

# PROPOSED TRUCK AND TRAILER PARKING DEVELOPMENT NEAR I-95

±10 acres Heavy Industrial-zoned Land

Fully Cleared and Graded lot



**FOR SALE**

Presented By,

**MATTHEW ROTOLANTE, SIOR, CCIM**

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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents an exceptional heavy industrial land opportunity at 450 N Rock Road. This ±10-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  
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mrotolante@lee-associates.com

### CONNER MILFORD

Senior Vice President  
314.766.9336  
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## ASKING PRICE: \$4,250,000



**10-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:

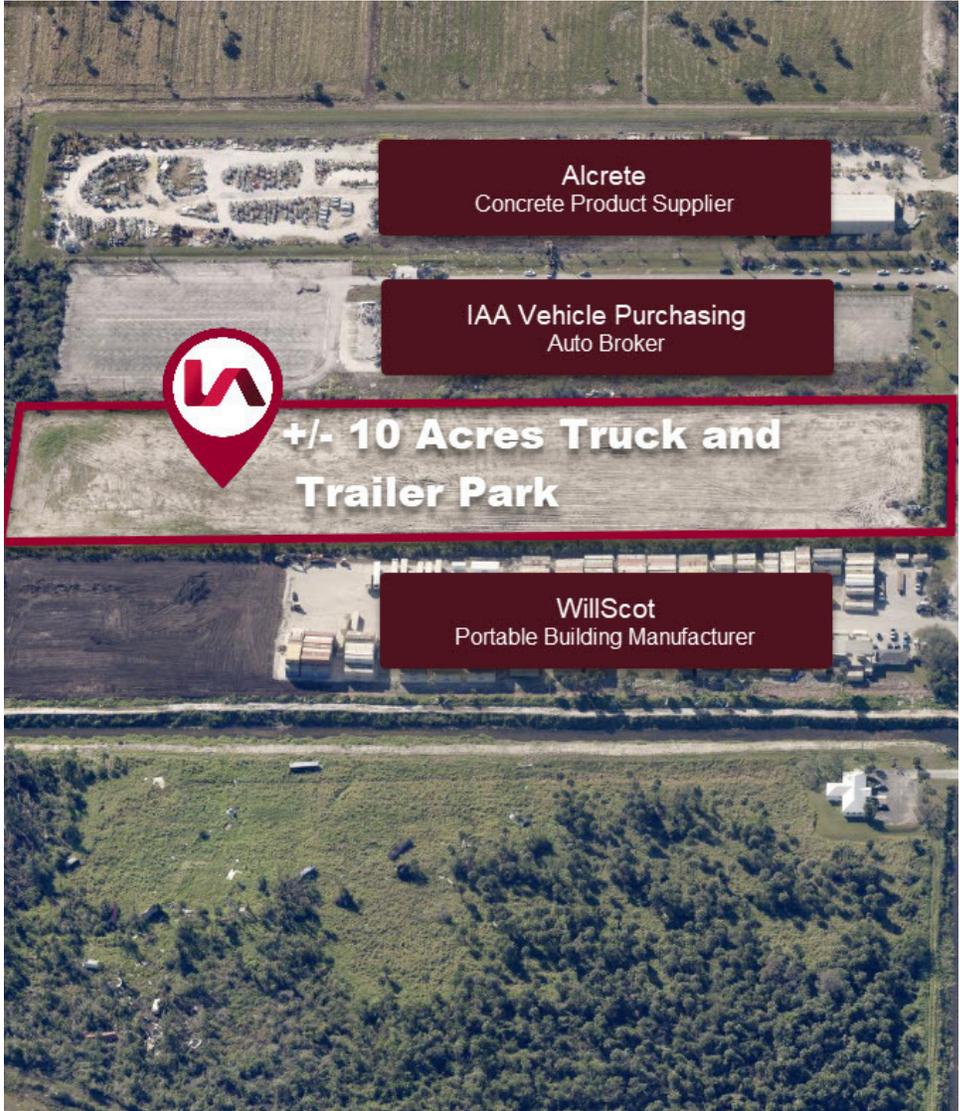
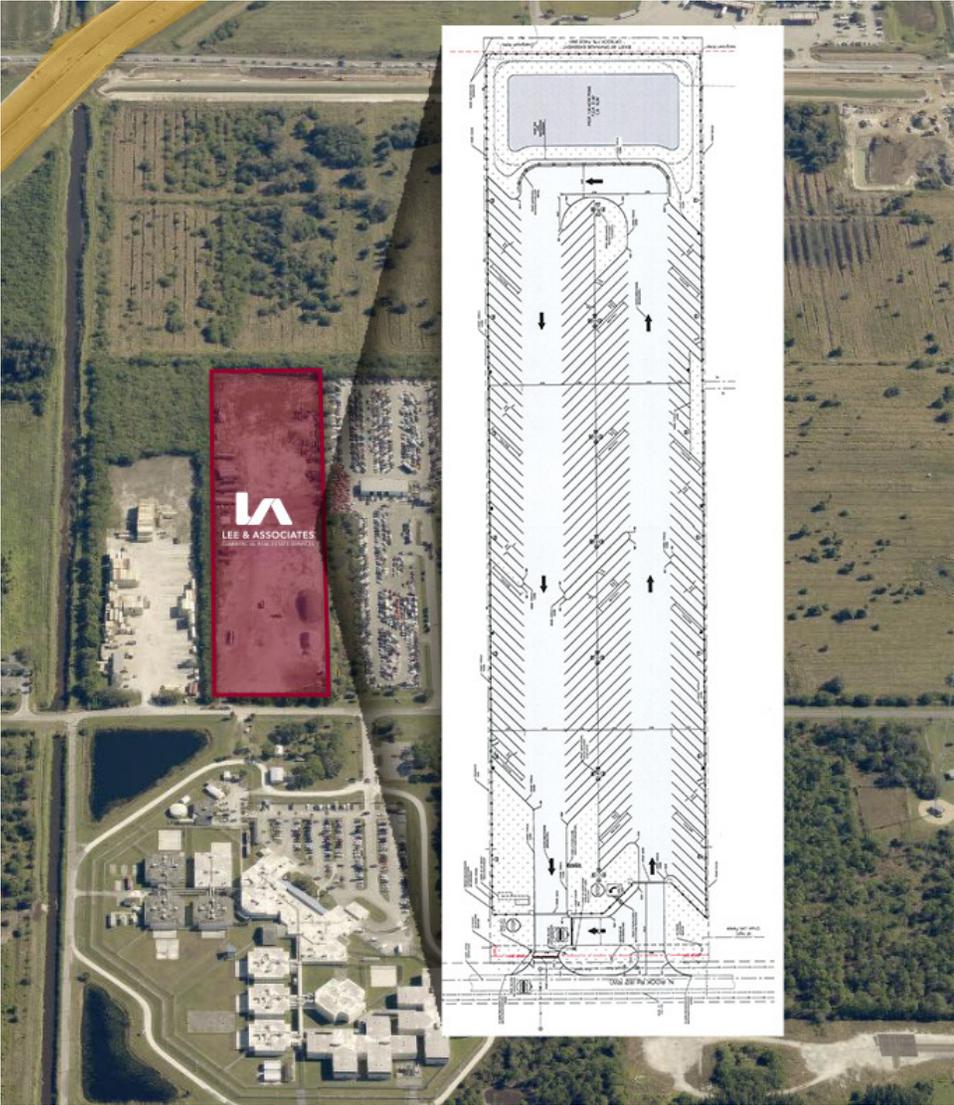
- \* High-capacity, heavy-duty truck and trailer parking facility.
- \* Quick Access to I-95 and Turnpike
- \* Heavy Industrial Zoning for Multiple Storage Uses
- \* Utilities at the street for Water and Sewer and Power
- \* Ability to Deliver as BTS full constructed by Owner who is a Site Work Contractor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



