



THE RENAISSANCE BUSINESS PARK

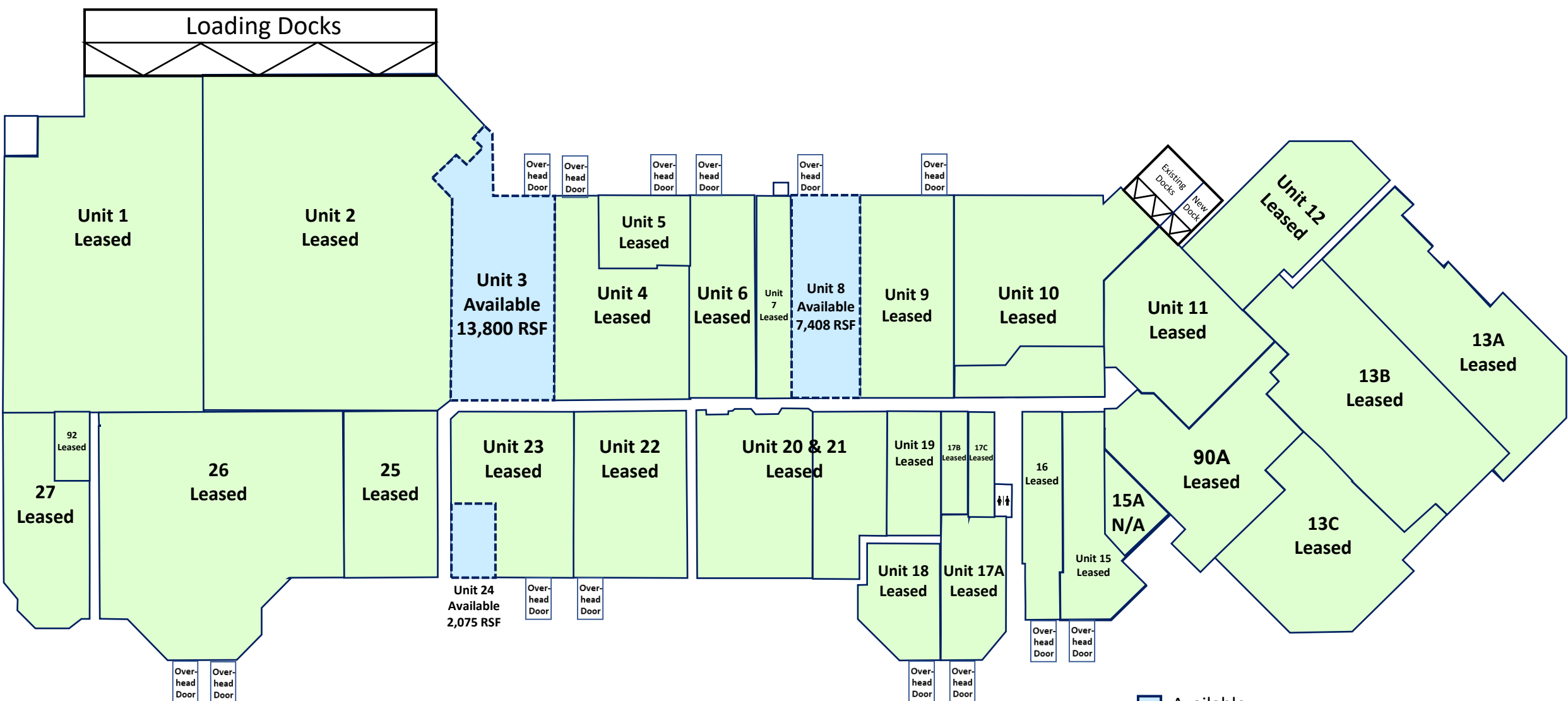
Industrial, Flex, and Office Space Available for Lease off I-95
4100 Okeechobee Road, Fort Pierce, FL

PROPOSAL

We are pleased to present the availability of warehouse, flex, school, day care and office spaces at Renaissance Business Park. 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, just over two hours to Tampa, and under three hours from Jacksonville. 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. Renaissance Business Park is part of a major rebirth for Fort Pierce. With one of the fastest growing populations in North America, a great location, a strong port, and sunny weather, Fort Pierce is quickly becoming a leading city in Florida for economic growth and innovation. The Prime Rock Team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

