



 SCHMIDT  
NICHOLS  
LANDSCAPE ARCHITECTURE  
AND URBAN PLANNING

SIMMONS & WHITE

The   
Silverman  
Group

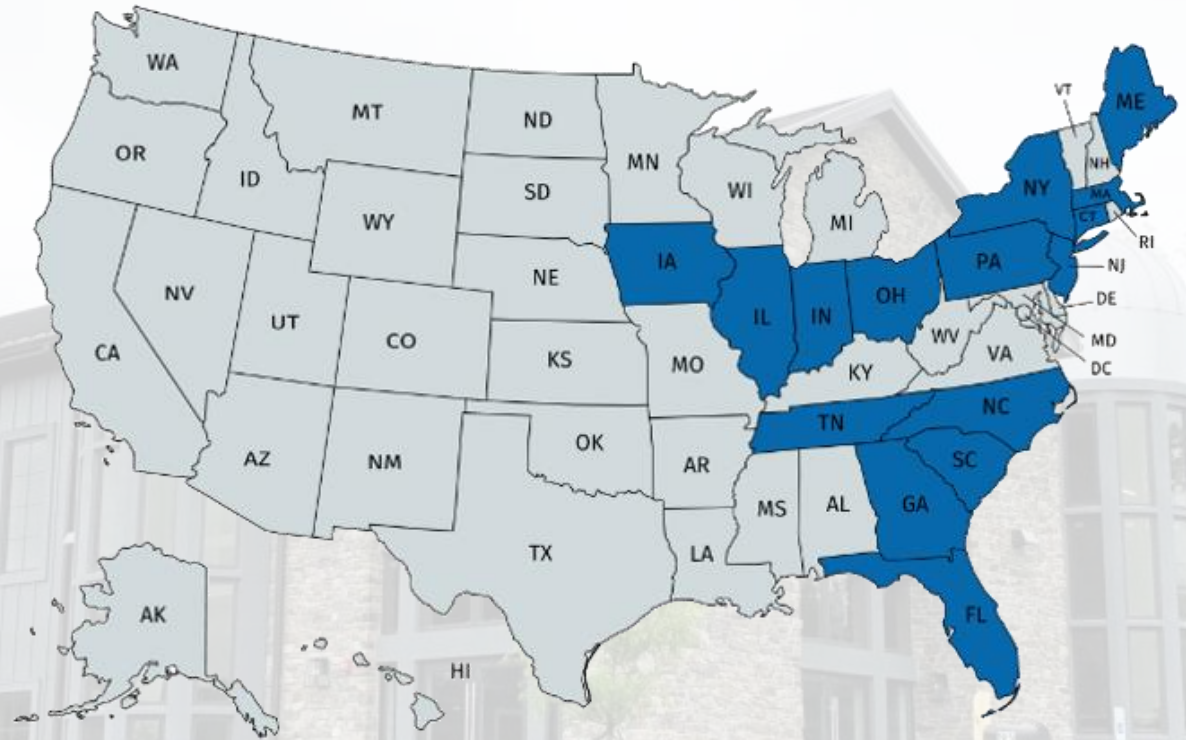
St. Lucie   
EDC

INTERSTATE CROSSROADS  
BUSINESS CENTER

