

SALE

EAST COAST PACKERS

2130 Old Dixie Highway Fort Pierce, FL 34946



OFFERING SUMMARY

Sale Price:	\$4,500,000.00
Building Size:	40,793 SF
Available SF:	
Lot Size:	3.65 Acres
Number of Units:	2
Year Built:	1950
Renovated:	2017
Zoning:	Industrial Light
Market:	Port St Lucie MSA

PROPERTY OVERVIEW

Old Dixie Light Industrial Warehouse of 40,793 SF, former Citrus Packing Facility with Rail Siding and excellent Old Dixie Highway frontage, it's now ready for the next chapter.

Video Tour: <https://youtu.be/jXW6bUtWFZY>

PROPERTY HIGHLIGHTS

- Old Dixie Highway frontage
- FEC Railway frontage
- CBS and Metal Construction

OTHER RESOURCES

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UTILITIES - FT. PIERCE UTILITY AUTHORITY

3 Phase Electric, Water, Sewer & Gas

SITE DESCRIPTION

Prime Light Industrial Opportunity in North St. Lucie County – Former Citrus Packing Facility Ready for Reinvention! Discover this exceptional 40,793 SF industrial property situated on Old Dixie Highway in North St. Lucie County (Fort Pierce area), perfectly positioned for the next wave of growth. Once a thriving citrus packing house, this versatile asset now stands poised for redevelopment amid significant regional transformation. The property features:

- Main Building: 35,793 SF former citrus packing facility, offering expansive clear-span space ideal for adaptive reuse.
- Secondary Building: 5,000 SF metal building with a long-term tenant in place, providing immediate income stability.
- Key Infrastructure: Existing rail siding for efficient logistics and excellent highway frontage along Old Dixie Highway for superior accessibility.

Strategically located near the Indian River Lagoon and with direct ties to the marine and boating industry, this site presents an outstanding opportunity to convert into a marine industrial facility — think boat storage, repair, outfitting, yacht services, or related maritime operations. The area's growing marine industry hub (including nearby facilities supporting mega-yachts and recreational boating) makes this an ideal fit. The timing couldn't be better. The North Causeway Bridge (also known as the North Hutchinson Island Bridge) redevelopment project — a \$111.5 million high-level fixed span structure

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