- **Space:** Approximately 2,075 – 13,800 square feet.
- **Parking/Storage:** Up to 25 acres of outdoor storage or parking
- **Rate:** Negotiable
- **Term:** Negotiable
- **Occupancy:** Move-in approximately 30-90 days
- **Special Considerations:**
 - Multiple overhead doors and loading docks available
- **Amenities & Highlights:**
 - Overnight on-site security
 - Ample parking
 - Fully air conditioned
 - Great highway access in a central location
 - Completely renovated, vibrant business campus
 - exterior freshly painted white
 - Growing population from which to hire staff and service



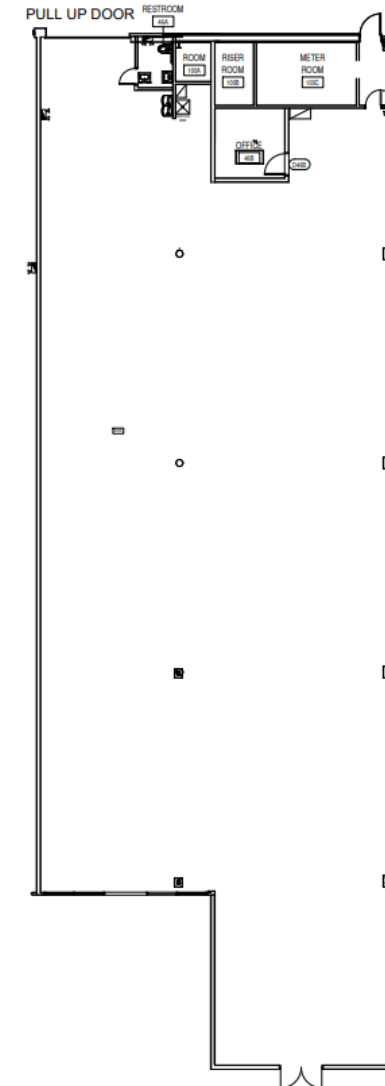
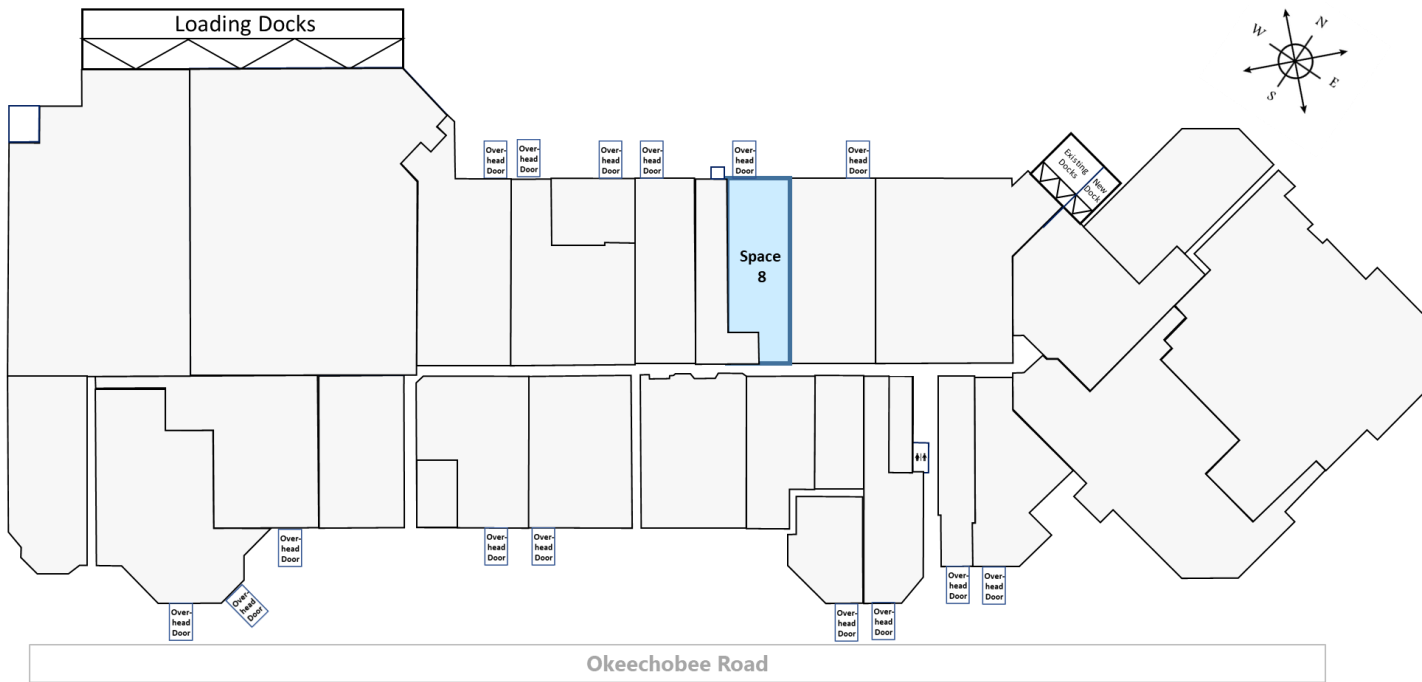


