

ORANGE 95 COMMERCE CENTER | PHASE II

SITE-PLAN APPROVED, CONSTRUCTION-READY

LAND SALE OR BUILD-TO-SUIT



Located off I-95 and Orange Avenue · St. Lucie County
Developable Industrial Land Available | Customizable to Fit Any Requirement

EXCLUSIVELY MARKETING BY



GARY WEBB, LLC
CHOICE PROPERTIES
772.834.0164
GARYWEBB@COMCAST.NET

DEVELOPER CONTACT

RICHARD P. TAMBONE | 561.660.5166 | INFO@TAMBONE.COM

FEATURES

- Land Sale or Build-to-Suit Available
- Parcels from 5 AC
- Phase II is Comprised of 34 AC of Developable Industrial Land
- Flexible Clear Height Up to 32'
- 236 Parking Spaces with Option to Increase, Depending on End-Use Requirements
- Option to Construct Dock-Height Building or Grade Level Building with Depressed Truck Wells



	PHASE I		PHASE II
LAND	SOLD	B	C - E
Parcel Size (AC)	14.89	10.7	34
Subdividable		✓	✓

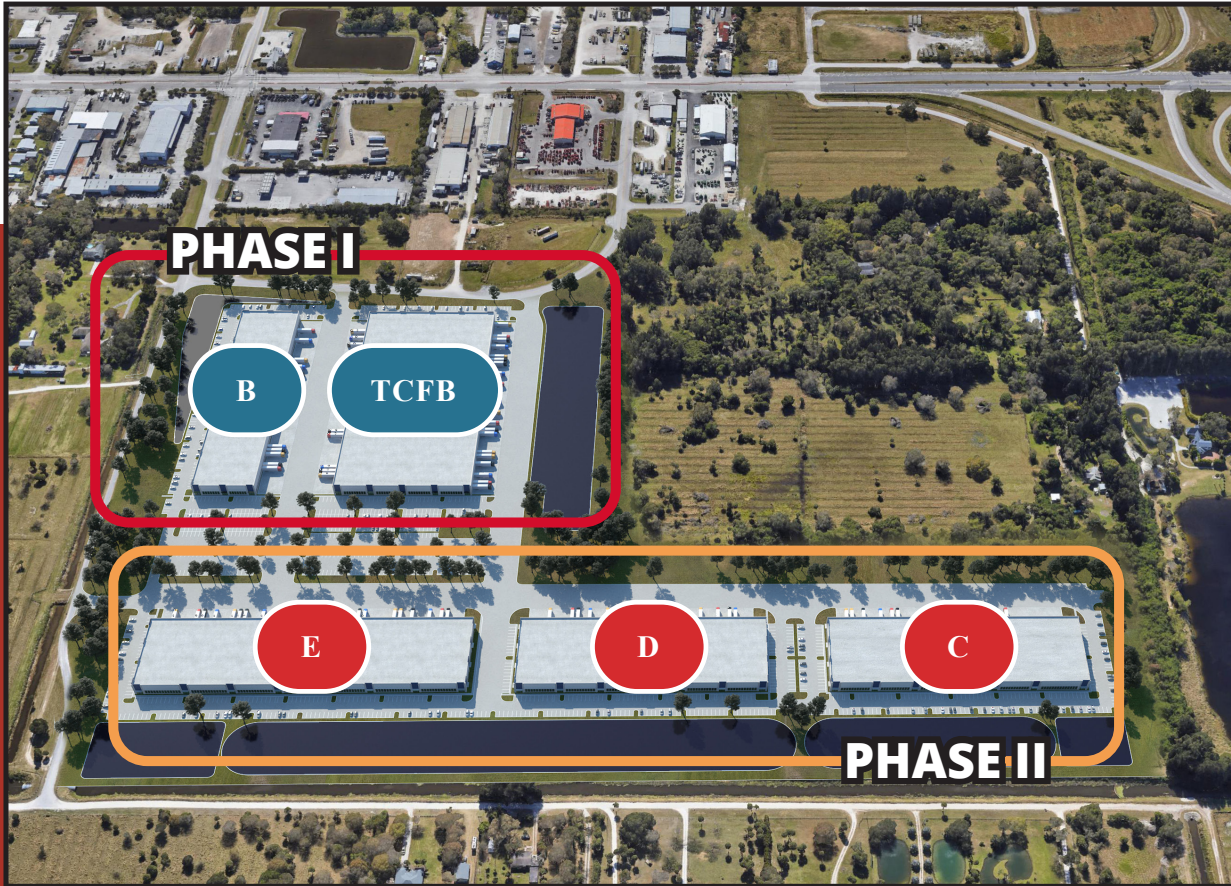
Uses include: Manufacturing, Construction Services, Freight Transportation and Warehousing, R&D, Outside Storage, and More!