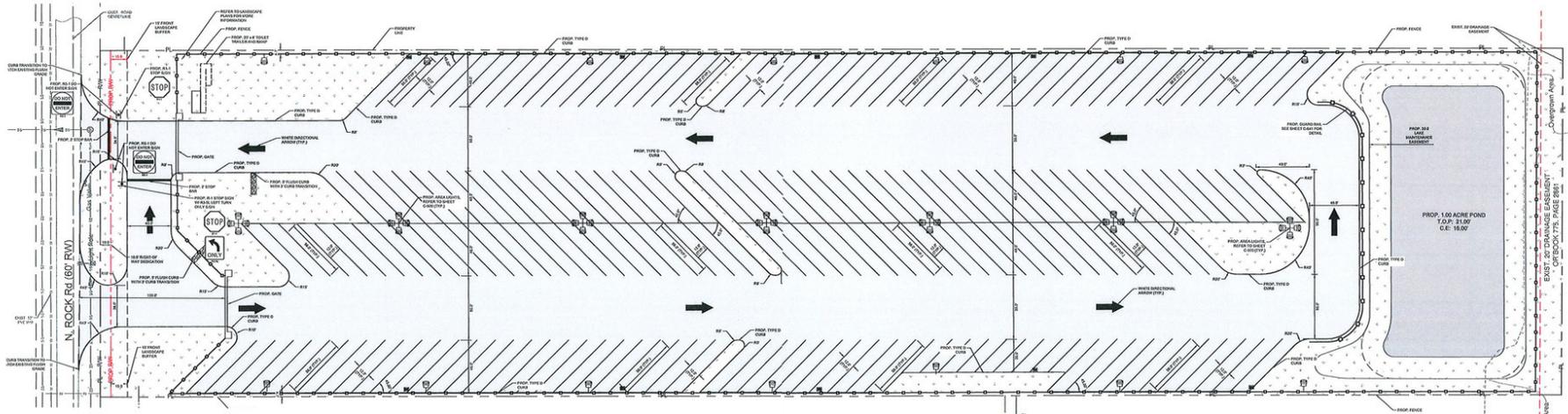
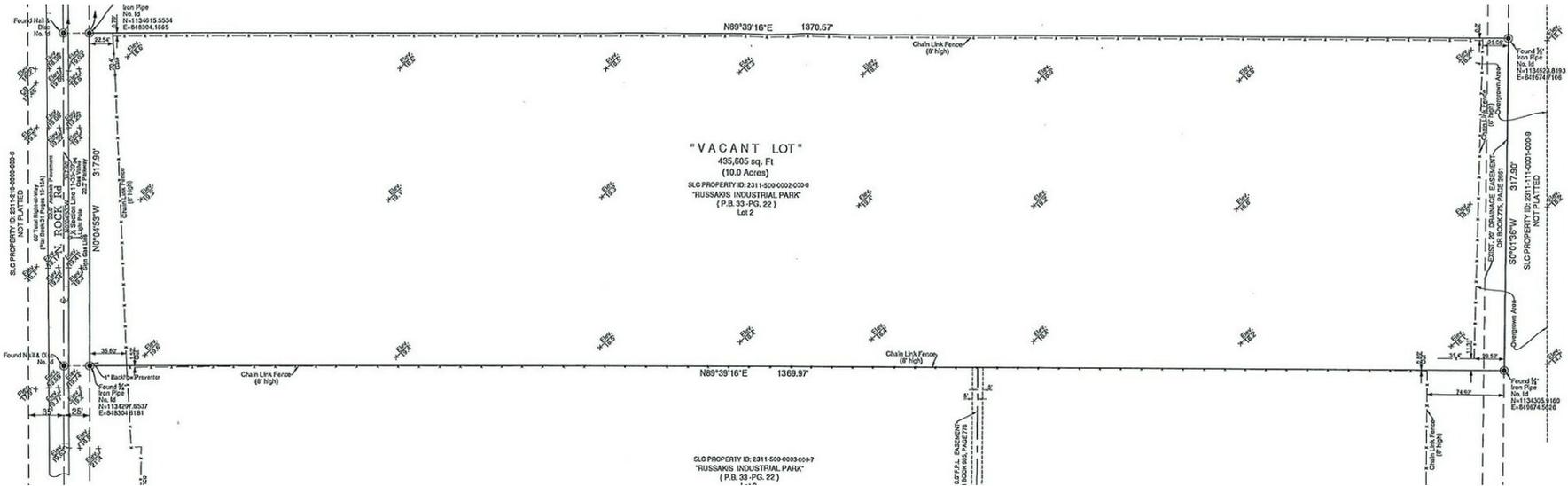
### Exceptional Highway Access:

- \* 3 min (1 miles) to I-95
- \* 5 min (3.9) to Florida Turnpike
- \* 15 min (5.4 miles) to US-1
- \* 1 Hr 45 min (Equidistant) between Orlando and Fort Lauderdale

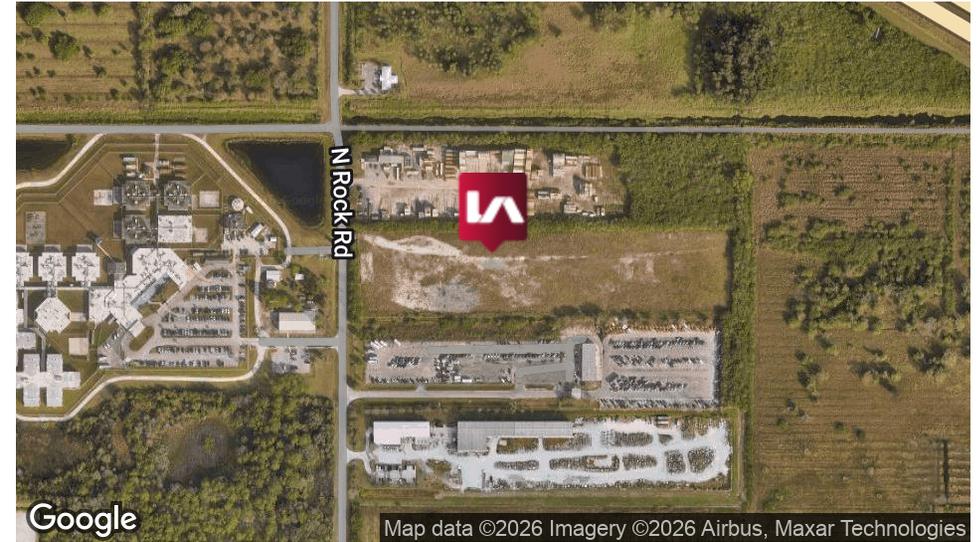
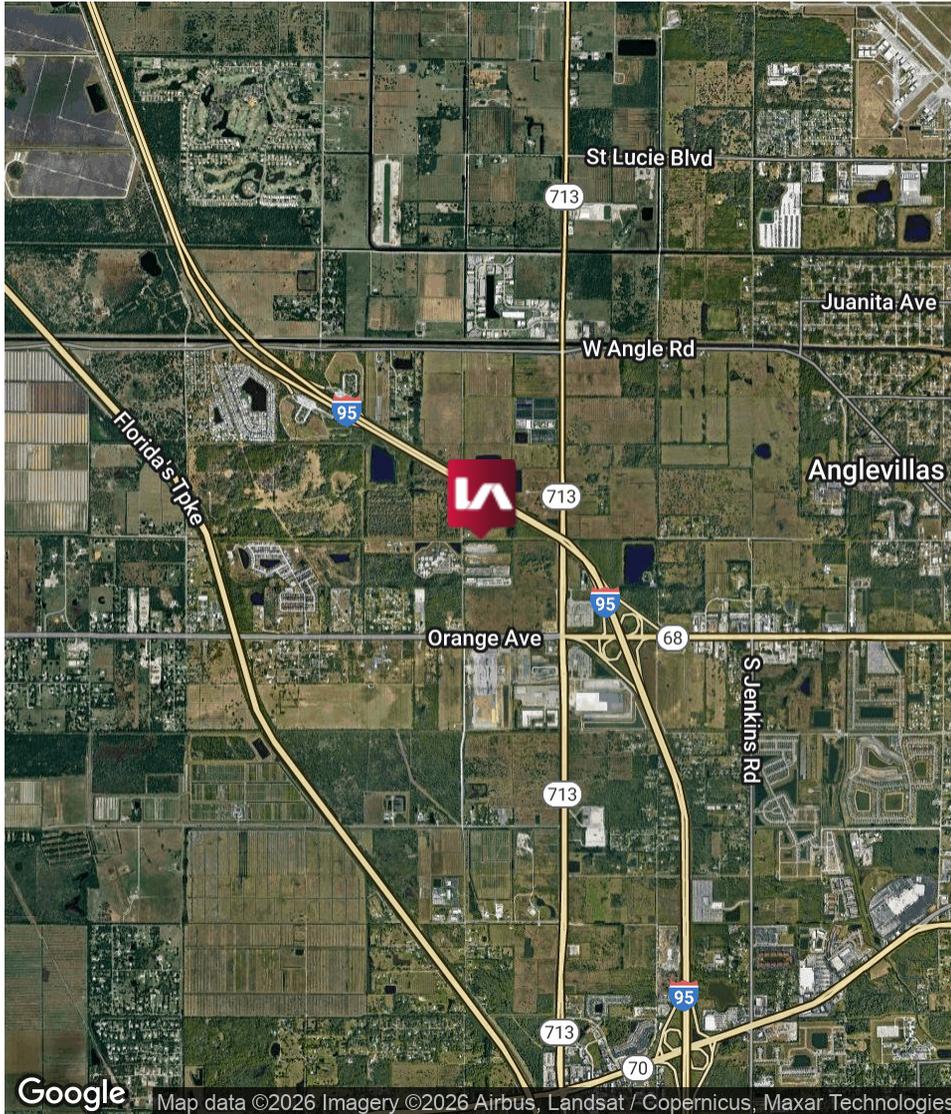
# PROPOSED TRUCK AND TRAILER PARKING DEVELOPMENT