Available spaces can be combined

- Available
- Leased
- Other

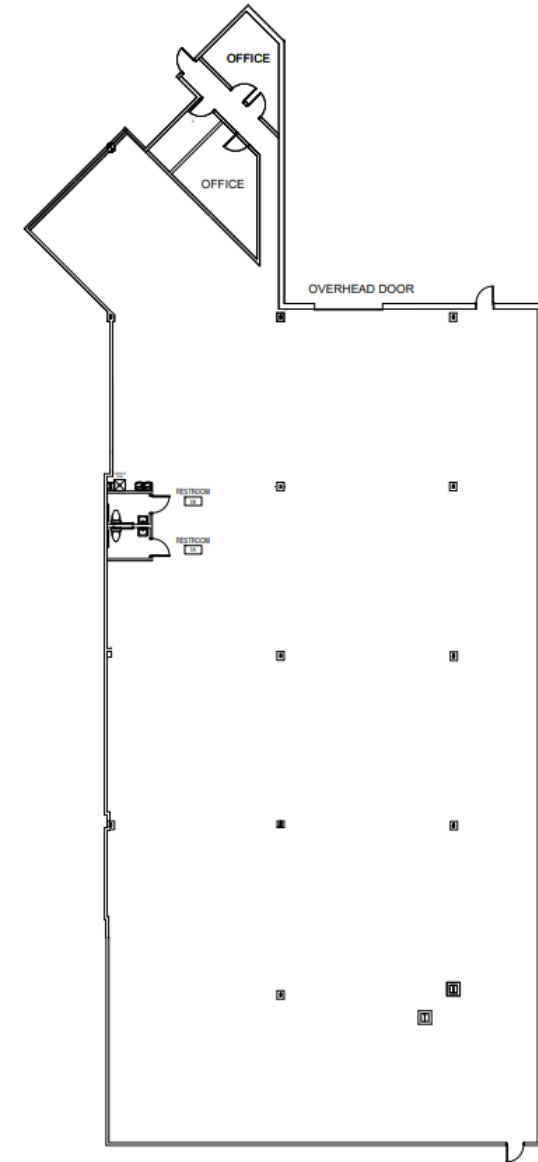
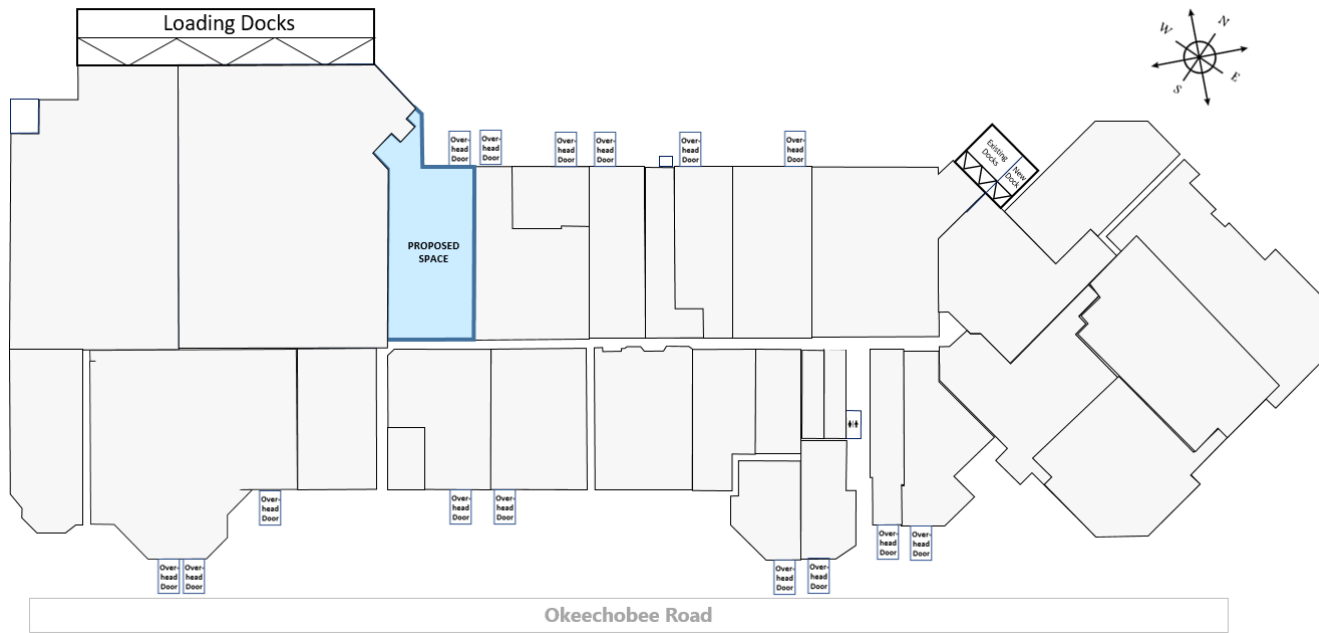
SPACE 8 FLOOR PLAN