FOR MORE INFORMATION, VISIT TAMBONE.COM

BUILDING SUMMARY

BUILDINGS	PHASE II		
	C	D	E
Building Size SF	121,875	110,733	142,514
Building (L X W)	609' x 200'	554' x 200'	712' x 200'
Column Spacing, 54' x 50', 60 Speed Bay	✓	✓	✓
Clear Height (FT)	32	32	32
Auto Parking Per 1000 SF	1.7	1.45	1.27
Auto Parking Total Available	215	173	195
Floor Slab (7" & 4000 PSI)	✓	✓	✓
Power To Suit	✓	✓	✓
Fire Sprinklers- ESF	✓	✓	✓

O95CC OVERVIEW

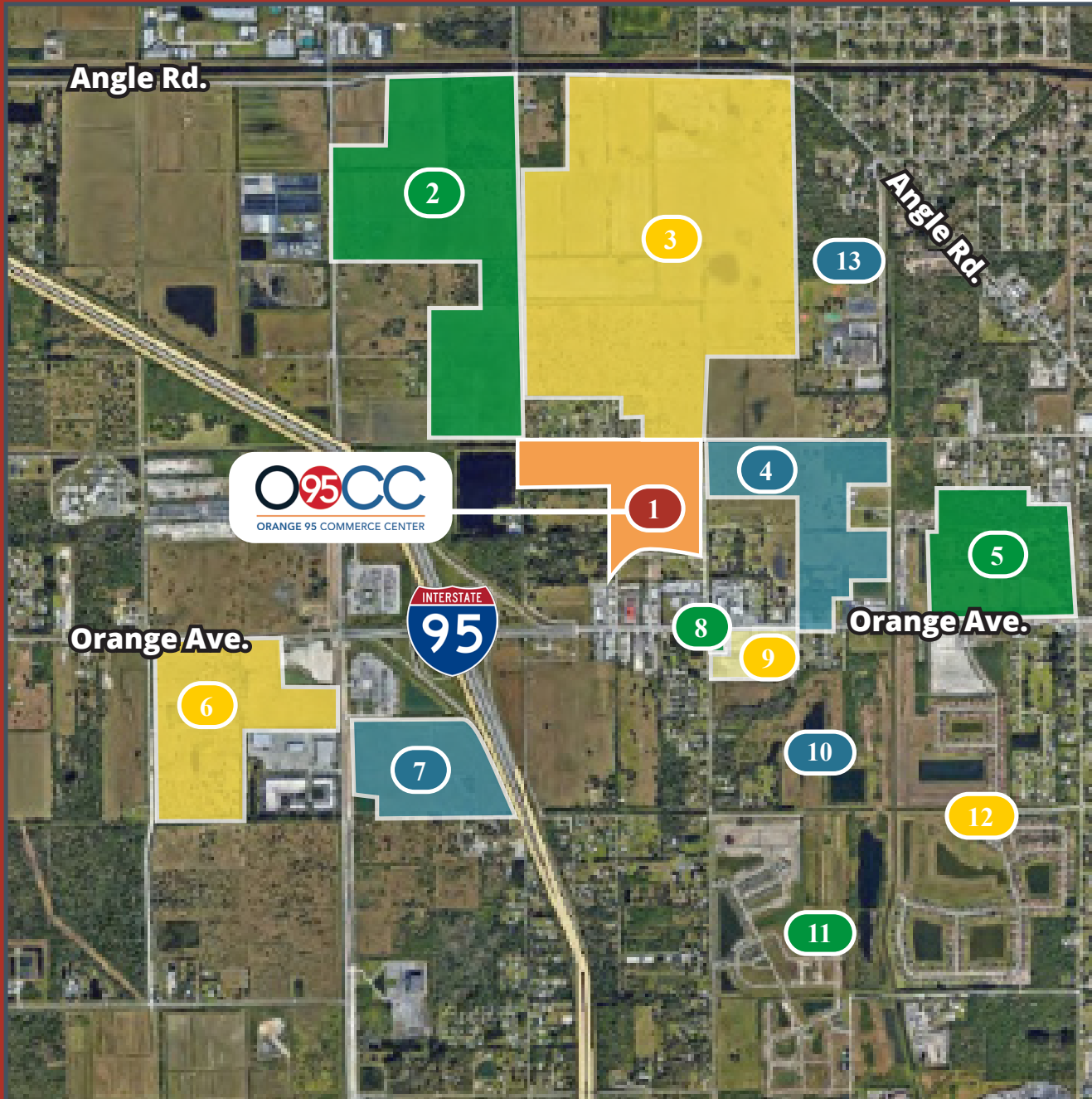


Orange 95 Commerce Center is a Class A Institutional-Quality Light Industrial, Manufacturing & Distribution Center located in St. Lucie County. The development covers 61 acres and has been approved for over 700,000 SF of industrial development. Options include Build-to-Suits, Land Sale, and Warehouse Leases.

CITY	DISTANCE
West Palm Beach	64 miles
Ft. Lauderdale	107 miles
Miami	126 miles
Orlando	116 miles
Tampa	150 miles
Jacksonville	222 miles



SURROUNDING PROJECTS



- 1** **Orange 95 Commerce Center**
700,000 SF Business Center
- 2** **KRE Development**
3,500,000 SF Disibution
- 3** **Eagle Bend**
1,270 Residential Units
- 4** **West Orange**
Retail & Residential
- 5** **Mill Creek**
Multi-Family
- 6** **Logistics 95**
1,300,000 SF Warehosue
- 7** **Kings Highway**
650,000 SF Warehouse
- 8** **7-Eleven**
- 9** **Miller 17**
- 10** **Whispering Oaks**
367 Residential Units
- 11** **Celebratin Point**
755 Residential Units
- 12** **Bent Creek**
722 Single Family DU
- 13** **Westwood High School & Academy**