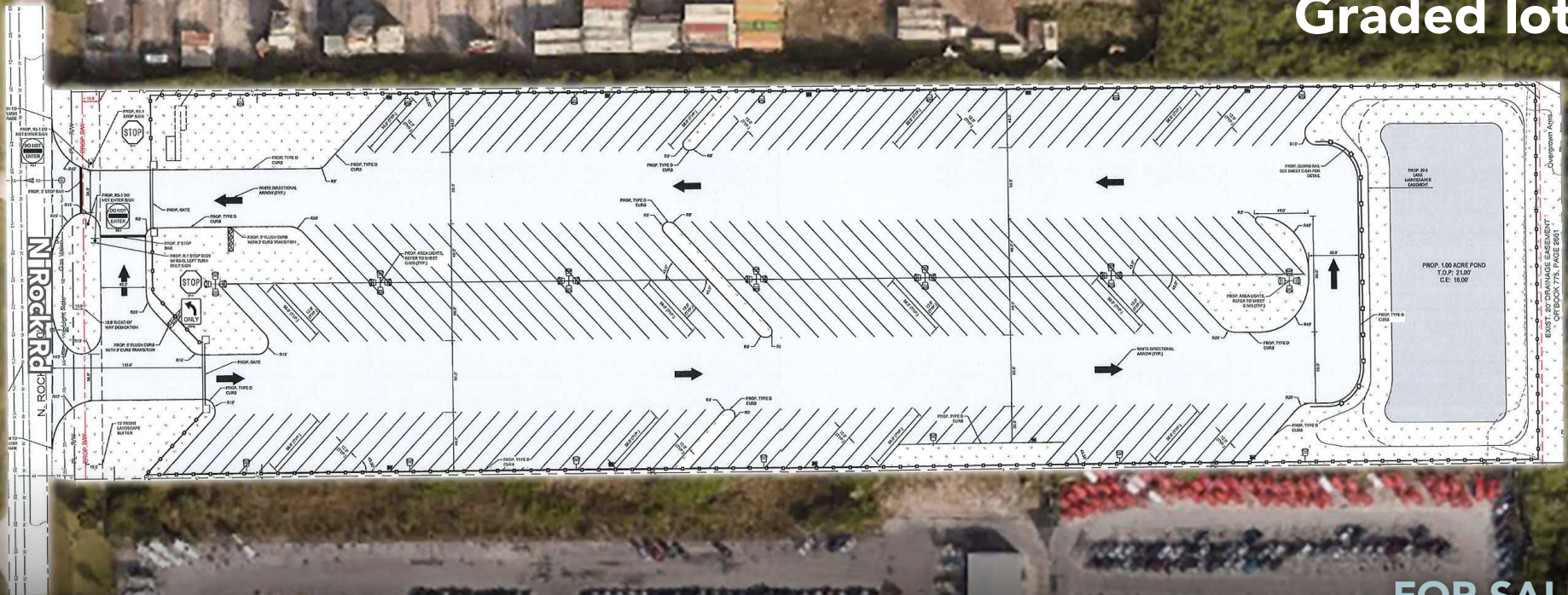


PROPOSED TRUCK AND TRAILER PARKING DEVELOPMENT NEAR I-95

450 N ROCK RD,
FORT PIERCE, FL 34945

±10.6 acres Heavy
Industrial-zoned Land

Fully Cleared and
Graded lot



FOR SALE

Presented By,

MATTHEW ROTOLANTE, SIOR, CCIM

President

305.490.6526

mrotolante@lee-associates.com

CONNER MILFORD

Senior Vice President

314.766.9336

cmilford@lee-associates.com



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com

 @leesouthflorida

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exceptional heavy industrial land opportunity at 450 N Rock Road. This ±10.6-acre site offers a prime logistic site for users looking to establish or expand their operations in the region. The property enjoys full entitlements for a high-capacity, heavy-duty truck and trailer parking facility with utilities at the street, which can be further amended to include a building. Owner is a site work contractor and can deliver as a fee simple Build to Suit.

