIGHTS

- A four-mile divided road (Village Parkway) from Becker Road to Tradition Parkway along with signalization
- Water and sewer trunk lines on Village Parkway
- The I-95 interchange at Becker Road and Tradition Parkway
- A four-lane, divided section of Becker Road from I-95 to Village Parkway
- Less than 5 miles to a Florida Turnpike Interchange
- Tradition Center of Innovation
- Low cost of living



SOLUTIONS. EXECUTION. RESULTS.

Richard P. Tambone 561.660.5166 | www.tambone.com



DEVELOPMENT OF TCC

1. CLEVELAND CLINIC 35 AC of Land

2. DI DEVELOPMENT LLC
Hotel

3. OCULUS SURGICAL 55,000 SF Manufacturing/Distribution

4. MIXED-USE 39,000 SF Mixed-use

5. KEISER UNIVERSITY
Education

6. TAMCO400,000 SF Manufacturing

7. AHS 372 Apartment Units

8. ACCEL INTERNATIONAL HOLDINGS 150,000 SF Manufacturing

9. TRADITION BUSINESS CENTER 36,000 SF Flex Buildings

10. WAREHOMES PRECISION400,000 SF Manufacturing/Distribution/Office

11. TRADITIONS COMMERCE PARK 622,000 SF Manufacturing/Distribution/Office

12. LEGACY PARK AT TRADITION - SANSONE GROUP
300 AC/3,500,000+ SF Warehousing

13. CHENEY BROTHERS 522,527 SF Warehouse/Office

14. FED EX245,000 SF Regional Sorting Center

15. AMAZON220,000 SF Delivery Station