# 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

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

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



# DEMOGRAPHIC PROFILE

## KEY FACTS

48,956

Total  
Population

\$67,962



Average  
Household  
Income

37.8

Median  
Age

2.7

Average  
Household  
Size

## DAYTIME POPULATION

Total Daytime Population  
**56,074**

Residents  
**29,884**

Workers  
**26,190**

## EMPLOYMENT

20%  
Services



54%  
White Collar

27%  
Blue Collar

4.9% UNEMPLOYMENT RATE

## BUSINESS & INDUSTRY



2,165  
Total Businesses



21,949  
Total Employees

\$3,810,851,901  
Total Sales

### Transportation/Warehouse

88  
Businesses

1,304  
Employees

\$332,782,678  
Sales

### Manufacturing

63  
Businesses

777  
Employees

\$84,750,006  
Sales

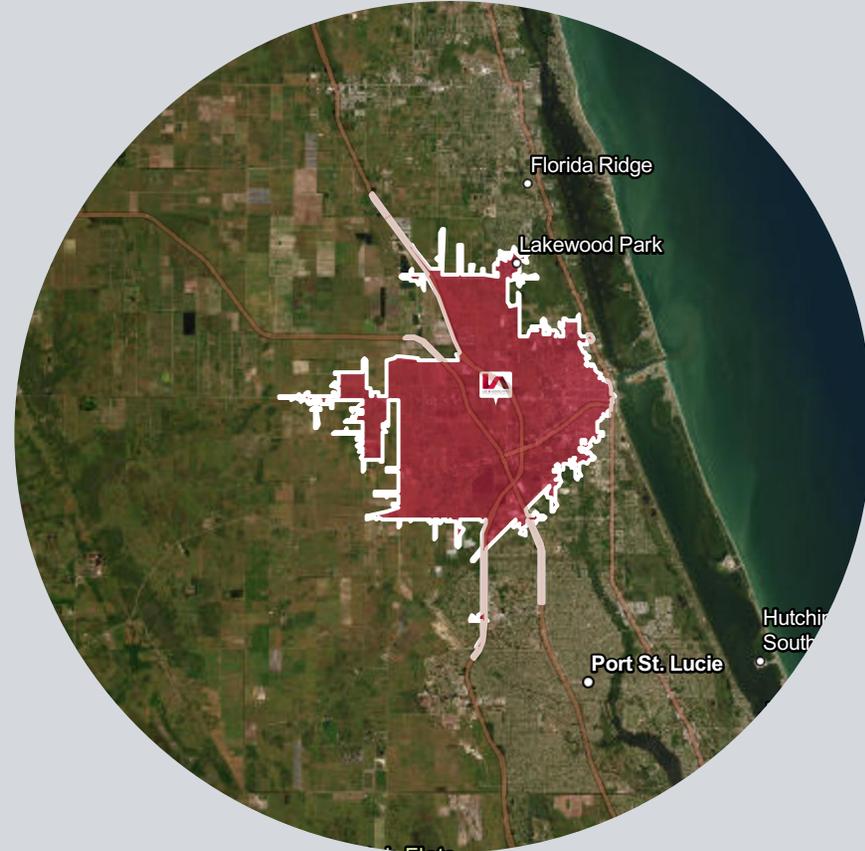
### Wholesale Trade

95  
Businesses

843  
Employees

\$1,056,420,689  
Sales

Drive time of 15 minutes



