



PAIGE ORR  
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2525 CENTER RD FORT PIERCE, 34965

# INDUSTRIAL DEVELOPMENT OPPORTUNITY IN ST. LUCIE COUNTY

## PROPERTY TYPES

**Type** Land **Subtype** Industrial

## PRICE

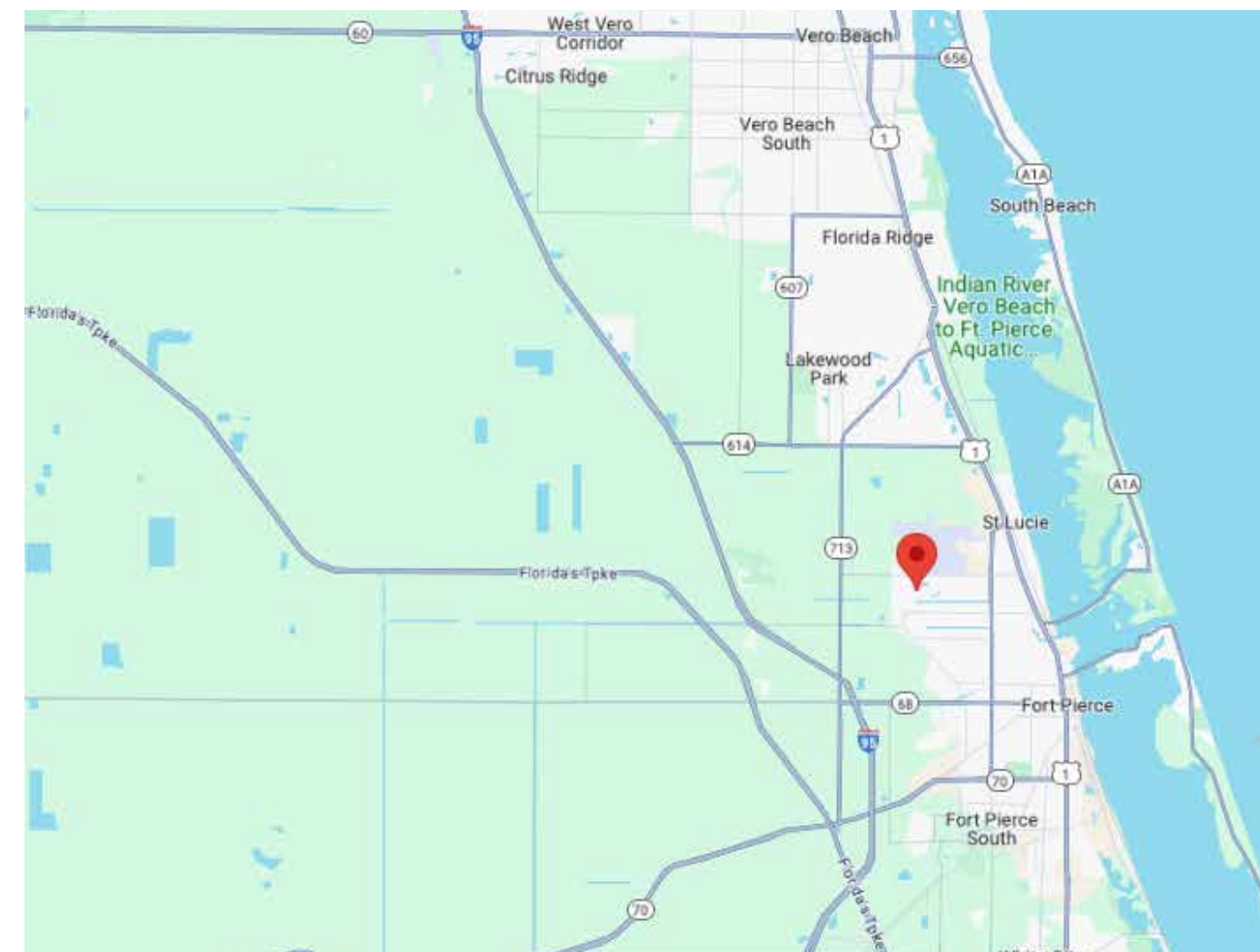
\$6.5 million

## TOTAL ACRES

56 acres

## LOCATION

St. Lucie County, conveniently located near the St. Lucie County International Airport and with direct access to I-95. Close proximity to Ft. Pierce Inlet and Port.





