

FOR SALE

FORT PIERCE, FLORIDA

CROSSROADS PARK OF COMMERCE



www.bonviedevelopment.com



OFFICE/FLEX/LAND | FOR SALE ALL OR PART
I-95, TURNPIKE & OKEECHOBEE ROAD FRONTAGE

IMPROVED Parcels Available!

2 - 100 Acres

FOR MORE INFORMATION CALL 954.232.8494 OR VISIT www.bonviedevelopment.com

CROSSROADS PARK OF COMMERCE

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LOCATION: Ft. Pierce has a transportation network of rail, seaport, international airport, foreign trade zone, and easy access to Florida's major highways, which makes it a major asset to distribution facilities. The subject property is located directly between I-95 and the Florida Turnpike on exit 70, Okeechobee Blvd.. The property is located within a two-hour drive of over 70 % of the state's population. Also, WALMART has recently built the first phase of the largest distribution facility in the US, which is approximately two miles away from the subject property.



ZONING: GENERAL COMMERCIAL ZONE (C-3) AND COMMERCIAL PARKWAY ZONE (CP-1)

UTILITIES:

- * WATER
- * SEWER
- * TELEPHONE
- * ELECTRIC
- * FIBER

ECONOMIC DEVELOPMENT INCENTIVES:

- * PARK DESIGNATED A FOREIGN TRADE ZONE
- * COUNTY INCENTIVES/ABATEMENTS
- * CITY INCENTIVES/ABATEMENTS

INVESTMENT HIGHLIGHTS:

- * NATIONAL TENANTS LOCATED IN PARK
- * SUPERIOR DISTRIBUTION LOCATION
- * ZONING AND INFRASTRUCTURE IN PLACE
- * BIOTECH LABORATORIES-RESEARCH PARK LOCATING ON NORTH SIDE OF OKEECHOBEE
- * ONE OF FASTEST GROWING COUNTIES IN US
- * NO ENVIRONMENTAL ISSUES
- * PROPERTY IS HIGH AND DRY
- * CLOSE PROXIMITY TO NEW WALMART

PARK TENANTS:

- * PEPSI COLA
- * RYDER TRUCK
- * SEARS LOGISTICS SERVICES
- * HULETT ENVIRONMENTAL
- * NuCO2
- * J.J TAYLOR COMPANIES
- * HAMPTON INN
- * QUALITY INN
- * BEST WESTERN
- * DAYS INN
- * MARRIOTT FAIRFIELD
- * COMFORT INN & SUITES
- * KFC
- * STEAK AND SHAKE
- * IDI

DISTRIBUTION FACILITY:

- * OKEECHOBEE RECENTLY WIDENED TO FOUR LANES