- 7,408 square feet
- Private Bathrooms and Office
- 12'x14' Overhead door
- Fully Air Conditioned
- Epoxy Floors



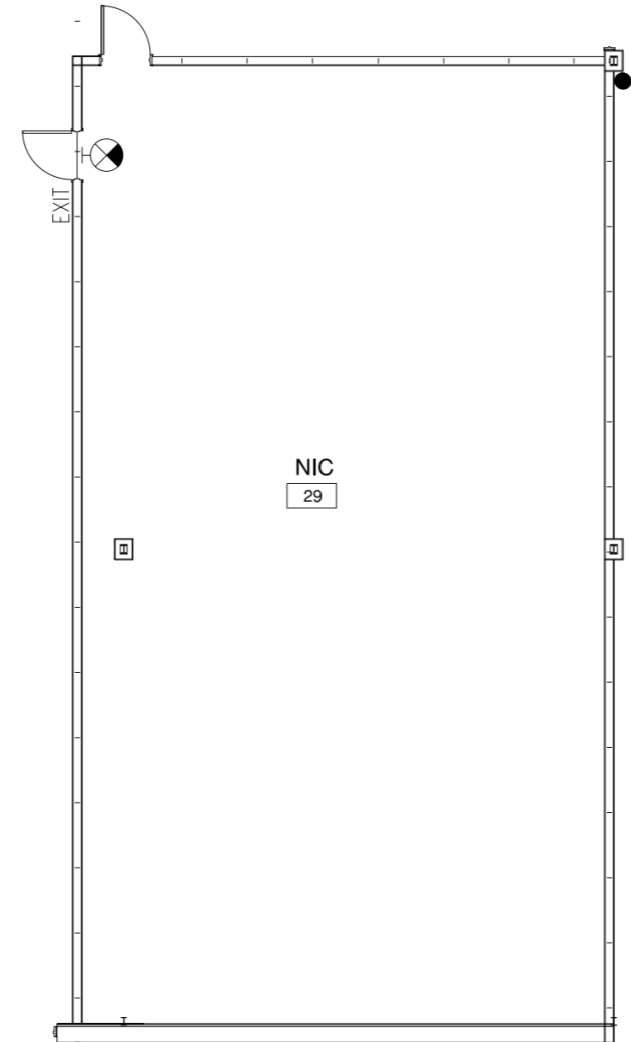
