



PRIMEROCK

An aerial photograph of a coastal area, likely Fort Pierce, Florida. The image shows a mix of blue water, a sandy beach, and a cluster of buildings. The overall image has a dark blue overlay.

OUTDOOR STORAGE OPPORTUNITY
4300 Okeechobee Road, Fort Pierce, Florida

SITE OVERVIEW

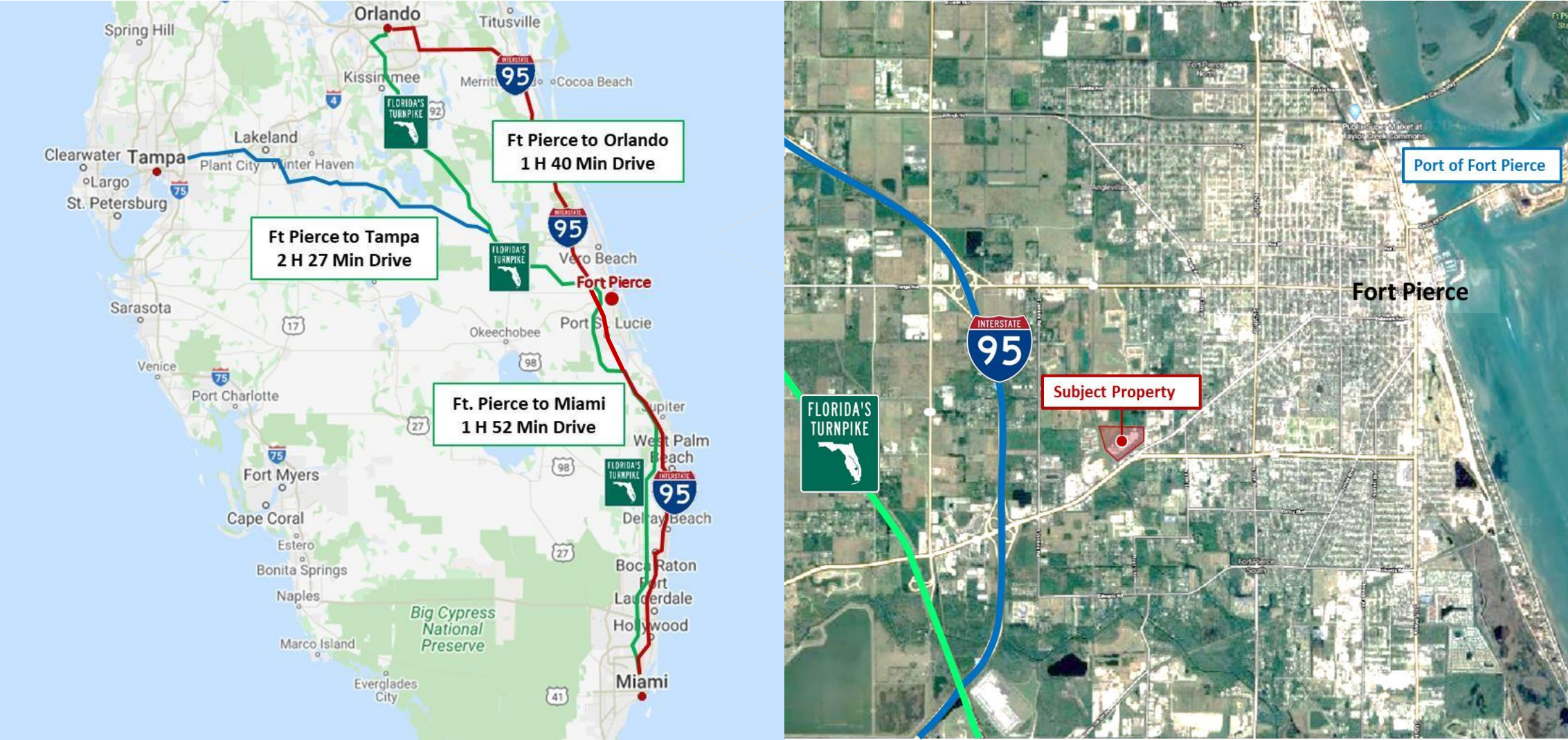
Prime Rock owns industrial land located directly behind the newly renovated Renaissance Business Park (RBP), a flex/industrial park located in Fort Pierce, Florida. Our site, conveniently located off I-95 and the Florida Turnpike, provides a great, centralized distribution point to all of Florida. RBP is under two hours from both Orlando and Miami, and just over two hours to Tampa. Within the Treasure Coast, our site is less than 30 minutes from Stuart, Vero Beach, and Port St. Lucie, and is less than an hour from West Palm Beach.