# COMPANY PROFILE

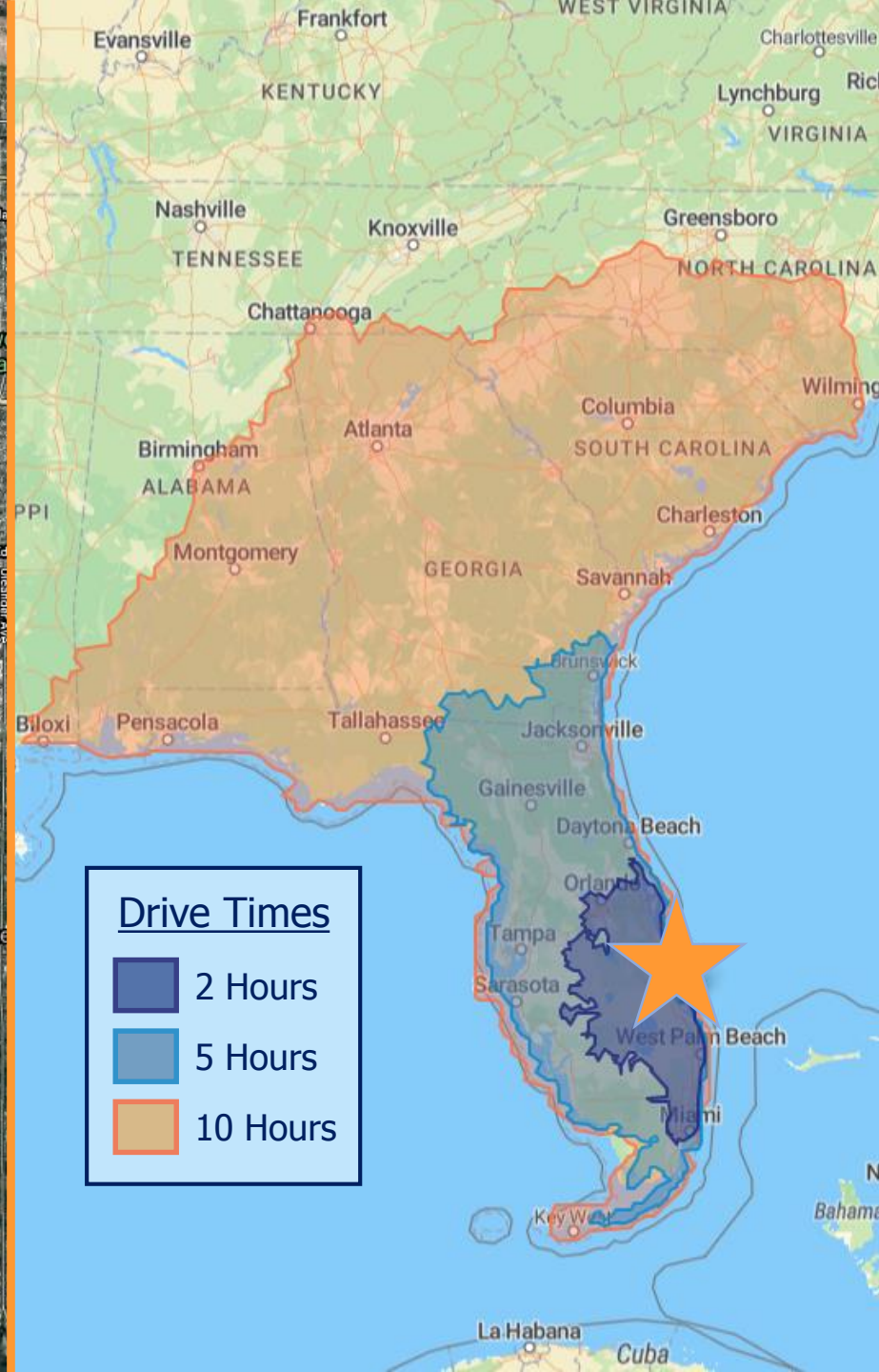
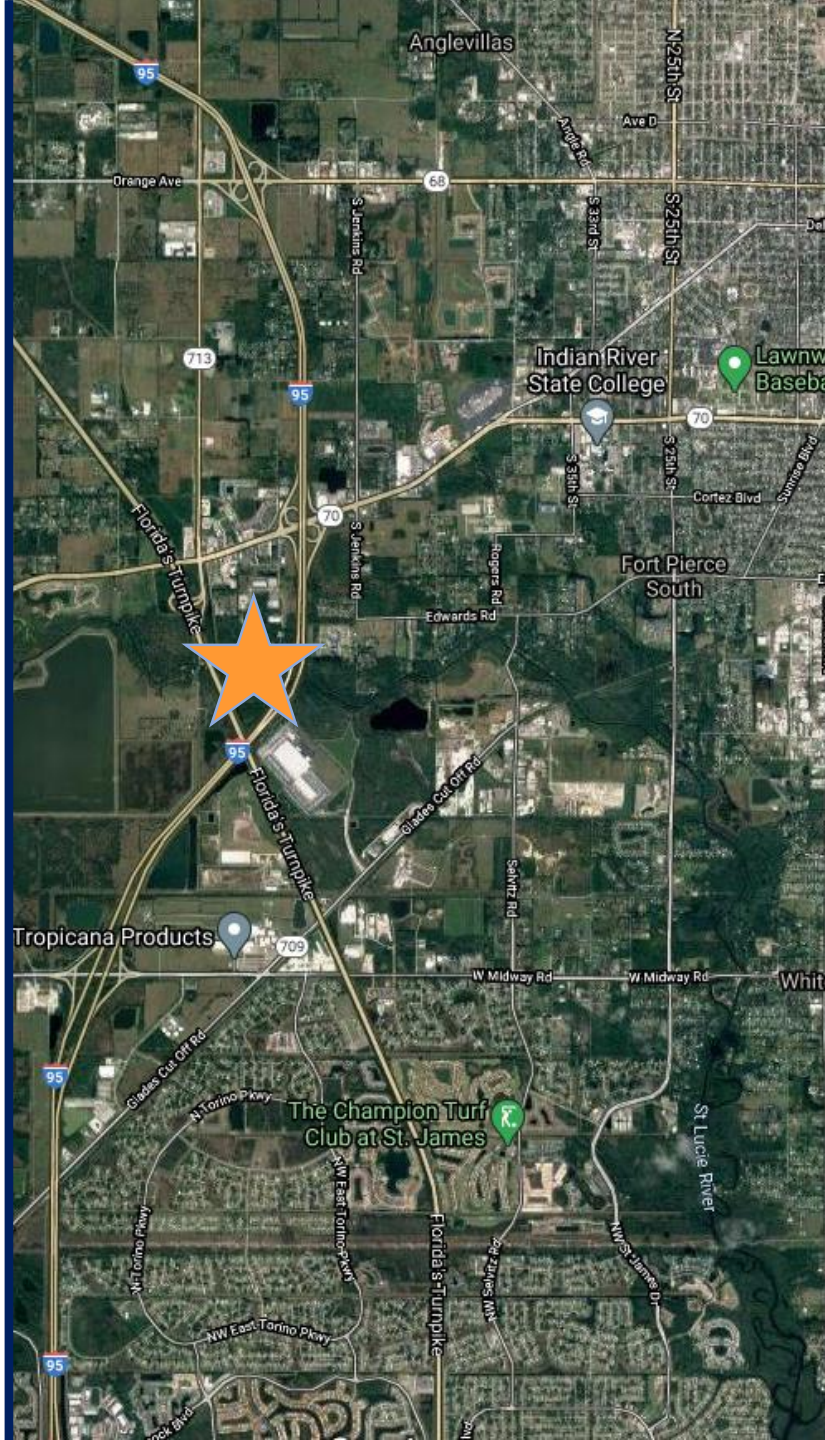
The Silverman Group is a family owned and operated private equity and real estate development organization based in Basking Ridge, New Jersey.

