

**VERO BEACH**  
INDIAN RIVER COUNTY, FLORIDA

# VERO WEST BUSINESS PARK

Presented by:

**FCG**   
FLAIG COMMERCIAL GROUP





# VERO WEST BUSINESS PARK

- Platted Industrial Park located in Vero Beach, at the SR-60 & I-95 interchange
- Zoning: Industrial Light (IL).
- Infrastructure in place; including off-site stormwater retention benefits.
- Build-to-suit opportunities available
- Access to a skilled regional workforce
- Located in Federal Opportunity Zone

## 3 HOURS:

- Tampa
- Jacksonville
- Miami

## 1.5 HOURS:

- Orlando
- West Palm

# EXECUTIVE SUMMARY

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# Industrial Park Overview



- 25-lot master-planned industrial park
- Federal Opportunity Zone with long-term tax advantages
- Water, Sewer, 3Phase Electrictricty, and Natural Gas infrastructure at all sites
- Off-site stormwater system allows 80% impervious coverage on all sites
- Build to suit development opportunities for qualified tenants and owner users



# TAX ADVANTAGES

## FEDERAL OPPORTUNITY ZONE EXPLAINED:



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**Vero West Business Park** is located within a certified Federal Opportunity Zone, offering significant tax benefits for qualified investments.

### **Real Estate:**

Property held within a Federal Opportunity Zone may qualify for a step up in basis to fair market value upon exit after the required holding period, allowing appreciation to be excluded from federal capital gains tax if program requirements are satisfied.

### **Federal Capital Gains Exclusion At Exit:**

Business owners who establish and grow their company within a Federal Opportunity Zone may sell the business after the required holding period and pay no federal capital gains tax on the appreciation, if the investment is structured and maintained in compliance with Opportunity Zone rules.

### **Strategic Investment Location:**

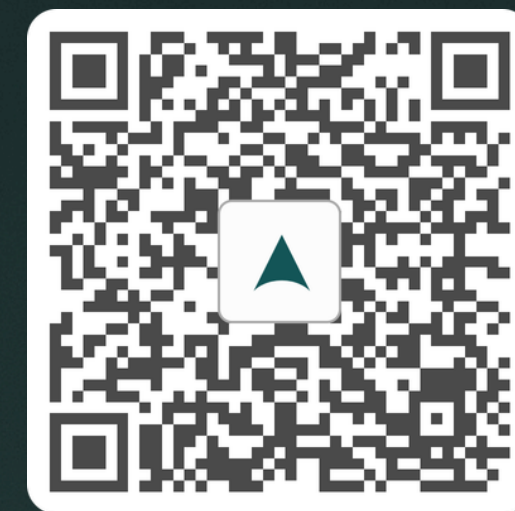
Positioned within one of Florida's most advantageous tax environments for sustained capital growth and reinvestment.

### **Legal Statutory Authority:**

**26 U.S. Code § 1400Z-2(c) – Special rule for investments held at least 10 years**

**26 U.S. Code § 1400Z-2(d)(2)(A)(i)–(iii) – Qualified Opportunity Zone Property defined**

**Example:** \$10M startup → \$1B exit → \$0 capital gains tax



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