- **Address:** 4300 Okeechobee Road, Fort Pierce, Florida
- **Acreage:** 21.53 total acres, Approximately 12 acres developable – 2 acres of paved parking available for immediate occupancy
- **Highway Access:** 1.3 miles from I-95, 2.3 miles from Florida Turnpike
- **Zoning:** C-3 with full conditional use approval from the City of Fort Pierce.
- **Uses:** Industrial outdoor storage, truck parking/terminals
- **Tax Parcel:** 2418-423-0001-000-5
- **Drainage Permit:** SFWMD Permit GP 56-00454-S
- **Easements & Utilities:** Existing easements on adjacent property provide utilities and vehicular access to the site



FORT PIERCE OVERVIEW

FORT PIERCE IS CENTRALLY LOCATED BETWEEN ORLANDO AND MIAMI AND JUST NORTH OF PALM BEACH, AND THE SUBJECT PROPERTY IS LOCATED RIGHT OFF I-95 AND THE TURNPIKE

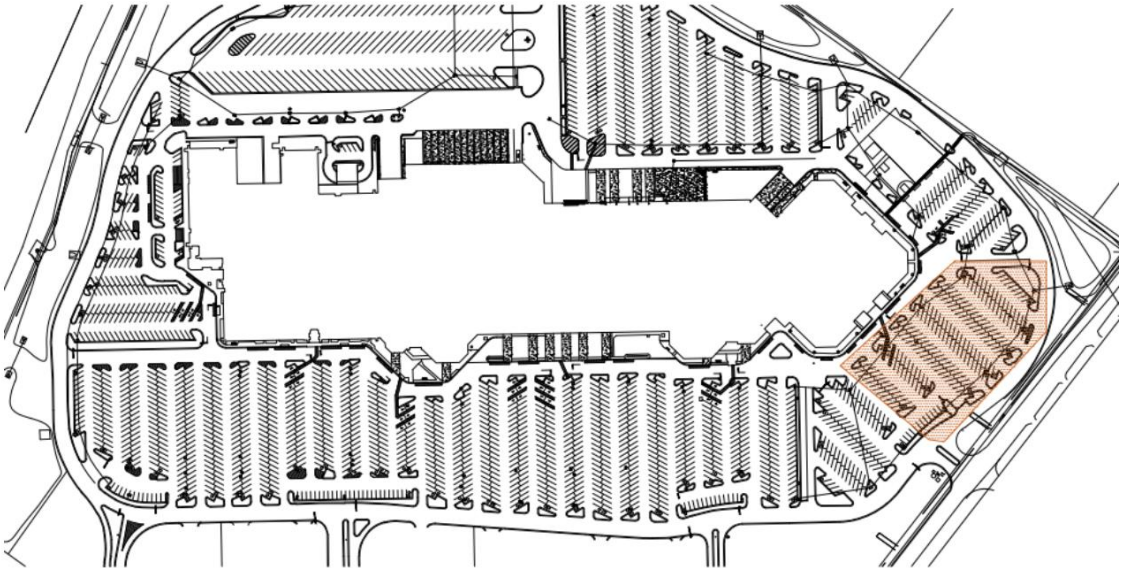


HIGHWAY ACCESS & GREAT AMENITIES



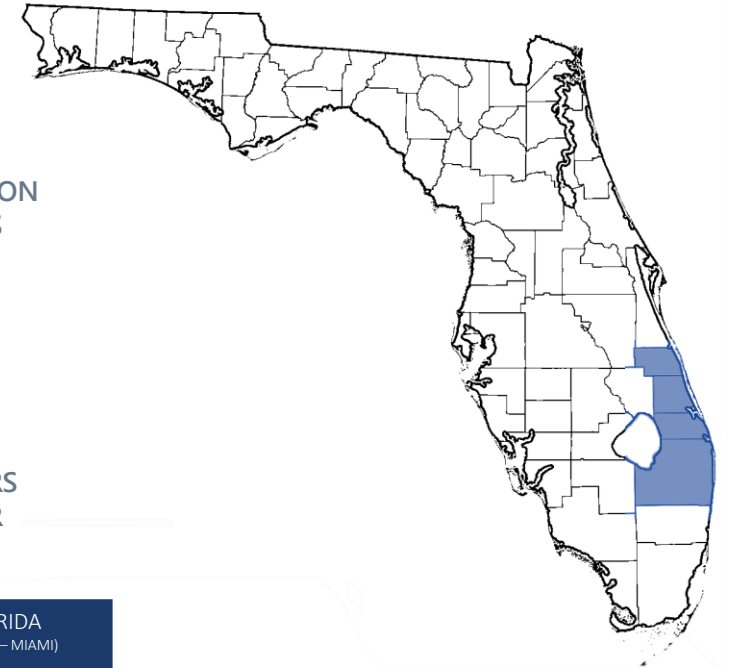
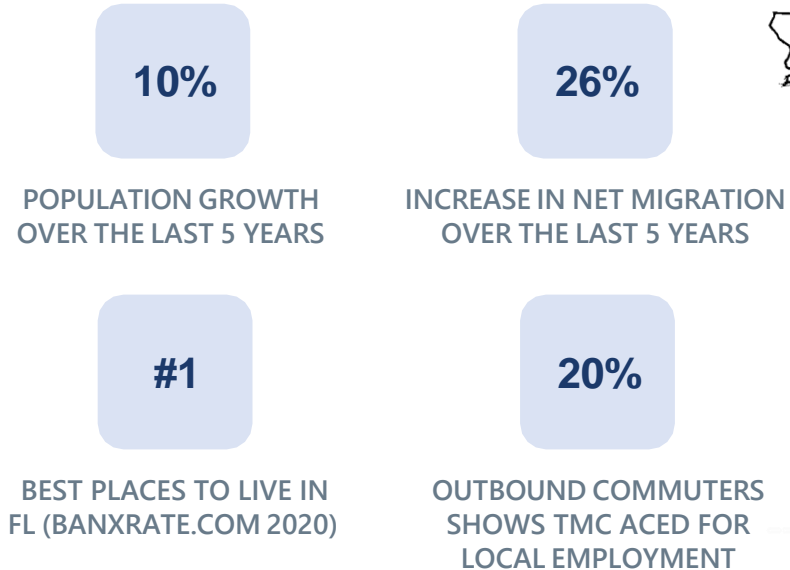


RENAISSANCE BUSINESS PARK



BROADER TREASURE COAST MARKET OVERVIEW

Encompassing the counties of St. Lucie, Martin and Indian River, the Treasure Coast serves up beautiful beaches and parks, commercial downtown areas, and residential neighbourhoods. Florida's Treasure Coast is 45 minutes from Palm Beach International Airport, 90 minutes from Fort Lauderdale Hollywood International Airport, almost two hours from Miami International Airport, and two