Strategically located with direct access to I-95 and Florida's Turnpike, the property ensures seamless regional and statewide connectivity. Positioned within one hour of Port of Palm Beach and Palm Beach International Airport, the site is ideally situated for domestic and international distribution. Located in a thriving industrial corridor, it supports regional freight movement and offers immediate proximity to major transportation routes, with final project approvals pending to enable rapid commencement of development. St. Lucie is one of the fastest growing Counties in the State of Florida and is a business-friendly government.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MATTHEW ROTOLANTE, SIOR, CCIM

President
305.490.6526
mrotolante@lee-associates.com

CONNER MILFORD

Senior Vice President
314.766.9336
cmilford@lee-associates.com

ASKING PRICE: \$3,750,000



10.6-acre site - Cleared and graded lot with Heavy industrial zoning

Fully entitled and site plan approved Truck and Trailer Parking Facility.

Can be Delivered Fee Simple Build to Suit and Site Plan Can be readily amended to include a Building.



Fully Entitled Project:

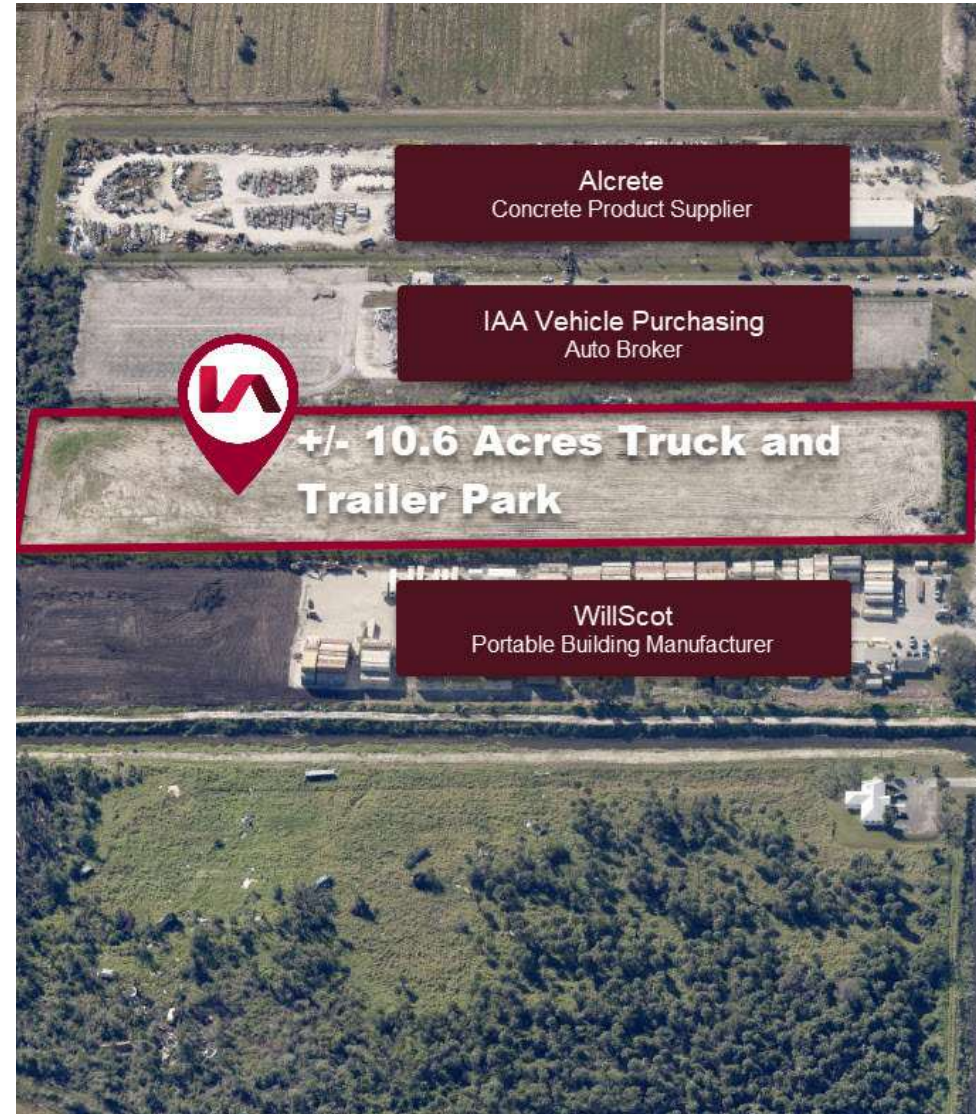
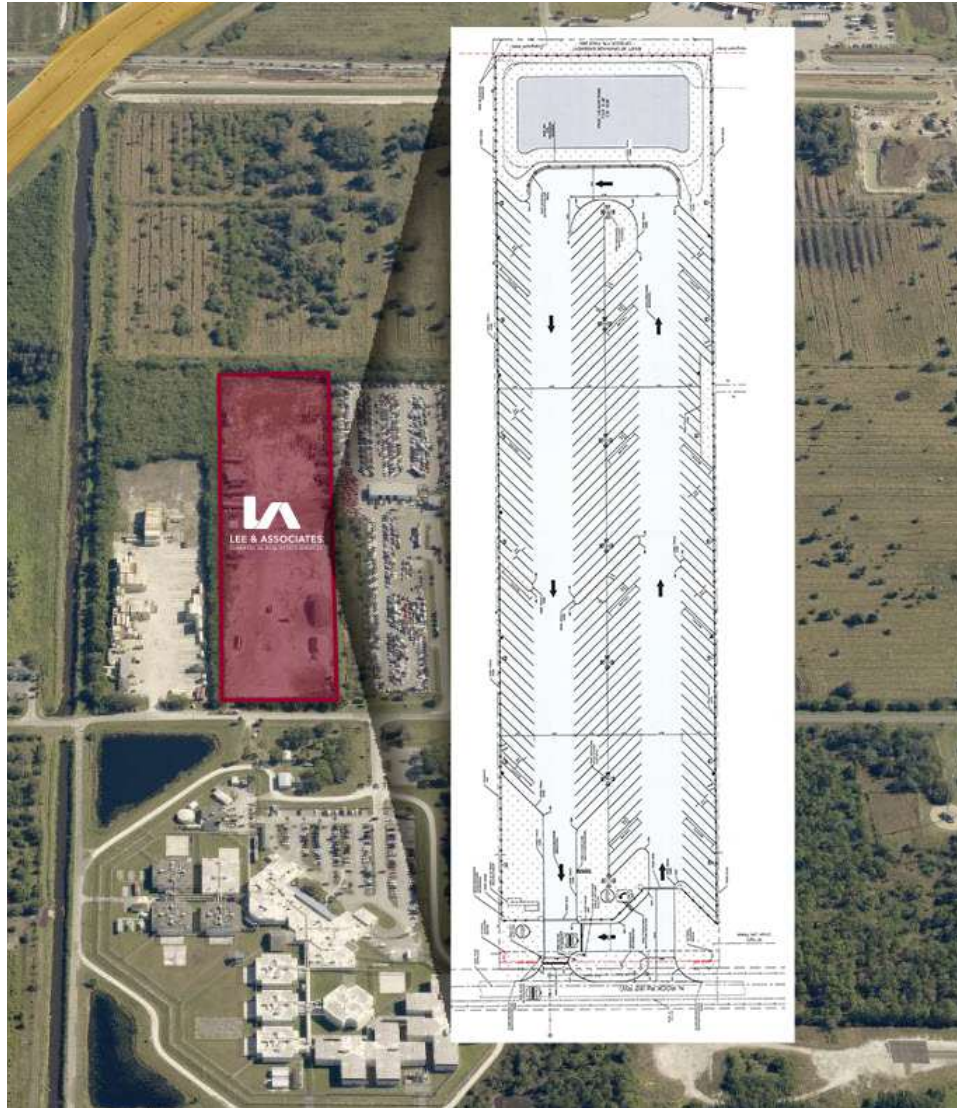
- * High-capacity, heavy-duty truck and trailer parking facility.
- * Quick Access to I-95 and Turnpike
- * Heavy Industrial Zoning for Multiple Storage Uses
- * Utilities at the street for Water and Sewer and Power
- * Ability to Deliver as BTS full constructed by Owner who is a Site Work Contractor
- * Ability to adapt site plan to include a building.



