



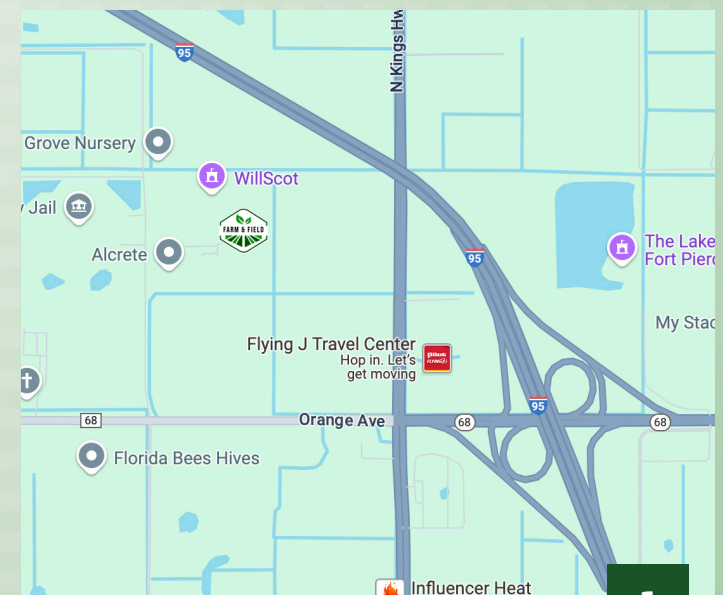
# INDUSTRIAL OUTDOOR STORAGE / TRUCK PARKING – 10 ACRES

FORT PIERCE, FL



## PROPERTY DETAILS

|                      |   |
|----------------------|---|
| Address:             | 450 N. Rock Rd.,<br>Fort Pierce, FL 34945 |
| Available Land Size: | 10 Acres                                  |
| Zoning:              | IH - Heavy Industrial                     |
| Pricing:             | \$3,750,000                               |
| Market:              | Saint Lucie County                        |
| Parcel ID:           | 2311-500-0002-000-0                       |





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FORT PIERCE, FL

## PROPERTY SUMMARY

Farm and Field is proud to present this 10-acre parcel, carrying the most intense and sought-after zoning in the county. This site provides exceptional flexibility to suit a wide range of industrial needs due to its rare heavy industrial zoning. Ideal for manufacturing, construction services, truck parking, warehousing, and outdoor storage. This parcel sits in a rapidly developing area and presents a unique opportunity to secure a highly coveted and extremely scarce heavy industrial site.

Convenient access to both I-95 and Florida's Turnpike, the site is currently undergoing site plan review for a truck parking facility. The property is expected to receive site plan approval by December 1st, 2024.

The rapid growth of the Jobs Corridor in Port St. Lucie is inspiring Fort Pierce to consider creating one themselves. The idea of the new corridor - which would be the approximately 2.5 mile stretch along Kings Highway, between Orange Avenue and Okeechobee Road - was presented to the city by the Economic Development Council of St. Lucie County.

Whether for expansion, relocation, or a new business venture, this 10-acre parcel is an excellent investment for those looking to establish a presence in a high-growth region.

## RELATED USES INCLUDE:

- |                            |                  |
|----------------------------|------------------|
| Manufacturing              | Recycling        |
| Warehousing                | Laboratories     |
| Industrial Outdoor Storage | Concrete Plant   |
| Freight/Transportation     | Bottling Plants  |
| Trucking Parking           | Storage Yards    |
| Distribution               | Cold Storage     |
| Building Material          | Concrete Forming |
|                            | Auto Salvage     |