- 19,000,000 SF of office, industrial, retail, and aviation properties in 15 states
- 5,000,000 SF of industrial product under development in 7 states
- 4,000 multi family units managed and 2,000 under development
- 150 employees country wide with expertise in development, construction, leasing and facilities management



# SITE LOCATION

With direct access to both I-95 & the Florida Turnpike, Interstate Crossroads Business Center offers a prime distribution location. The City of Fort Pierce is strategically located within the state to serve as a hub to provide services/products to central and south Florida as well as the southeastern United States.



# HIGHLIGHTED PROJECTS



Nashville, TN



Concord, NC



Concord, NC



Concord, NC



Summerville, SC



Douglasville, GA



Jacksonville, FL



Lake Worth, FL

# DEVELOPMENT EXPERIENCE

The Silverman Group has a successful track record of efficiently and effectively completing the development process. Our in house team of development experts understand how to properly navigate complex entitlements and re-zonings while solving any geotechnical, environmental and infrastructural challenges that may arise. Previous builds prove expertise and knowledge of identifying Class A development opportunities and the ability to follow through with well managed construction and completion.

The team understands the value and importance of logistically advantaged real estate. From start to finish, we facilitate all work going on at our sites to ensure a high quality delivery to the market.

## UNDER DEVELOPMENT



East Windsor Logistics Center | East Windsor, CT



Charlotte Intermodal Logistics Center | Charlotte, NC



Bright Star Logistics Center | Douglasville, GA

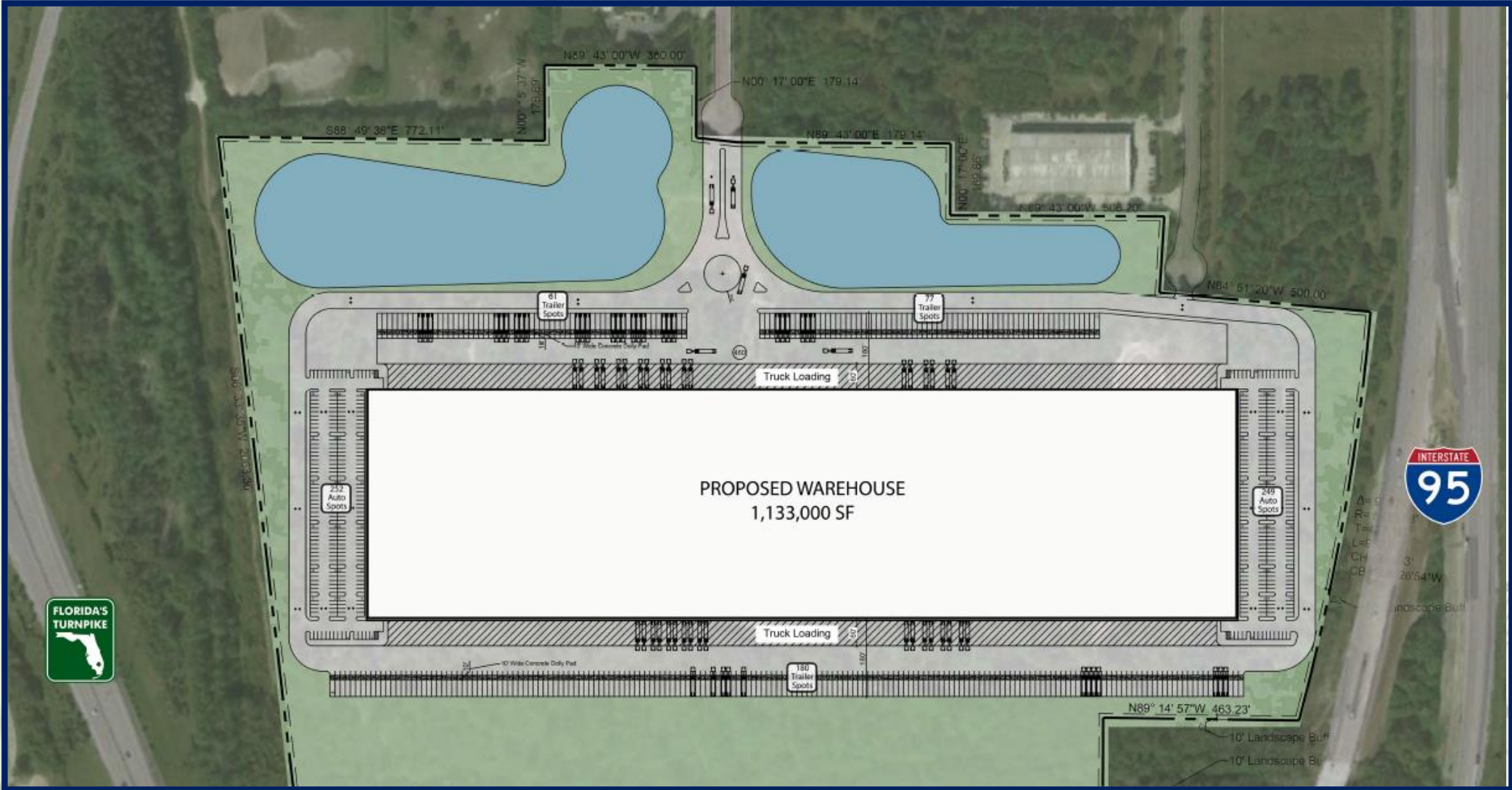
# TENANT RELATIONS



Prudential



# PROPOSED BUILDING SITE PLAN



# PROPOSED 2-BUILDING SITE PLAN



# CROSSROADS INDUSTRIAL DEVELOPMENT



# Economic Impact Analysis



## PROJECT SCOPE

Industrial Development



## NEW CONSTRUCTION

1.13+ million square feet  
*Distribution and Warehouse*



## CAPITAL INVESTMENT

Construction: \$60+ million



## JOB CREATION

Analysis: 755  
(U.S. Energy Consumption Survey  
Floor Area Ratio = 1 per 1,500 sf)

### NEW CONSTRUCTION (One Time Impact)

IMPACT	Employment	Labor Income	Output
Direct	649.61	\$26.5M	\$60M
Indirect	89.66	\$3.77M	\$14.59M
Induced	114.50	\$4.18M	\$15.3M
<b>Total</b>	<b>853.77</b>	<b>\$34.4M</b>	<b>\$89.9M</b>

### NEW JOBS (Annual Recurring Impact)

Impact	Employment	Labor Income	Output
Direct	755	\$30.68M	\$199M
Indirect	1679.82	\$41.75M	\$215M
Induced	269.03	\$9.8M	\$36M
<b>Total</b>	<b>2703.86</b>	<b>\$82.2M</b>	<b>\$450M</b>

Source: IMPLAN

# INTERSTATE CROSSROADS

## BUSINESS CENTER



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