



### 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

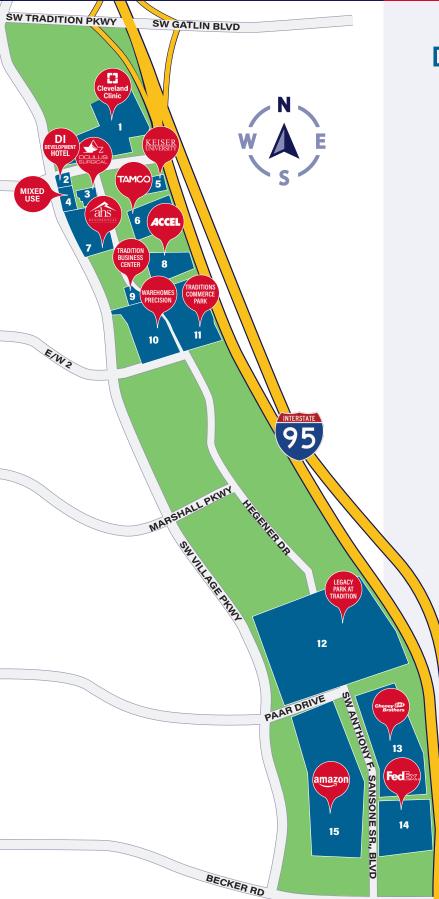
### PROPERTY HIGHLIGHTS

- 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.

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# 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. TAMCO**400,000 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 PRECISION**400,000 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 EX**245,000 SF Regional Sorting Center

**15. AMAZON**220,000 SF Delivery Station