# DEMOGRAPHIC PROFILE

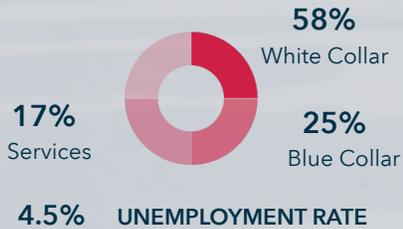
## KEY FACTS



## DAYTIME POPULATION



## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse



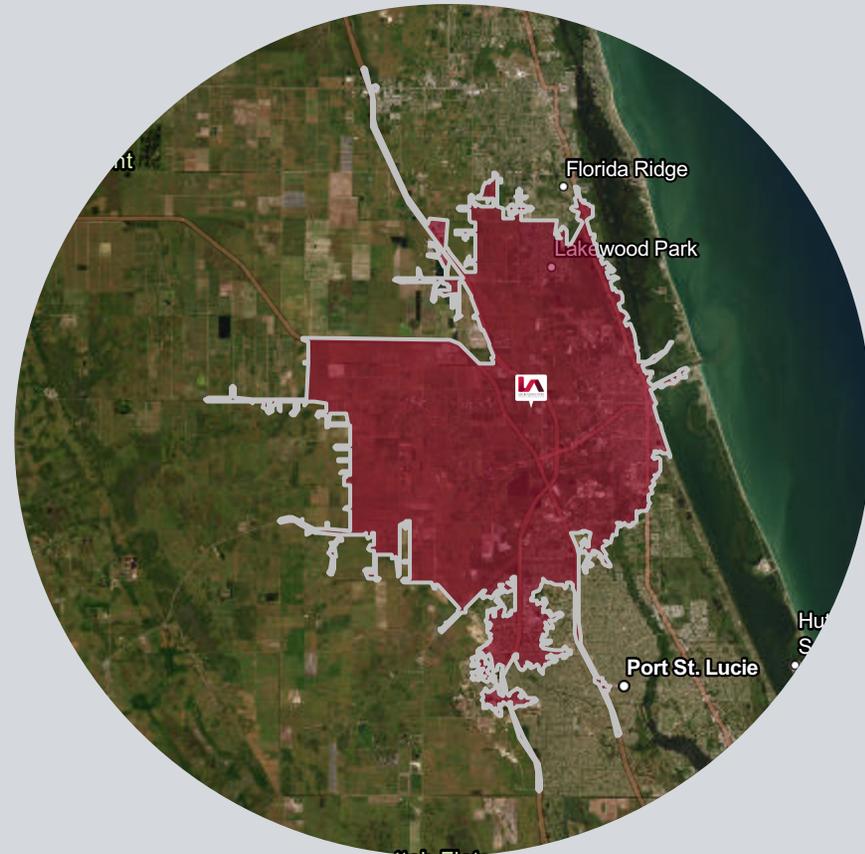
### Manufacturing



### Wholesale Trade



Drive time of 20 minutes



# DEMOGRAPHIC PROFILE

## KEY FACTS

430,898

Total Population

\$96,568



Average Household Income

46.8

Median Age

2.5

Average Household Size

## DAYTIME POPULATION

Total Daytime Population  
394,919

Residents  
251,647

Workers  
143,272

## EMPLOYMENT

16%  
Services



62%  
White Collar

22%  
Blue Collar

4.4% UNEMPLOYMENT RATE

## BUSINESS & INDUSTRY



15,621  
Total Businesses



\$18,999,709,004  
Total Sales



121,391  
Total Employees

### Transportation/Warehouse

443  
Businesses

4,613  
Employees

\$1,068,398,623  
Sales

### Manufacturing

355  
Businesses

2,887  
Employees

\$305,964,691  
Sales

### Wholesale Trade

431  
Businesses

3,396  
Employees

\$4,149,456,453  
Sales

Drive time of 30 minutes

