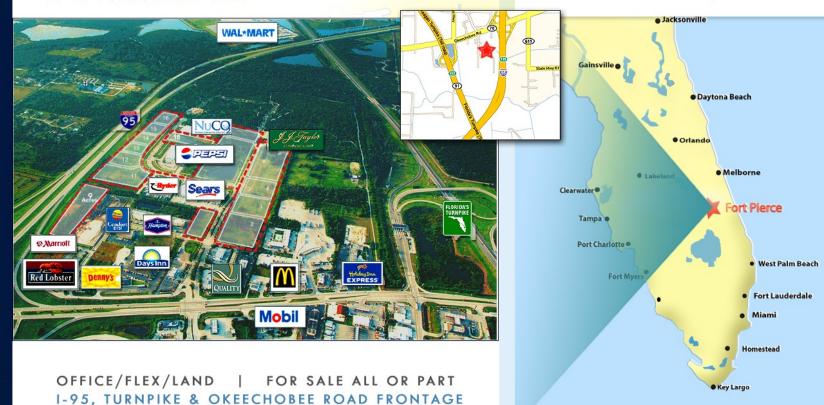
### CROSSROADS PARK OF COMMERCE



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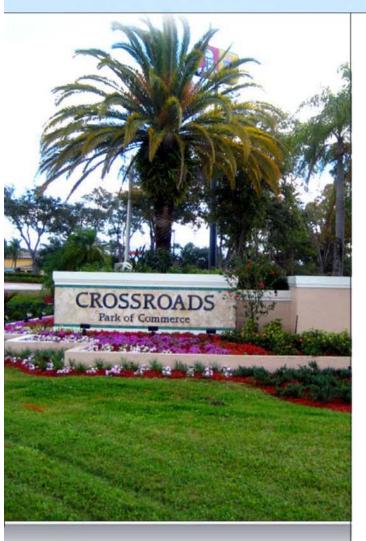
# IMPROVED Parcels Available! 2 - 100 Acres

# CROSSROADS PARK OF COMMERCE

FORT PIERCE, FLORIDA

www.bonviedevelopment.com

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.



BONVIE

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

#### UTILITIES:

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

#### 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

#### **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

### DISTRIBUTION FACILITY:

\* OKEECHOBEE RECENTLY WIDENED TO FOUR LANES