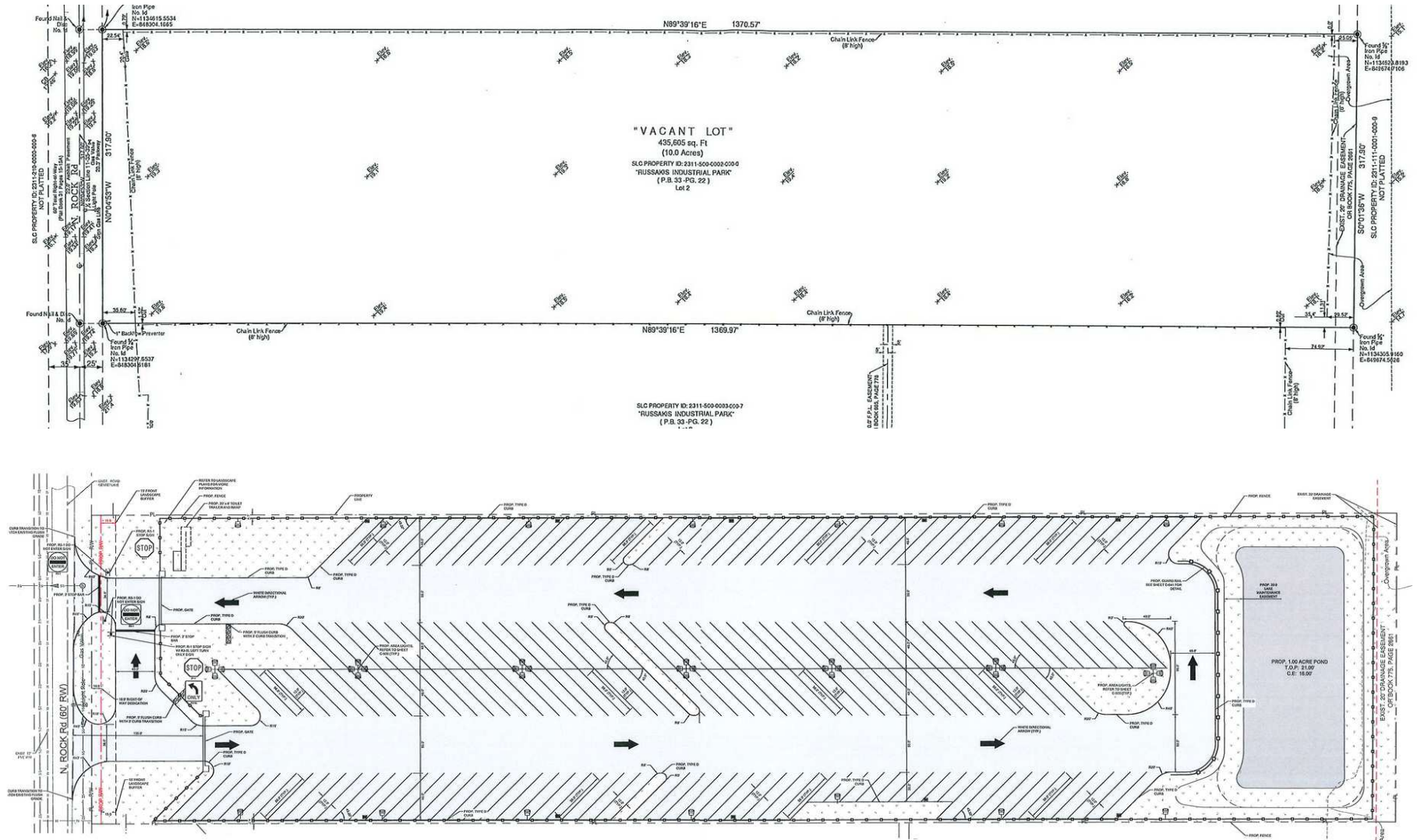
Exceptional Highway Access:

- * 3 min (1 miles) to I-95
- * 9 min (3.9) to Florida Turnpike
- * 15 min (5.4 miles) to US-1
- * 1 Hr 45 min (Equidistant) between Orlando and Fort Lauderdale