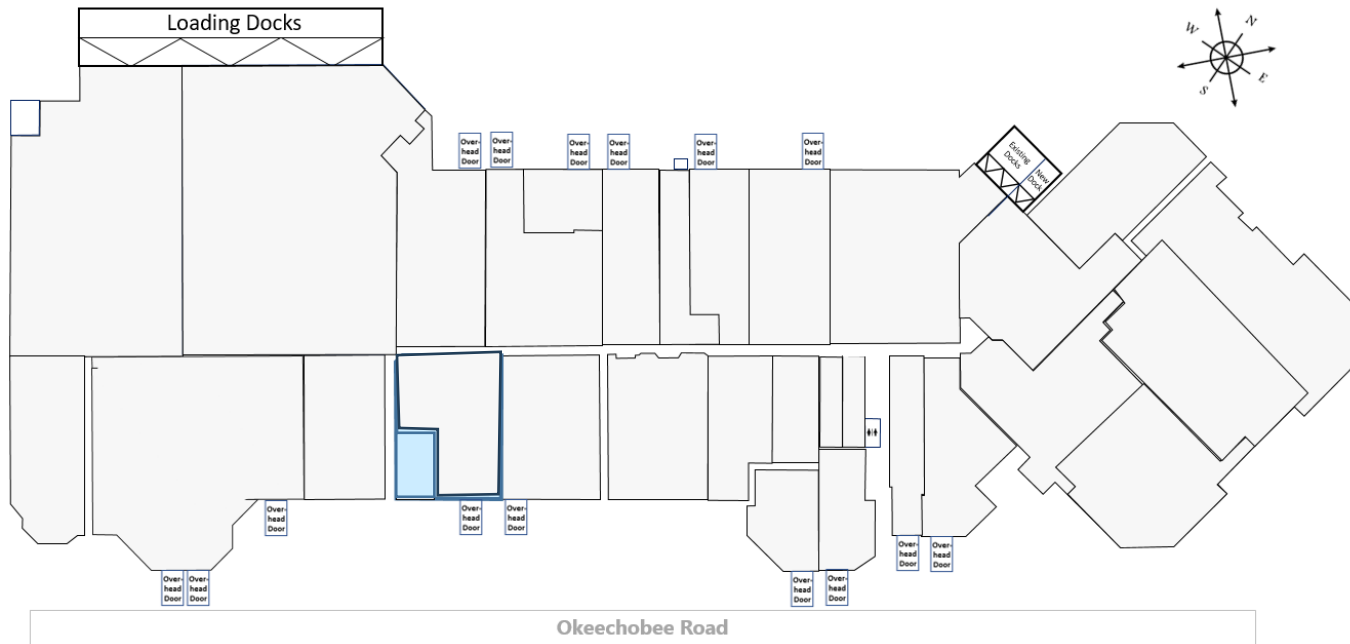
SPACE 3 FLOOR PLAN

- 13,800 square feet
- Private Bathrooms and Office
- 12'x14' Overhead door
- Fully Air Conditioned
- Epoxy Floors