hours from Orlando International Airport. The Treasure Coast has emerged as a place where businesses can grow locally and have success on a global scale with a focus on talent and innovation. The area has a friendly business climate with expedited permitting processes, low business fees and easily accessible resources. The unmatched quality of life found in the affordable community, with small town charm and the amenities of a large city, contribute to the growing population. The population has grown by 20 percent in the last 10 years and by 10 percent in the last 5 years. Nearly 37 percent of the population are college graduates, and the local institutions of higher learning offer strong employer-driven training programs, helping create a skilled workforce. The dynamic business environment, skilled workforce, optimal location, infrastructure, along with the unmatched quality of life, attract and retain a variety of companies and residents.



REGION
TREASURE COAST

COUNTIES
INDIAN RIVER | ST LUCIE
MARTIN | PALM BEACH

| MARKET COMPARISON | TREASURE COAST | SOUTH-FLORIDA (WEST PALM BEACH – MIAMI) |
|-------------------------|----------------|---|
| Population Growth | 10.4% | 4.5% |
| Commuters | 20.3% | 11.0% |
| Housing Permits | 180.9% | 24.2% |
| Net Migration | 26.8% | -83.2% |
| Zillow Value Home Index | 3.5% | 2.8% |

BROADER TREASURE COAST MARKET OVERVIEW

WHY THE TREASURE COAST?



