

For Sale or Build to Suit for Sale or Lease

CBRE

Treasure Coast Business Park

Selvitz Road / Fort Pierce, FL

From ±5.45 Acres to ±104 Acres Available



PROPERTY HIGHLIGHTS

- + Total Size - ±103.93 Acres
- + Access - Minutes away from I-95 and Florida's Turnpike
- + Frontage - ±486.59' on Selvitz Road
- + Fully Platted for an Industrial Business Park
- + Infrastructure and Roads to Support Future Developments
- + Consists of Six Vacant Parcels
- + Zoned for Light, Medium and Heavy Industrial
- + Excellent Transportation Dynamics Near Major Highways, Rail, Seaport, and Airport
- + Adjacent to Treasure Coast Energy Center

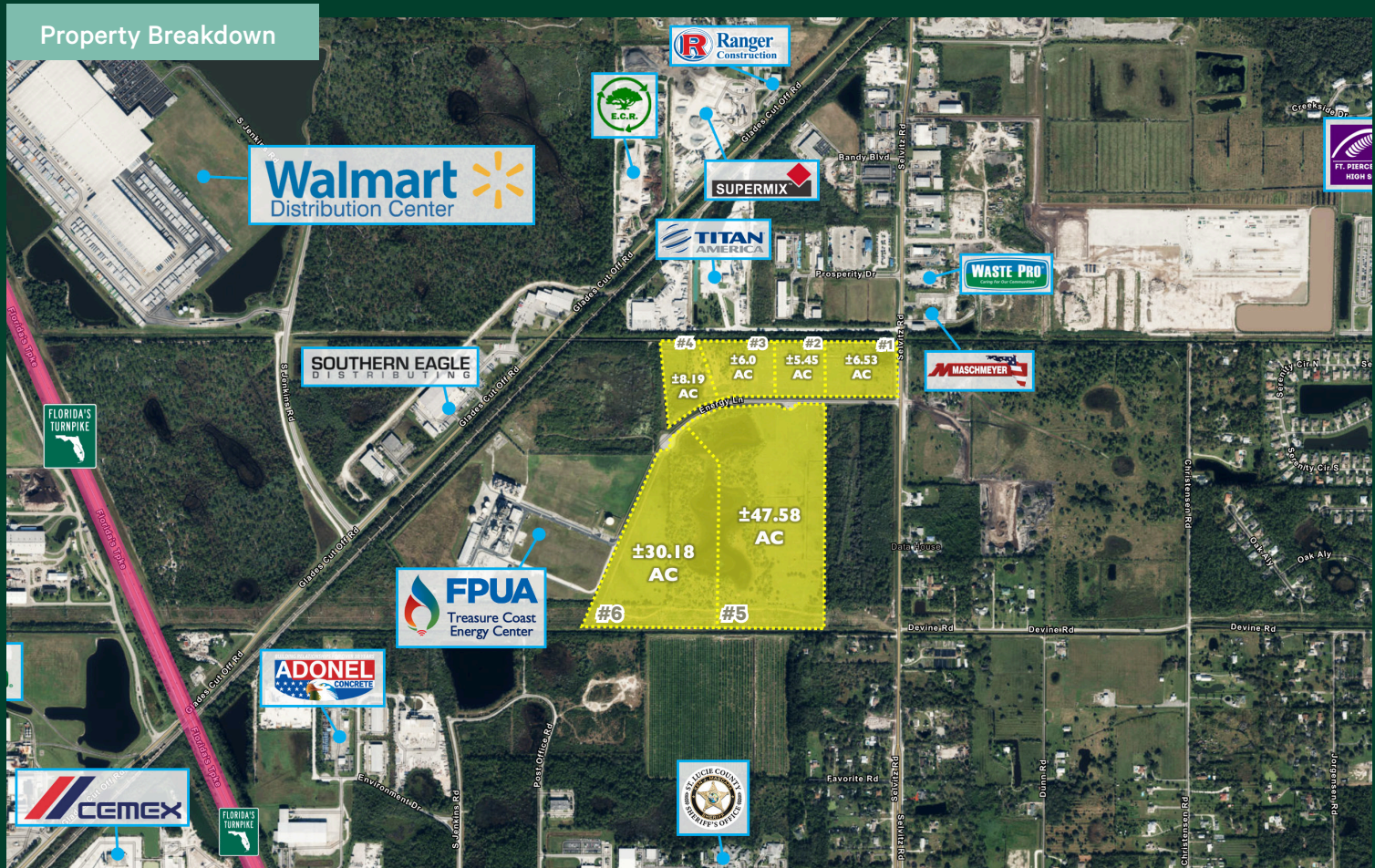
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±5.45 ACRES to ±104 ACRES
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6 INDUSTRIAL LOTS CONTAINING A TOTAL OF ±103.93

Sites currently have access to roadways and turning lane improvements plus an established road with a roundabout and easy accessibility from Selvitz Road.

Zoned for medium to heavy industrial which would allow for development of manufacturing, warehousing, concrete batching plant, recycling, wastewater treatment or heavy commercial-type buildings with yard and outside storages uses permitted.

Lot #	PARCEL NUMBER	SIZE	Zoning	ASKING PRICE
1	2431-800-0002-000-0	±6.53 Acres	Medium Industrial	\$2,125,000 (\$325,000/acre)
2	2431-800-0003-000-7	±5.45 Acres	Heavy Industrial	\$1,800,000 (\$330,275/acre)
3	2431-800-0004-000-4	±6.00 Acres	Heavy Industrial	\$1,800,000 (\$300,000/acre)
4	2431-800-0005-000-1	±8.19 Acres	Heavy Industrial	\$1,644,000 (\$200,000/acre)
5	2431-800-0007-000-5	±47.58 Acres	Medium Industrial	\$11,700,000 (\$246,000/acre)
6	2431-800-0006-000-8	±30.18 Acres	Heavy Industrial	\$6,500,000 (\$215,375/acre)

TOTAL

**± 103.93
ACRES**

SPECIFICATIONS

TOTAL SIZE: ±103.93 Acres

UPLANDS/WETLANDS: ±20.9 Acres

IRRIGATION WELLS: (1) 4" Well and (1) 2" Well

LOCATION

FRONTAGE: ±486.59' on Selvitz Road

ACCESS: Minutes away from I-95 (±83,900 VPD)
and Florida's Turnpike (±36,692 VPD)

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Ground Shots



Build to Suit Concept Plan



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Treasure Coast Business Park is fully platted for an industrial business park that includes improved roads, city water, city sewer and electric.

Industrial & Related Uses Include:

- + MANUFACTURING
- + BOTTLING PLANTS
- + WELDING, MACHINE SHOPS
- + WAREHOUSING
- + DISTRIBUTION, TRUCKING, RAILROAD
- + MOBILE HOME SALES
- + HEAVY INDUSTRIAL
- + STORAGE YARDS
- + COLD STORAGE
- + PRINTING/PUBLISHING
- + BUILDING MATERIAL
- + CONCRETE FORMING AND AGGREGATE USES
- + LABORATORIES
- + AGRICULTURAL RETAIL SALES
- + RECYCLING
- + HEAVY CONCRETE BATCHING
- + WASTEWATER TREATMENT

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