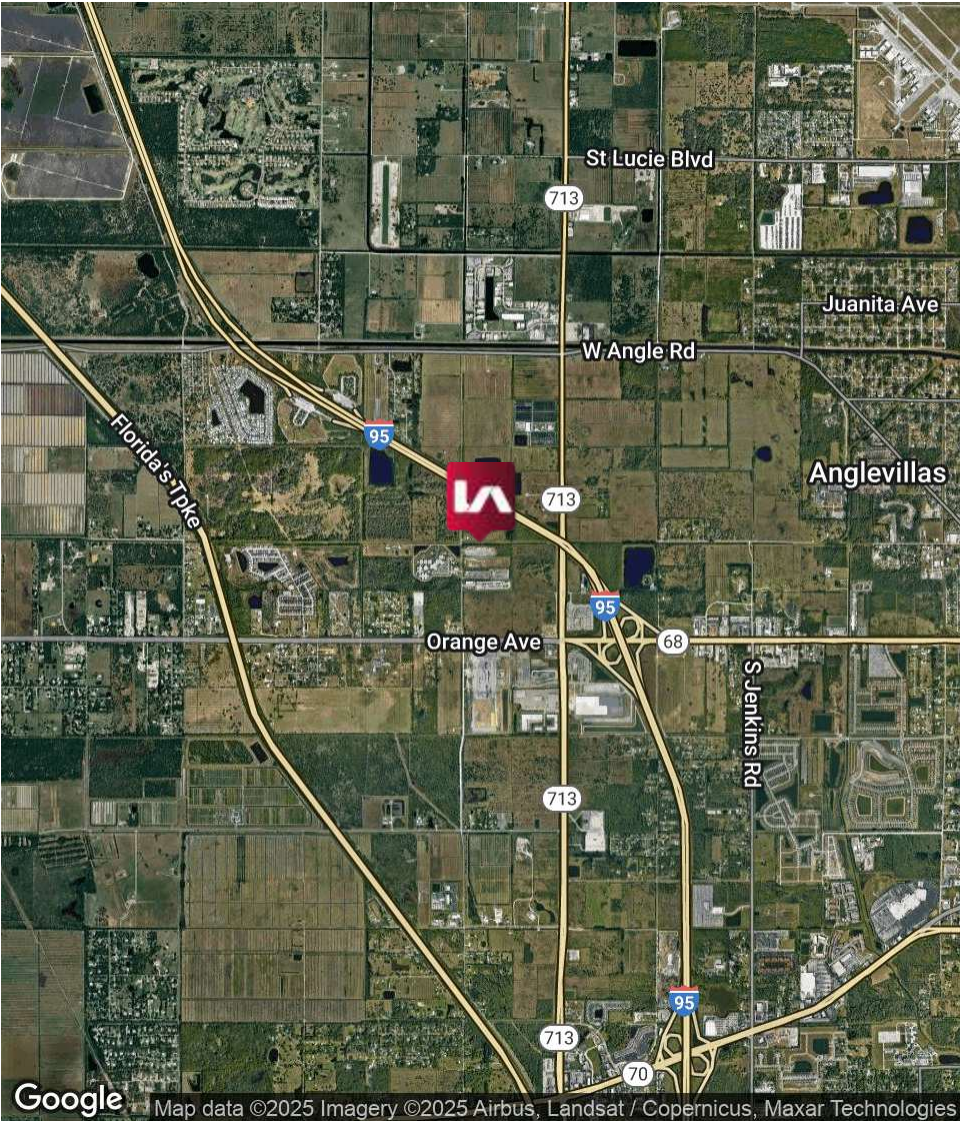
PROPOSED TRUCK AND TRAILER PARKING DEVELOPMENT



SURVEY & SITE PLAN



REGIONAL MAP



LOCATION OVERVIEW

450 N Rock Rd offers a premier industrial address with immediate access to I-95 and the Turnpike. From the site, you are 90 minutes from Orlando, 90 minutes to Miami, and about 150 minutes to Tampa, with the ability to reach approximately 80% of the population of Florida within 2-3 hours and 70% of its Geography.

