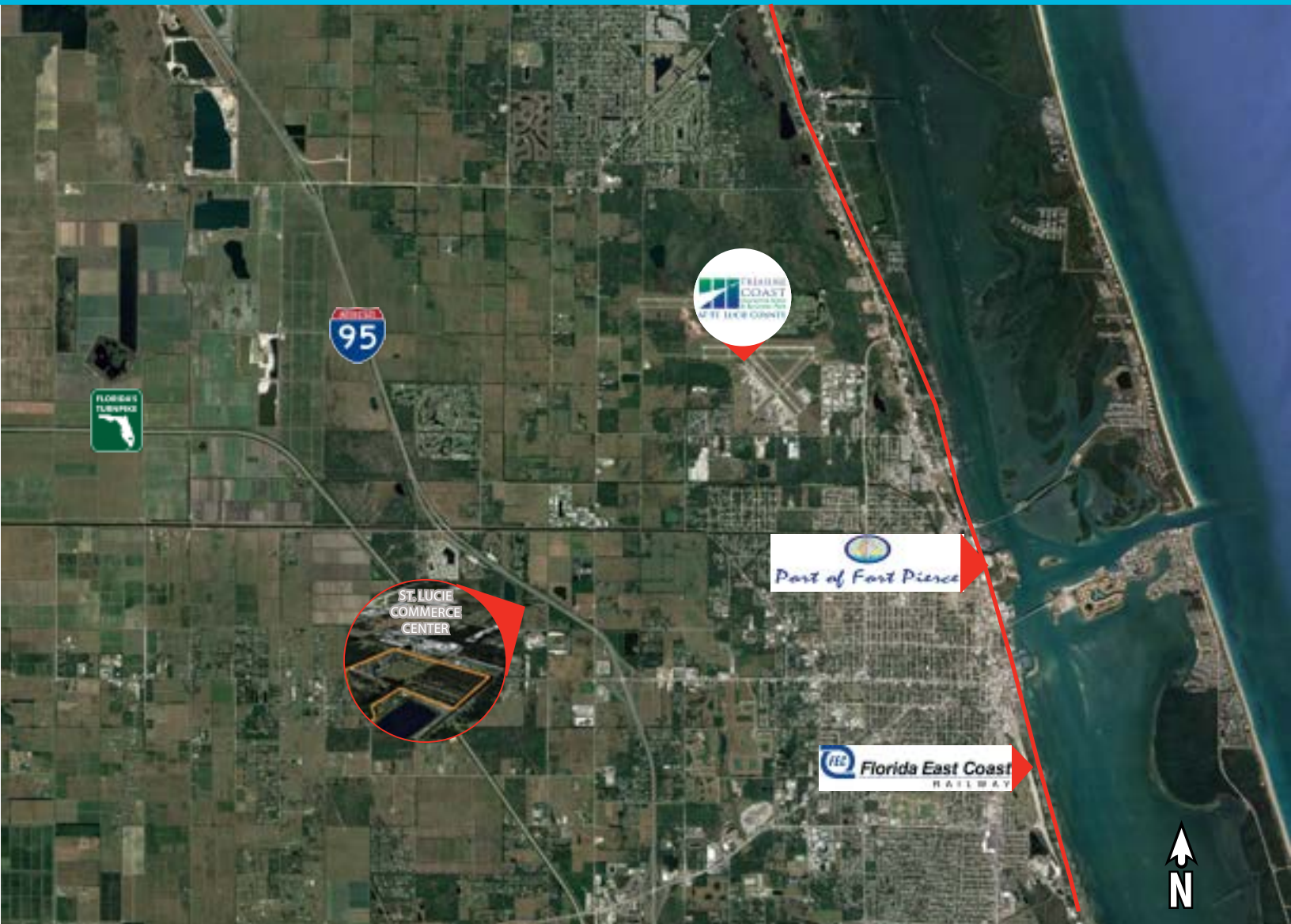


Two Hours to Twelve Million People



St. Lucie Commerce Center

• Easy Compliance for Hours of Service •

- Ready for Immediate Development
- Perfect for a Distribution Center
- Easy Access to Interchanges - I-95 and Turnpike
- Excellent Highway Visibility
- Frontage and Entrance on I-95
- Close to major cities and accessible to 6 major ports



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St. Lucie Commerce Center

Distribution Center Parcel

Two Hours to Twelve Million people...

The parcel is a +/- 95 acre industrial park zoned for both light and heavy industrial users. The zoning and approvals can accommodate up to 1.2 million square feet of distribution and manufacturing uses.

There are large water and sewer lines to the property with adequate capacity. All environmental and endangered species studies have been performed with no issues to limit or delay development.

The property also features over 2,000 lineal feet of frontage on I-95 and is located on a major distribution highway network. This property offers a wealth of opportunities for development for the right buyer.



Preliminary site plan approval:

- Industrial zoning, heavy and light
- Infrastructure Development Approved
- Shovel Ready in 90-100 days

Close proximity to major roads:

- I-95 Frontage and Entrance
- Turnpike, SR-70 and SR-60

Close proximity to major ports:

- Port of Miami, Port Everglades, Port of Tampa and Port of Palm Beach

Major City Centers within a 2-hour radius:

90 min to Orlando, 120 min to Tampa, 115 min to Miami, 100 min to Ft. Lauderdale and 70 min to West Palm Beach

County & state incentives:

- Job Growth Investment Grant
- Impact Fee Mitigation
- Ad Valorem Tax Abatement

Ample & educated workforce is available:

- FAU
- Indian River State College
- Green Collar Training Center

Other Distribution Centers within 15 miles:

- Walmart, CVS/Caremark and Tropicana

Close proximity to full service truck stops

- Flying J
- PILOT