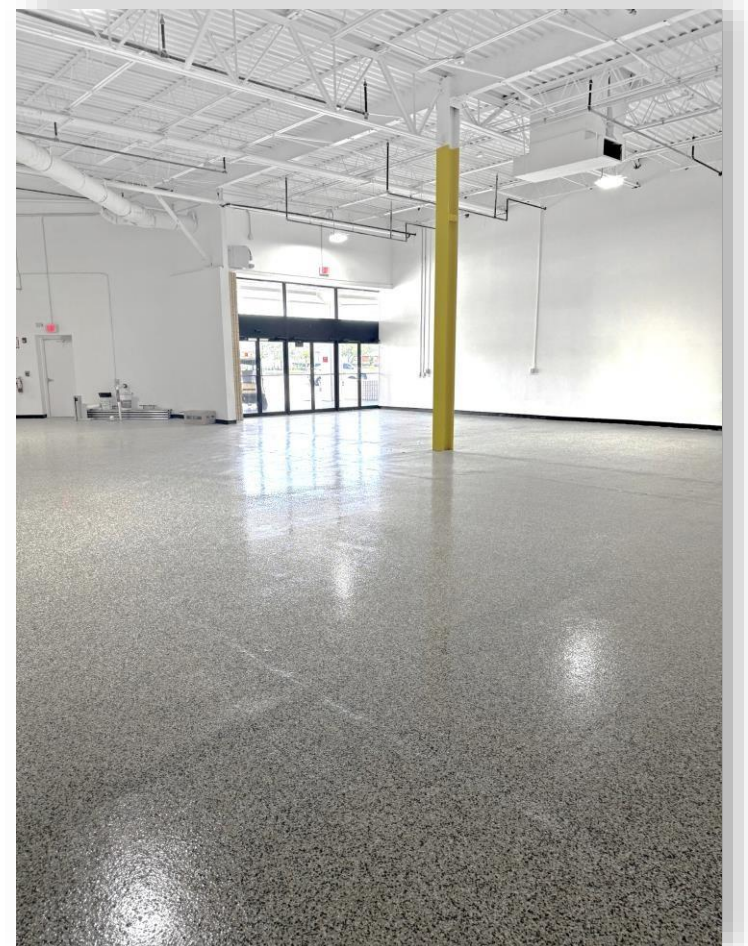
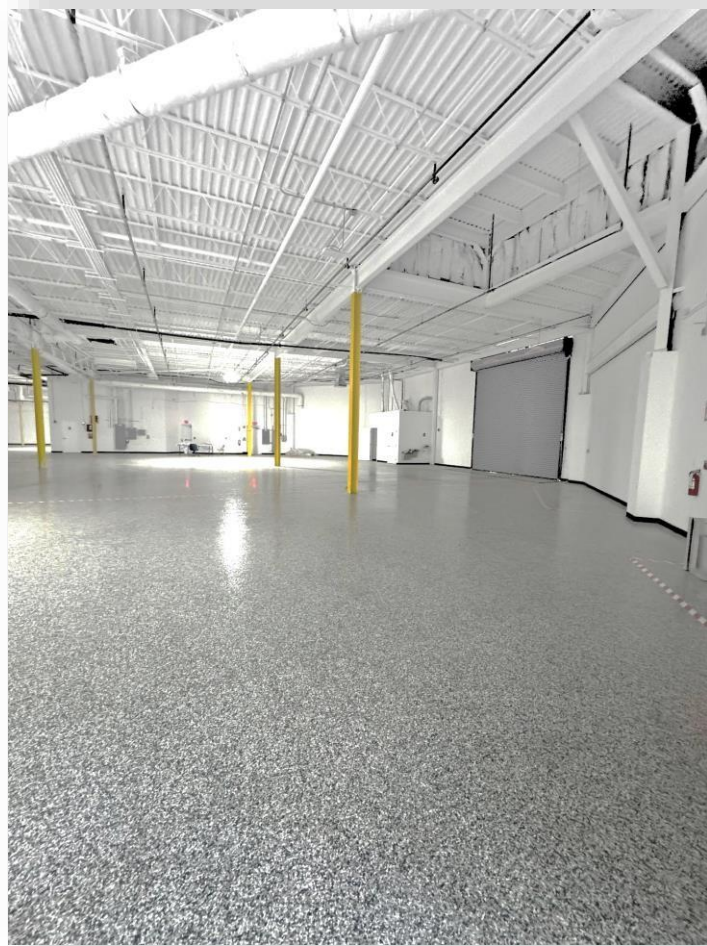


SPACE 24 FLOOR PLAN

- 2,075 square feet
- Open Office
- Can be combined with warehouse space
- Fully Air Conditioned