CITY INFORMATION

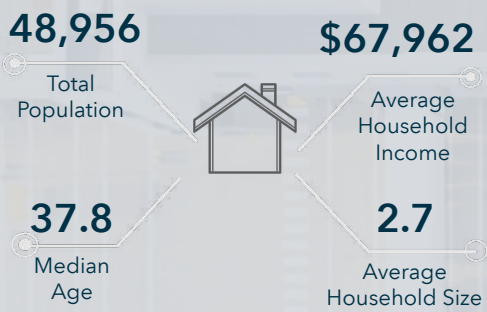
CITY:	Fort Pierce
MARKET:	South Florida
SUBMARKET:	Port St. Lucie/Fort Pierce
NEAREST HIGHWAY:	I-95 and Florida Turnpike
NEAREST AIRPORT:	Treasure Coast International Airport

CONNECTED TO COMMERCE – MINUTES TO I-95, PORT OF PALM BEACH & PBI



DEMOGRAPHIC PROFILE

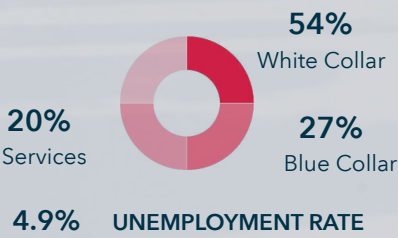
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