ACCESSIBILITY:

Equidistant to both Miami and Orlando markets (± 115 miles), the area is served by the Treasure Coast International Airport, 1-95 and Florida's Turnpike.

GROWTH AND REDEVELOPMENT:

Supportive City and County Officials welcome revitalization and provide master-planned communities that support the infrastructure and growth of the area.

A BUSINESS MAGNET:

The region is exploding with growth and new developments and has a proven track record as a business-friendly area that also offers economic incentives.

AMENITIES:

The area offers miles of pristine beaches, over 11,000 acres of parks and preserves, waterfront dining and retail.

LIFESTYLE:

A unique combination of suburban communities and business districts that provide a vast array of business opportunities with live, work and play appeal.

SKILLED WORKFORCE:

The Treasure Coast is home to Indian River State College, Keiser University, Florida Atlantic University (north campus) with a 37% of the population over 25 as college graduates

EMPLOYMENT OPPORTUNITY:

With over 20% of the population commuting, there is a clear benefit to attract local talent and offer a job with less commute time.



TREASURE COAST TRANSPORTATION

UNMATCHED ACCESS

The Treasure Coast has substantial access to interstate, seaport, rail and air infrastructure. Florida's Turnpike and I-95 bisect the region offering multiple exits. Martin County is southeast of Orlando and about one-hour north (by car) of West Palm Beach. It is easily accessible by two of Florida's main highways—I-95 and the Florida Turnpike. The Florida East Coast Railway also traverses the County and connects to north and south destinations through its intersection with CSX. The rail has the best reliability record in the nation along with being the exclusive rail provider to ports in South Florida. There are international airports in multiple locations throughout the region as well as a local airport - Treasure Coast International Airport and Business Park. The Port of Fort Pierce serves the Treasure Coast region on Florida's east coast and is one of 15 seaports in the state of Florida.



TREASURE COAST INTERNATIONAL AIRPORT
DISTANCE TO SITE: 6 MILES

Treasure Coast International Airport and Business Park covers 3,660 acres and is owned and operated by the St. Lucie County Board of County Commissioners. It is located within foreign trade zone #218, has a primary runway of 6,492' in length, offers both U.S. Customs and Border Patrol on-site and has a manned tower and flight support services along with a business park multiple businesses. The airport is located at 3000 Curtis King Boulevard in Fort Pierce.



PORT OF FORT PIERCE
DISTANCE TO SITE: 5 MILES

The Port of Fort Pierce serves the Treasure Coast region and is one of 7 ports positioned on Florida's East Coast. Currently, Florida seaports generate more than 680,000 direct and indirect jobs and contribute \$96 billion in economic value to the state through cargo and cruise activities. Florida maritime activities account for approximately 13 percent of Florida's Gross Domestic Product while contributing \$2.4 billion in state and local taxes. Cruise industry activities affect virtually every industry in the country and the state, alone generating 130,000 jobs and \$5.8 billion in wages for Florida workers.



WORLD CLASS DEVELOPER

OVER 13 MILLION SQUARE FEET REDEVELOPED COMMERCIAL REAL ESTATE



PRIMEROCK





AWARDS AND RECOGNITION

The Philadelphia Business Journal "Best Real Estate Deals", 2003
Suburban Office Lease Winner - The Wharf at Rivertown, Chester, PA

The Philadelphia Business Journal "Best Real Estate Deals", 2002
Urban Office Lease Winner - 801 Market Street Philadelphia, PA

Coalition of Commercial Real Estate Associations (CCREA) Lighting Rod Award, 2002

Distinguished Performance in Management Award, Widener University, 2002

Montgomery County Planning Commission, 2001

Outstanding Land Development - River Park 1 & 2, Conshohocken, PA

The Baltimore Business Journal "Commercial Real Estate Heavy Hitters", 1999
Office Medical 2nd Place - Renaissance @ Columbia Gateway, Columbia, MD

Montgomery County Chamber of Commerce "Economic Development Award", 1998

The Delaware County Outstanding Achievement Award, 1996
Baldwin Tower, Eddystone, PA

National Economic Development Award, 1996
Baldwin Tower, Eddystone, PA

Montgomery County Planning Commission, 1992
Outstanding Land Development - Lee Park, Conshohocken, PA