## CONTACT:

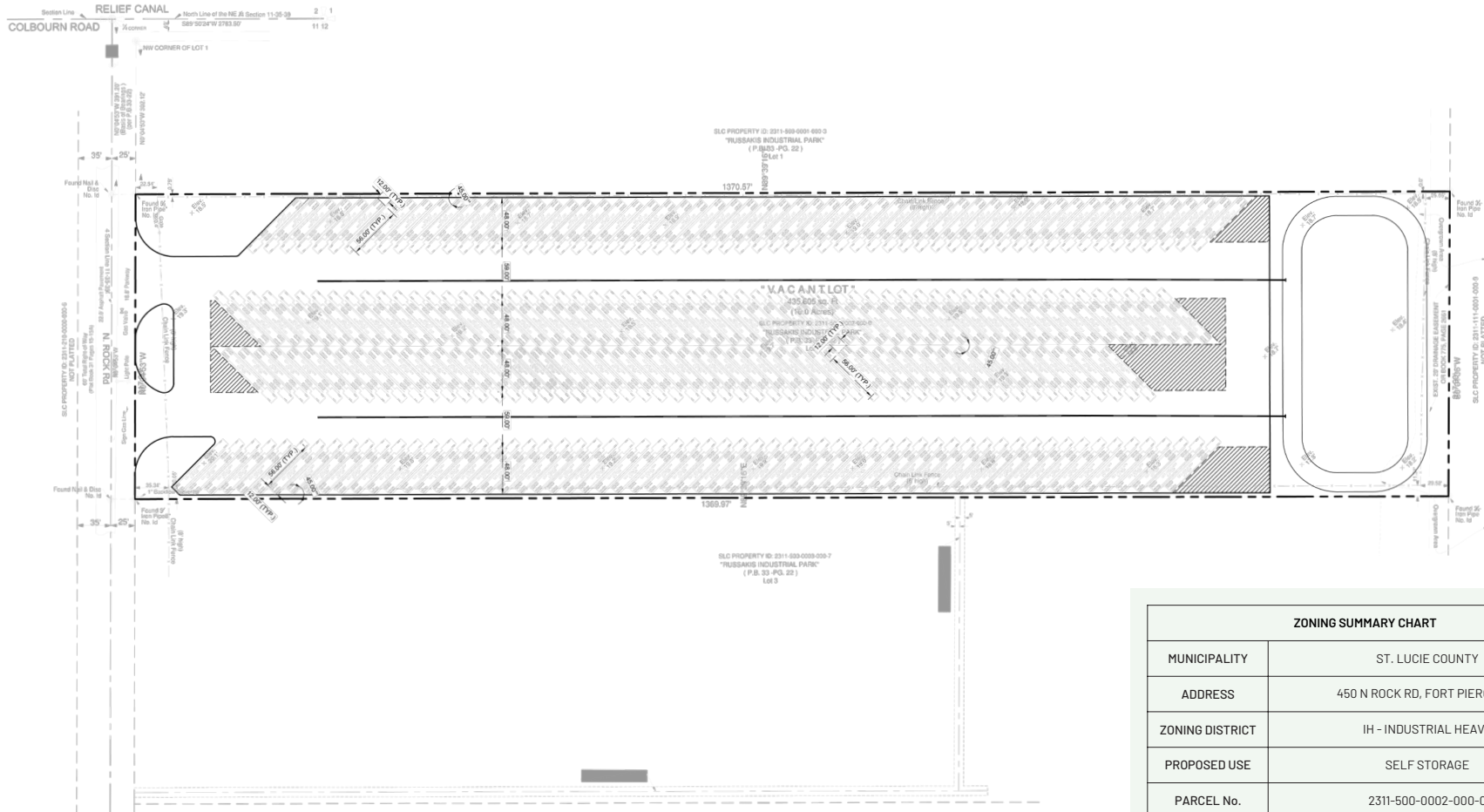
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# INDUSTRIAL OUTDOOR STORAGE / TRUCK PARKING - 10 ACRES

## FORT PIERCE, FL



| ZONING SUMMARY CHART                    |                                |
|---|--------------------------------|
| MUNICIPALITY                            | ST. LUCIE COUNTY               |
| ADDRESS                                 | 450 N ROCK RD, FORT PIERCE, FL |
| ZONING DISTRICT                         | IH - INDUSTRIAL HEAVY          |
| PROPOSED USE                            | SELF STORAGE                   |
| PARCEL No.                              | 2311-500-0002-000-0            |
| TOTAL SITE AREA                         | 10.0 ACRES                     |
| TOTAL DISTURBANCE                       | 8.18 ACRES                     |
| PARKING COUNT                           |                                |
| PROPOSED TRAILER AND CAB PARKING STALLS | 235 SPACES                     |