

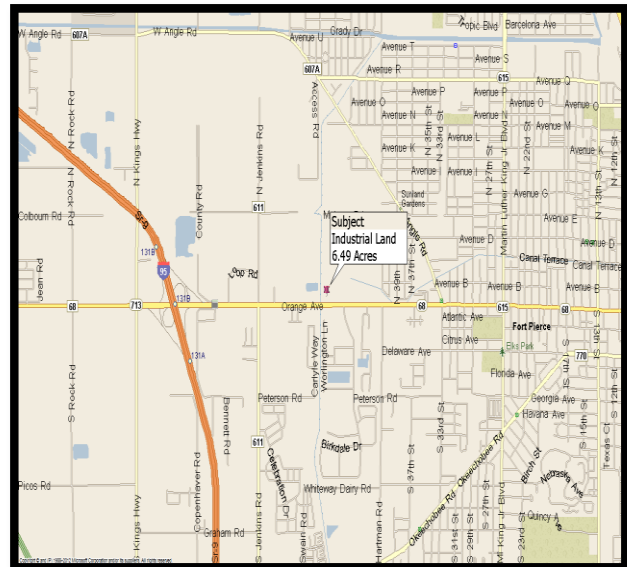
INDUSTRIAL LAND FOR SALE IN ST. LUCIE COUNTY



North side of Orange Avenue (SR 68), 1 mile East of I-95, Fort Pierce, Florida

PROPERTY HIGHLIGHTS

- 6.49 acre/282,704 sf site.
- Zoned (IL) Light Industrial - Unincorporated St. Lucie County
- Zoning permits a variety of light industrial and commercial uses.
- Ideal for a user or a developer who wants to build or develop a commercial or industrial building or multi-tenant complex.
- Final Site plan approval in place for an 88,767 SF self-storage facility.
- Water & Sewer stubbed out to the site with connection approvals in place.
- Many permits, agreements and governmental approvals in place, ready for development!
- Asking Price: **\$1,250,000.00**
Reduced to \$895,000 (only \$3.17 psf)!



For More Information Contact:
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Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market prior to sale or change price without notice.

Property Information Sheet

- Site:** 6.49 acres or 282,704.40 SF lot
- Location:** Located on the North side of Orange Avenue (SR 68), approximately 1 mile East of Interstate 95 directly east of Stamm Manufacturing.
- Zoning:** (IL) Light Industrial, Unincorporated St. Lucie County, Fort Pierce, Florida. This zoning district allows a variety of commercial and industrial uses.
- Utilities:** Water and sewer is onsite and the connection approval agreement is in place with Fort Pierce Utility Authority. Electric is supplied by Florida Power & Light.
- Entitlements:** See attached list.
- Site Plan:** The property was formerly site plan approved for an 88,767 SF self-storage facility.
- Agricultural Designation:** The property has an agricultural designation with the County as it has an annual cattle lease in place. The 2013 taxes were \$110.28.
- Amenities:** The site is within one minute of Interstate 95 providing quick access to Port St. Lucie to the South, and Florida's Turnpike to the north and west off of SR 70.
- Asking Price:** \$895,000 cash to Seller
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For Sale