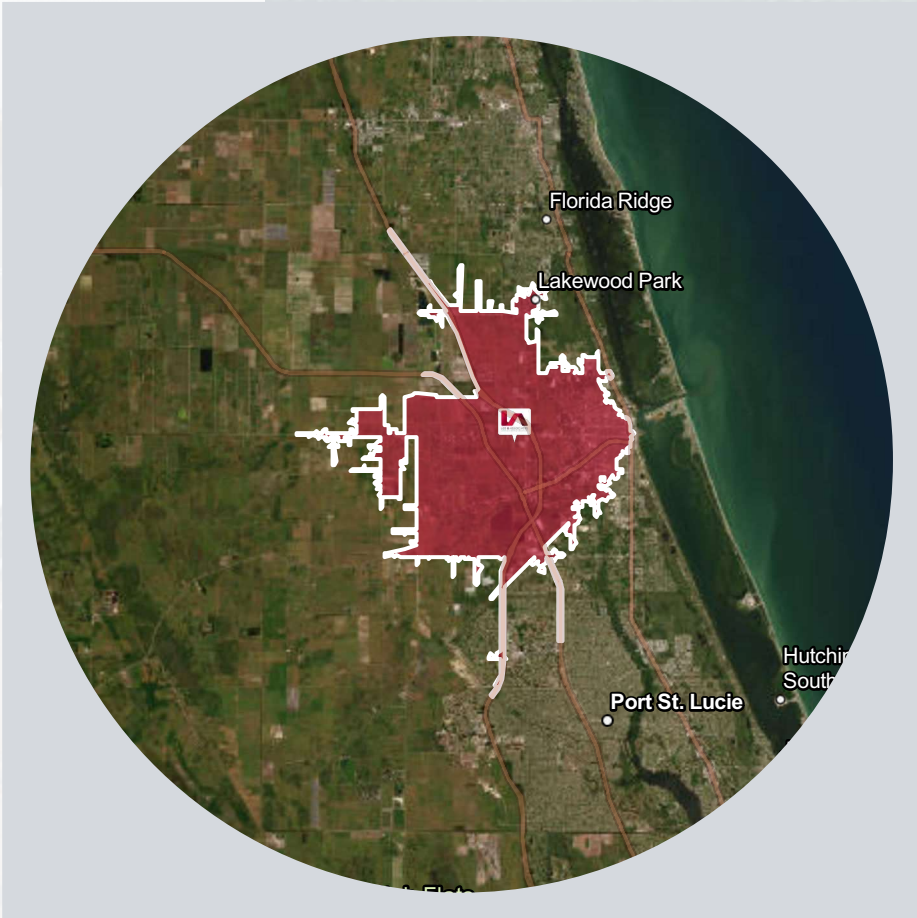
Manufacturing



Wholesale Trade

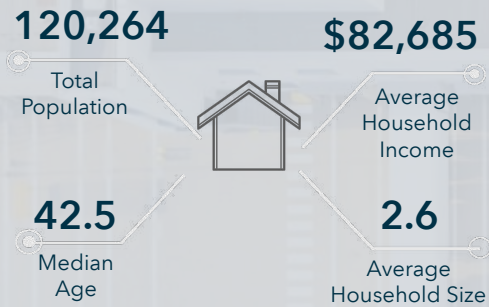


Drive time of 15 minutes



DEMOGRAPHIC PROFILE

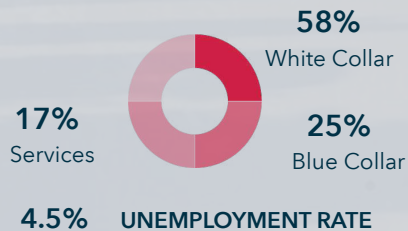
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



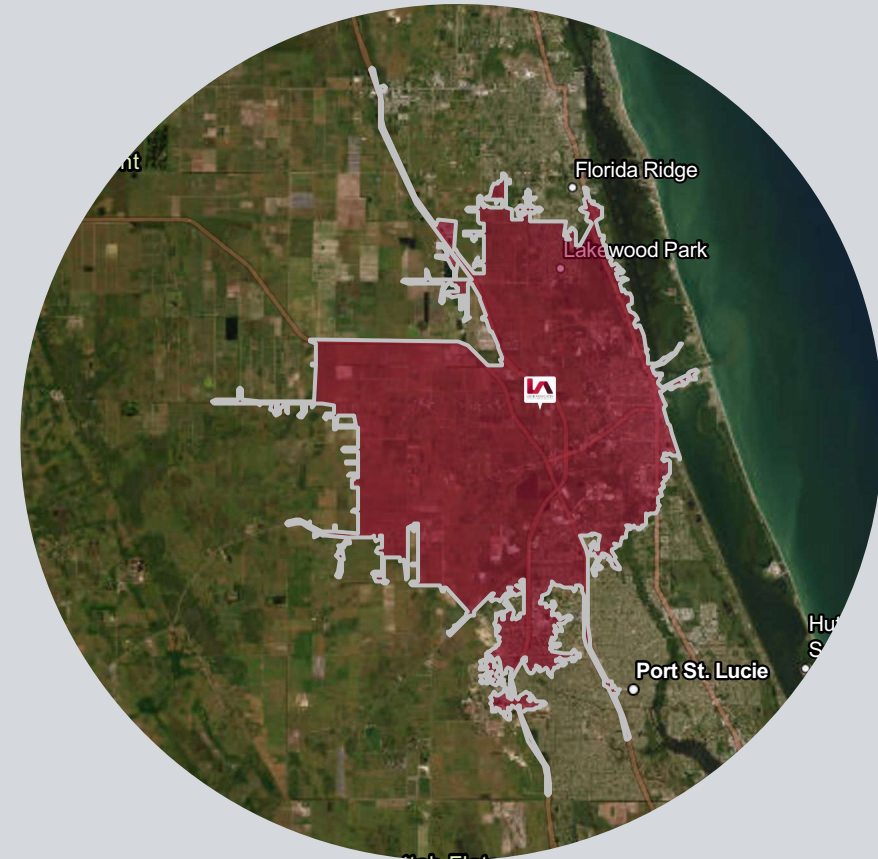
Manufacturing



Wholesale Trade

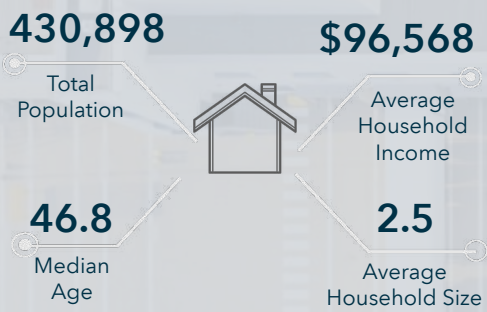


Drive time of 20 minutes



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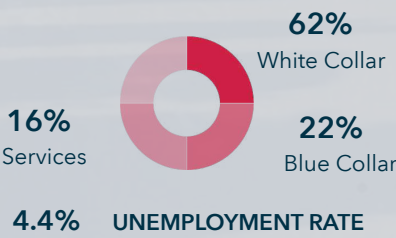
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 30 minutes