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# PROPERTY INFORMATION

## POTENTIAL INCENTIVES

Federal Tax Credits: Deduct certain costs associated with environmental cleanup

State and Local Tax Credits: Property tax abatements, sales tax exemptions, or income tax credits

Tax Increment Financing: Use future increases in property tax revenue to finance infrastructure improvements

Accelerated Depreciation: Deduct brownfield redevelopment costs more quickly for tax purposes

Tax Exemptions for Reuse: Tax exemptions or reductions for repurposed properties

Employee Tax Credits: Potential tax credits for employees

## PROPERTY DETAILS

20 acres designated as heavy industrial

37 acres clean and ready for development

Approved site plan

Offsite improvements including sewer, water, electricity, gas, streets, curb/gutter/sidewalk, cable, telephone, and irrigation

## ENVIRONMENTAL STATUS

Environmental Phase 1/2 completed

\$175,000 impact fees paid

Brownfield approved benefits including tax savings and employee retention

Federal and State Grant Funding available

Scrub jay and gopher tortoise tested





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# BUILDING INFORMATION

## EXTERIOR DATA

**Building Type:** Single-Story Residential (STRL)

**Year Built:** 1990

**Frame:** Grade: Y\_D

**Effective Year:** 1990

**Primary Wall:** Concrete Block (CB) Stucco

**Number of Units:** 1

**Story Height:** 1 Story

**Roof Cover:** Dimensional Shingles

**Roof Structure:** Hip

## INTERIOR DATA

**Bedrooms:** 0

**Air Conditioning:** 100%

**Electric:** Average

**Heated Area:** 100%

**Primary Interior Wall:** Drywall

**Interior Sprinkler System:** 0%

**Full Baths:** 0

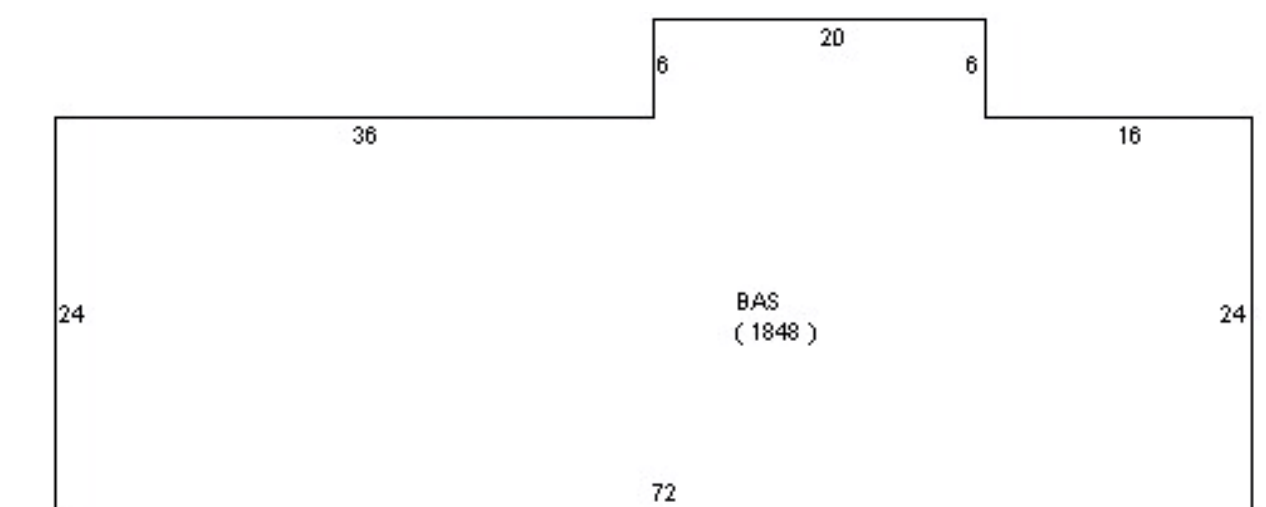
**Heating Type:** Forced Hot Air

**Primary Floors:** Vinyl Tiles

**Half Baths:** 0

**Heating Fuel:** Electric (ELEC)

**Average Height per Floor:** 0



## BUILDING DESCRIPTION

**Finished Area:** 1,848 SF

**Gross Sketched Area:** 1,848 SF





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# 2525 CENTER RD FORT PIERCE, 34965 PROPERTY OVERVIEW

This expansive 56-acre property offers a unique and versatile opportunity for business development. The site plan is approved for a 400,000 square foot warehouse or industrial park, with all assessments fully paid. Zoned for both light and heavy industrial use, the property also includes an 1,848 square foot CBS structure equipped with electric and air conditioning.

Strategically located, this prime site is extremely close to the international airport, TCI, Interstate 95, and the inlet, ensuring excellent connectivity for transportation and logistics. The location is ideal for a wide range of uses, including warehouse distribution and a recycling center. It is also perfect for developing a retail park, given its proximity to an Amazon warehouse, thousands of new residences, retail stores, the Pursuit boat warehouse, and a massive new resort with various attractions.

With its strategic zoning, extensive development potential, and prime location amidst burgeoning commercial and residential growth, this property is poised to become a key asset in any business portfolio.







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**COUNTY OVERVIEW**

Extensive, reliable transportation and easy access are key to growth, and St. Lucie County excels in both. Interstate Highway 95 and U.S. Highway 1 provide seamless access along the east coast, from Key West to Maine. The Florida Turnpike extends from just south of Miami through northern-central Florida, while State Road 70 connects U.S. Highway 1 in Fort Pierce to Bradenton, Florida. St. Lucie County boasts a wealth of transportation options, including rail, a custom-serviced international airport, and a deep-water port, facilitating convenient access to the area. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

With a population exceeding 345,000 and growth of over 20% since 2010, the county's economy is a dynamic mix of emerging life science R&D, traditional manufacturing, agriculture, tourism, and services. St. Lucie County is rich in natural resources, featuring more than 21 miles of pristine coastline and beaches, coral reefs, over 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area offers over 20 public and semi-private golf courses, catering to a range of budgets and benefiting from year-round excellent weather.