6.5 Acres Light Industrial Land on Orange Avenue 1 mile East of I-95

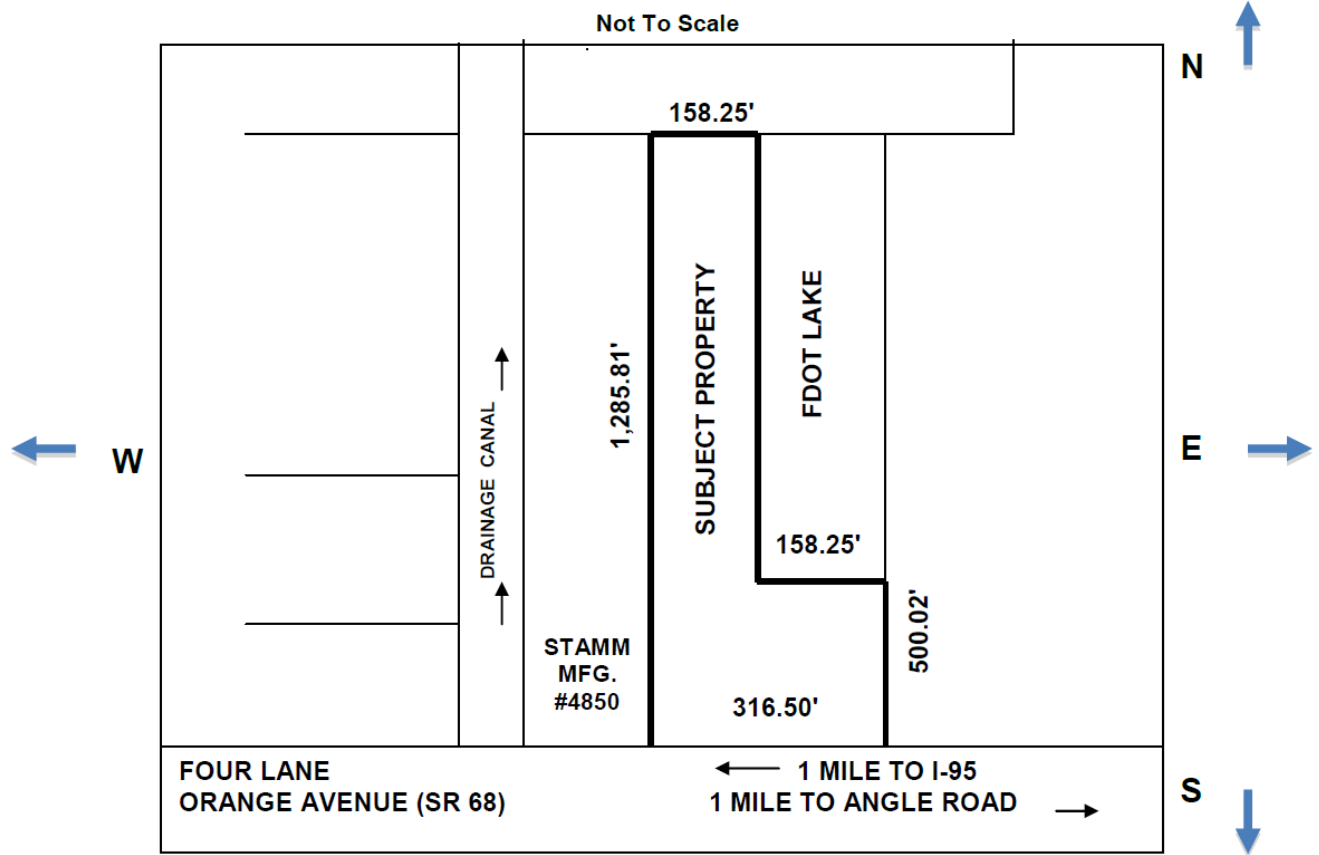
- Final Site Plan approved for 88,767 sq. ft. self-storage facility
- Feasibility Study Completed
- All engineering and site improvement plans completed by Culpepper & Terpening Engineering, Inc.
- Phase I and Phase II Environmental completed – no pollution.
- Water & Sewer on site and connection approval effective.
- Free flowing, operational Artesian well on site
- Land Level and Cleared
- Agricultural Classification cattle lease (\$110.28 total taxes for 2013)
- Following permits & entitlements have been obtained by Culpepper & Terpening, Engineering, Inc:
 - Driveway Connection Permit by FDOT
 - Water & Sewer Agreement by Ft. Pierce Utility Authority. Annual payment for service being made
 - General Water Use Permit by South Florida Water Management District
 - Drainage Connection Permit by FDOT
 - Surface Water Management System Permit by South Florida Water Management District
 - Domestic Waste Water Collection Transmission Permit by Florida Department of Environmental Protection
 - Utility Connection Permit by FDOT
 - Temporary Construction Entrance Permit by FDOT
- See attached list showing dates of expiration of permits, which may be reinstated upon application.
- Ideal for regional truck distribution facility.

PERMITS AND ENTITLEMENTS

<u>List of Permits</u>	<u>Date Issued</u>	<u>Date of Expiration</u>
<u>Final Site Plan Approval</u> By St. Lucie County	03/14/06	03/14/10
<u>Driveway Connection Permit</u> by FDOT	10/02/07	10/02/08
<u>Water, Sewer & Annexation Agreement</u> by Ft. Pierce Utility Authority	02/5/07	04/02/27
<u>General Water Use Permit (Construction Phase)</u> by South FL Water Mgmt. District	02/05/07	02/02/12
<u>Drainage Connection Permit</u> by FDOT	10/12/07	10/11/08
<u>Surface Water Management System Permit</u> by South FL Water Mgmt. District	02/02/07	02/02/12
<u>Domestic Waste Water Collection Transmission Permit</u> by FL Dept. of Environmental Protection	10/01/07	09/30/12
<u>Utility Connection Permit</u> by FDOT	11/19/07	11/19/08
<u>Temporary Construction Entrance Permit</u> by FDOT	10/11/07	4/11/08

Land Information

Location: Orange Avenue (SR 68), 1 mile East of I-95 next to Stamm Manufacturing
Zoned: Light Industrial
Size: 6.49 Acres
Utilities: Water, Sewer & Electricity on site
Road Frontage: 316 feet
Improvements: Cleared and Level



6.49 Acres of Industrial Land in Fort Pierce