PHOTOS



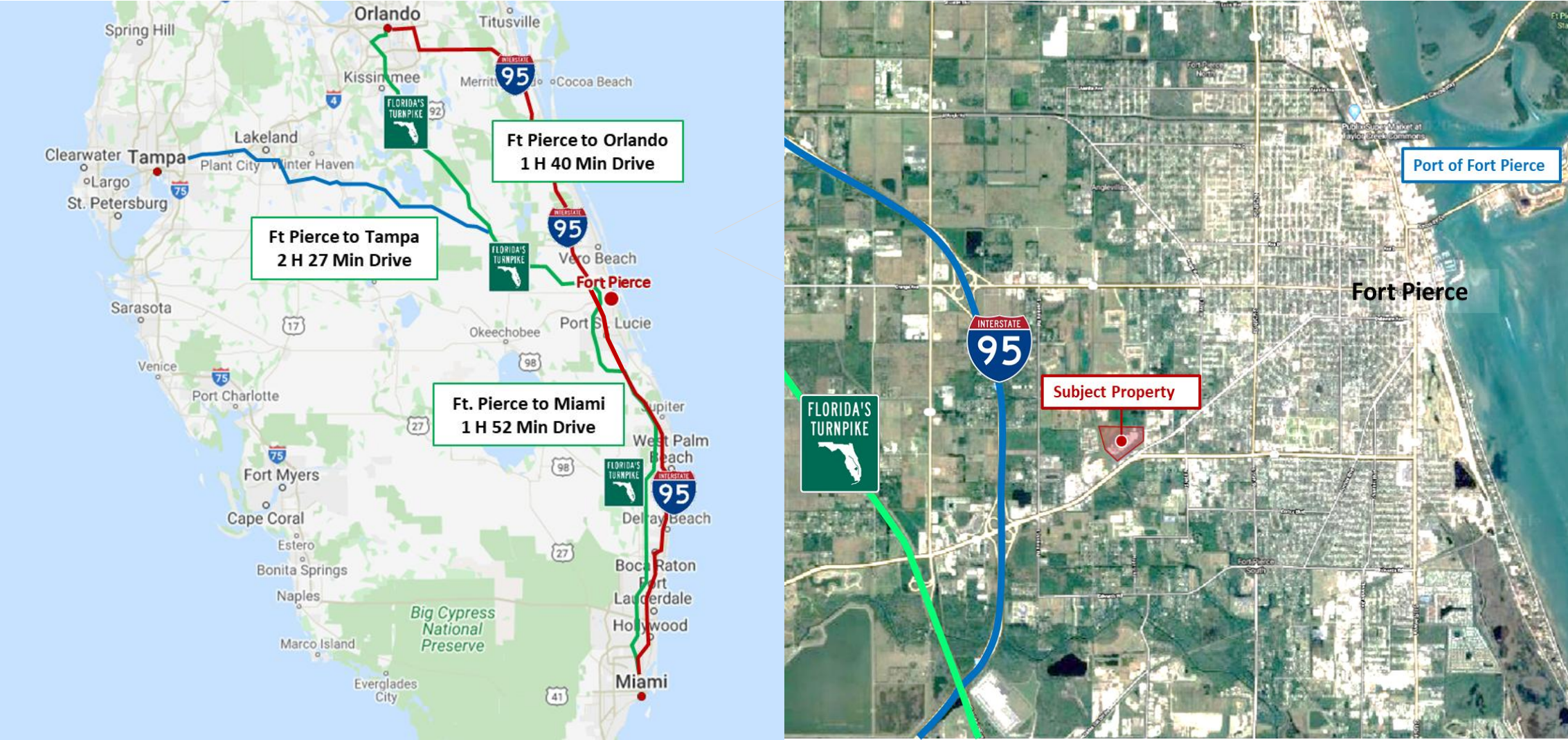


RENAISSANCE BUSINESS PARK



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





CONTACT INFORMATION



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WORLD CLASS DEVELOPER

OVER 13 MILLION SQUARE FEET REDEVELOPED COMMERCIAL REAL ESTATE





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