Clover Park in Fort Pierce, the spring training home of the New York Mets, is a notable attraction. The county also hosts Indian River State College, renowned for excellence and innovation in training and education. St. Lucie County has 39 schools serving 41,409 students with a staff of 5,205.

The Economic Development Council of St. Lucie County (EDC), a non-profit organization, aims to create high-paying jobs by promoting the retention and expansion of existing businesses and attracting new ones. Employment in St. Lucie County is concentrated in the Health Care and Social Assistance (18.4%) and Retail Trade (11.9%) sectors, with residents similarly employed in Health Care and Social Assistance (16.3%) and Retail Trade (14.1%). Since 2017, the EDC has facilitated 40 expansion and new job attraction projects, resulting in a net growth of approximately 6,500,000 square feet of building area."





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# SUMMARY

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Light/Heavy Industrial Use

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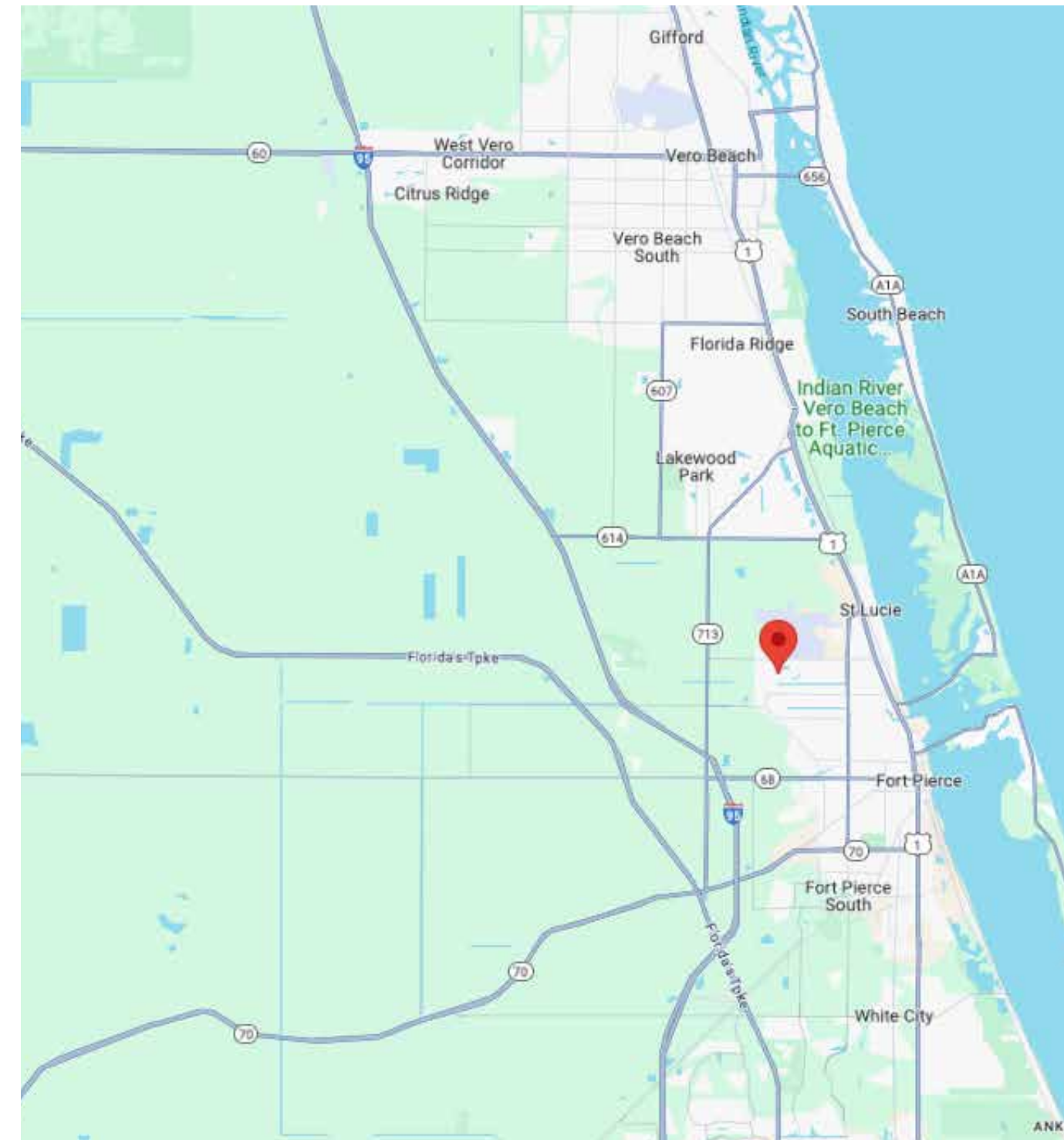
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