

710 NE 2nd Ave, Okeechobee, FL 34972

INDUSTRIAL  
LEASED LAND  
ON RAIL LINE



FOR **SALE**



LAUREN VINAYA  
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2.28 ACRES  
LEASED LAND

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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# EXECUTIVE SUMMARY

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## SPECS

**Lot Size:** 2.28 Acres  
**Zoning:** Heavy Industrial / Light Industrial / Light Industrial & General Commercial  
**Price:** \$1,300,000

## PROPERTY OVERVIEW

This 2.28-acre ground-leased industrial property offers a unique investment opportunity with a tenant currently occupying the land. Located directly on a rail line, the site includes a 15,428 square-foot building with both grade-level and dock-high loading, presenting potential value-add through renovation. Positioned off US Hwy 441 with direct access to the CSX Rail Line, this centrally located property benefits from a robust transportation network, providing quick access to metropolitan areas, seaports, and airports in West Palm Beach, Ft. Lauderdale, Miami, and Orlando. Situated in Okeechobee, a hub for heavy industry and agriculture, the property is just 30 minutes from Florida's Turnpike and I-95. The current tenant has four years remaining on the initial lease term, with an additional five-year option and 3% annual rent increases, offering a 6.9% cap rate. Located on the north shore of Lake Okeechobee, the largest lake in Florida, and is connected to the Atlantic and Gulf of Mexico by the Okeechobee Waterway. The area is home to several international companies, enhancing its industrial appeal.



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**FC** **FLORIDA**  
**COMMERCIAL**  
REAL ESTATE COMPANY



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# LOCATION

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# MAPS & REPORT

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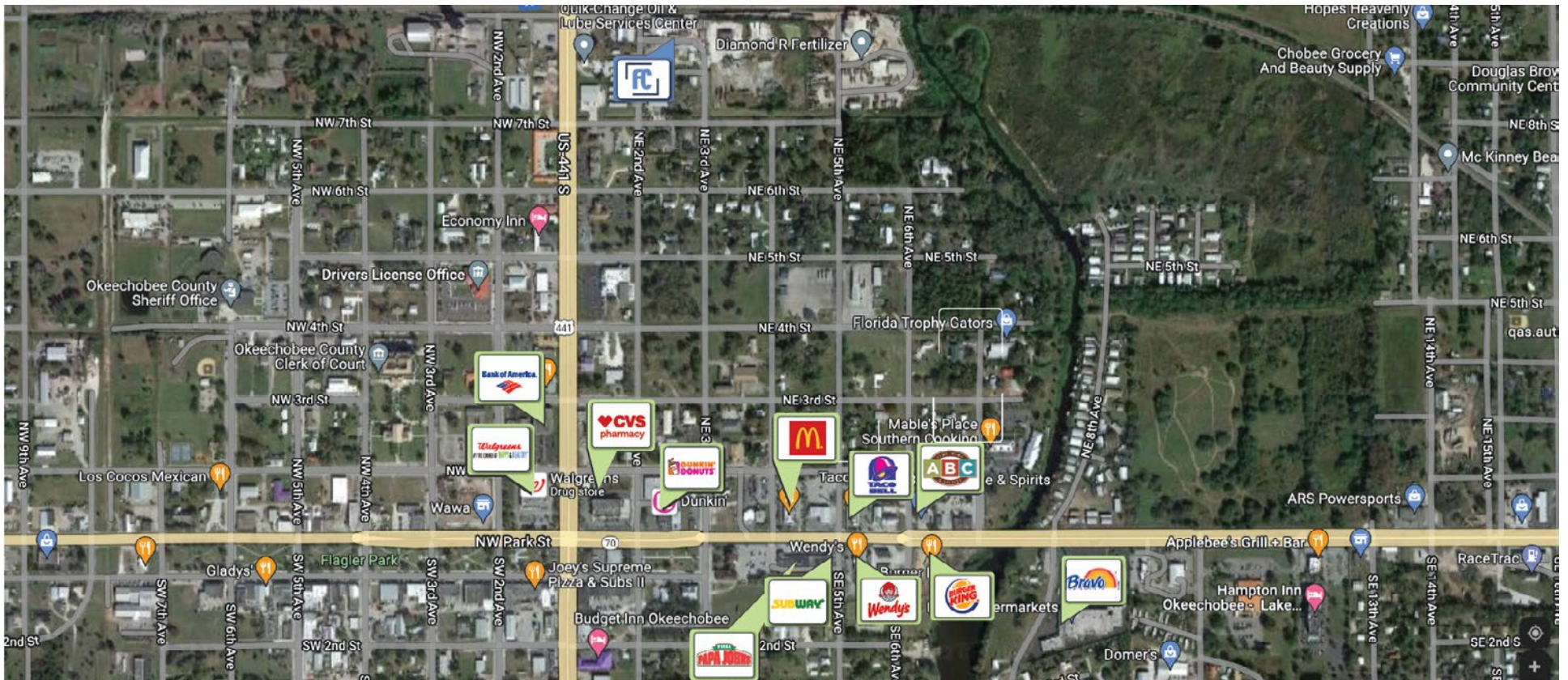
## POPULATION

