

FLORIDA NEXUS PARK

Northwest corner of I-95 and Okeechobee Rd. (SR 70)
ST. LUCIE COUNTY, FORT PIERCE, FLORIDA



BUSINESS PARK FEATURES:

- ❖ Now leasing office, showroom, lab, light industrial, retail and distribution suites 2,500 – 100,000 square feet
- ❖ Build to suit interior improvements with generous landlord allowances
- ❖ Easy access to major highways I-95 and Florida's Turnpike with entry/exits within $\frac{1}{2}$ mile
- ❖ Dedicated internet access and VOIP over Fiber Optic lines
- ❖ 24 hour high definition DVR recorded roving security cameras throughout site
- ❖ Aggressive Rental Rates
- ❖ Property is located within 2 $\frac{1}{2}$ hours of Miami, Fort Lauderdale, West Palm Beach, Orlando, Tampa, Jacksonville and 80% of Florida
- ❖ Join Comcast, Maximus, Drawdy and others in quality business park environment
- ❖ No state income tax, affordable housing, abundant workforce and excellent quality of life
- ❖ Many hotels, restaurants and amenities adjacent to the park
- ❖ Additional land (1-100 acres) for future expansion, build to suit or sale. Some I-95 frontage sites available
- ❖ Immediate occupancy

*For further information contact:
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All information is subject to errors, omission or withdrawal