	1 MILE	3 MILES	5 MILES
Population	1,420	25,162	37,926
Median age	37.2	38.6	38.8



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	431	8,711	13,016
# of persons per HH	3.3	2.9	2.9
Average HH income	\$44,658	\$54,028	\$54,431



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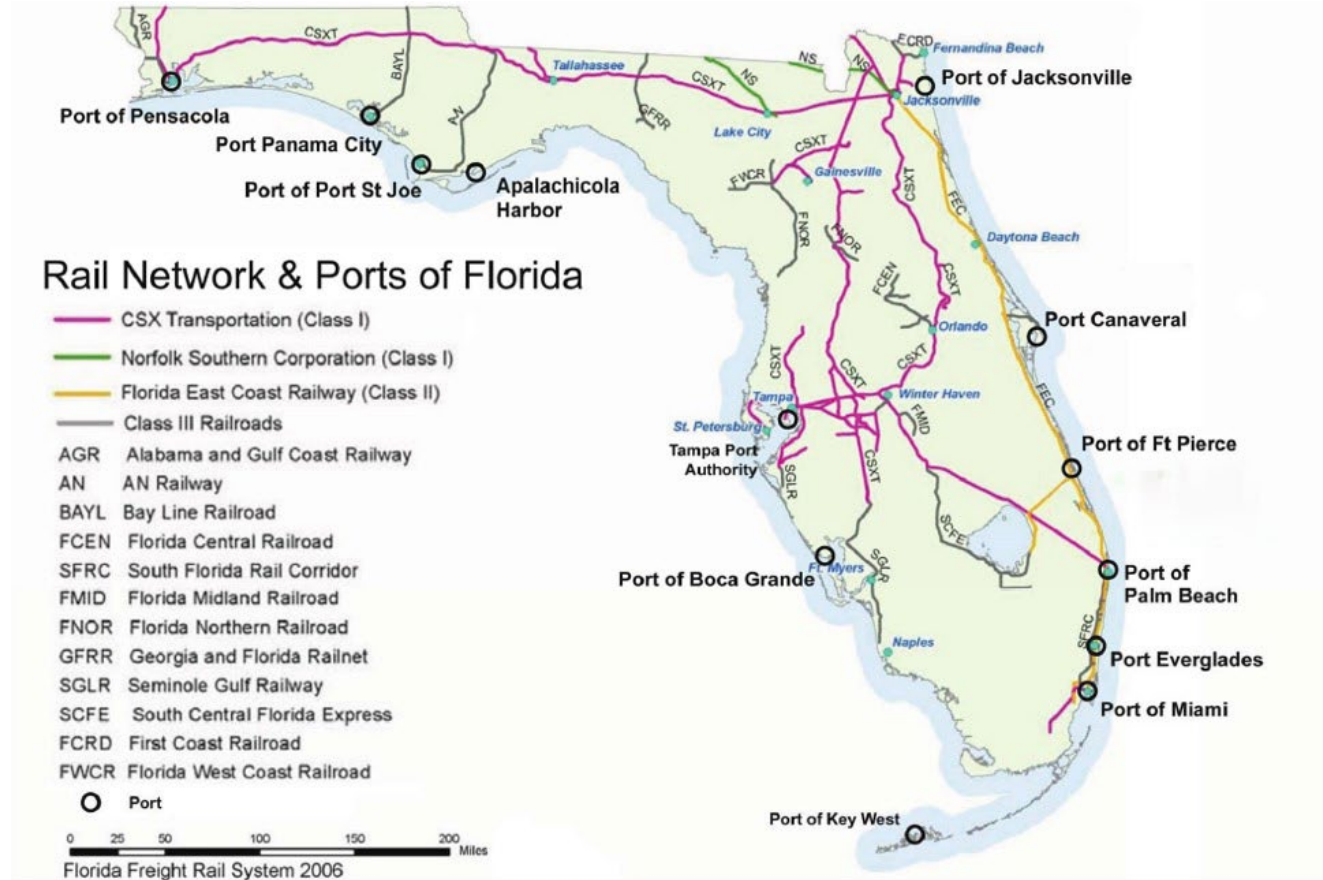
## PORTS AND AIRPORTS

- Directly accessed and served by the Florida East Coast Railway (FEC)
- Direct terminal access to the Port of Miami, Port of Everglades, Port of Palm Beach and Miami International Airport Air Freight Terminal

### Rail Network & Ports of Florida

- CSX Transportation (Class I)
- Norfolk Southern Corporation (Class I)
- Florida East Coast Railway (Class II)
- Class III Railroads
- AGR Alabama and Gulf Coast Railway
- AN AN Railway
- BAYL Bay Line Railroad
- FCEN Florida Central Railroad
- SFRC South Florida Rail Corridor
- FMID Florida Midland Railroad
- FNOR Florida Northern Railroad
- GFRR Georgia and Florida Railnet
- SGLR Seminole Gulf Railway
- SCFE South Central Florida Express
- FCRD First Coast Railroad
- FWCR Florida West Coast Railroad

○ Port  
 0 25 50 100 150 200 Miles  
 Florida Freight Rail System 2006



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