

ORANGE 95 COMMERCE CENTER PHASE 1
SITE-PLAN APPROVED, CONSTRUCTION-READY, STATE-OF-THE-ART
125,000 SF OFFICE / WAREHOUSE BUILDING



LOCATED OFF I-95 AND ORANGE AVENUE · ST. LUCIE COUNTY
CUSTOMIZABLE TO FIT ANY REQUIREMENT

DEVELOPER:



Marketed by:



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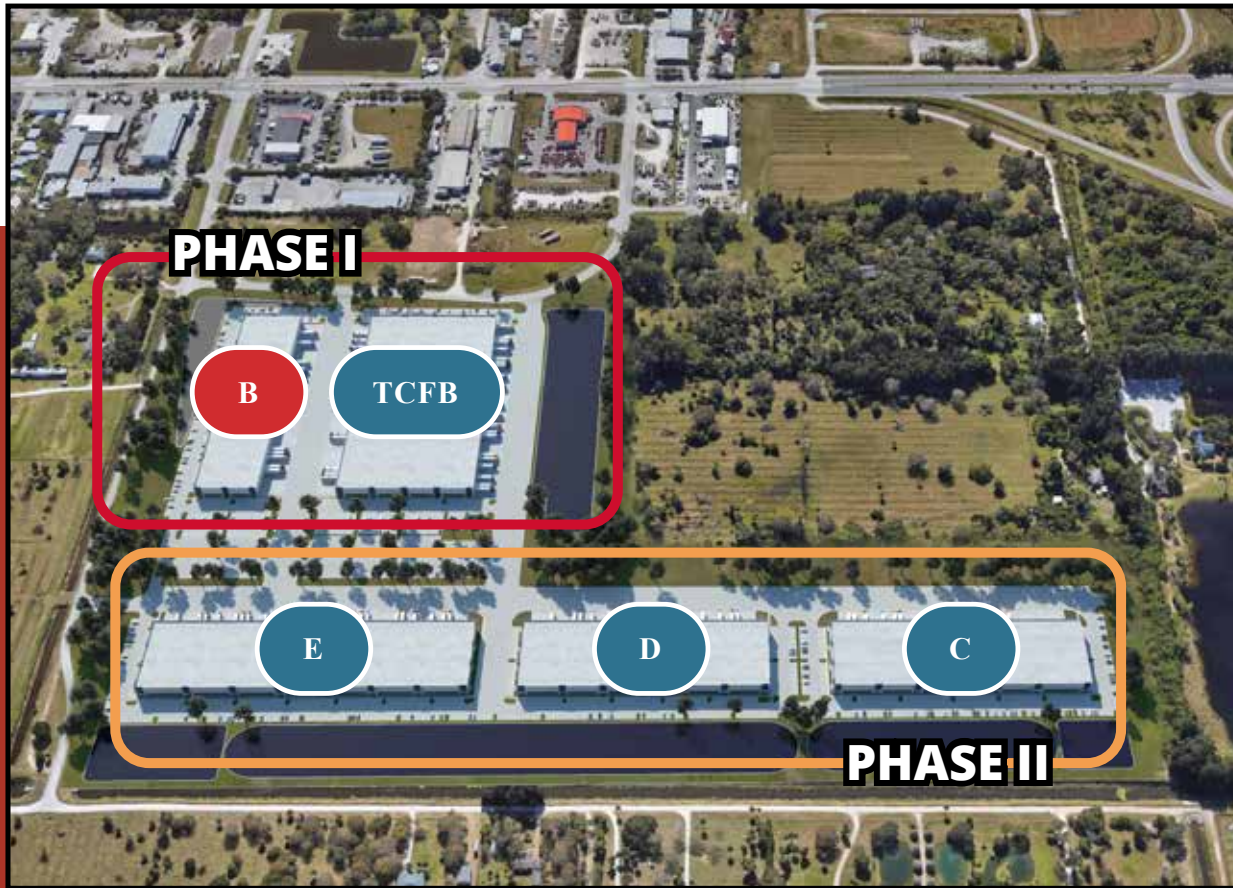
FEATURES

- 41 Rear Loading Bay Doors
- 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
- Building Can be Divided into Multiple Tenant Spaces with Individual Signage if Desired



FOR MORE INFORMATION, VISIT TAMBONE.COM

O95CC OVERVIEW

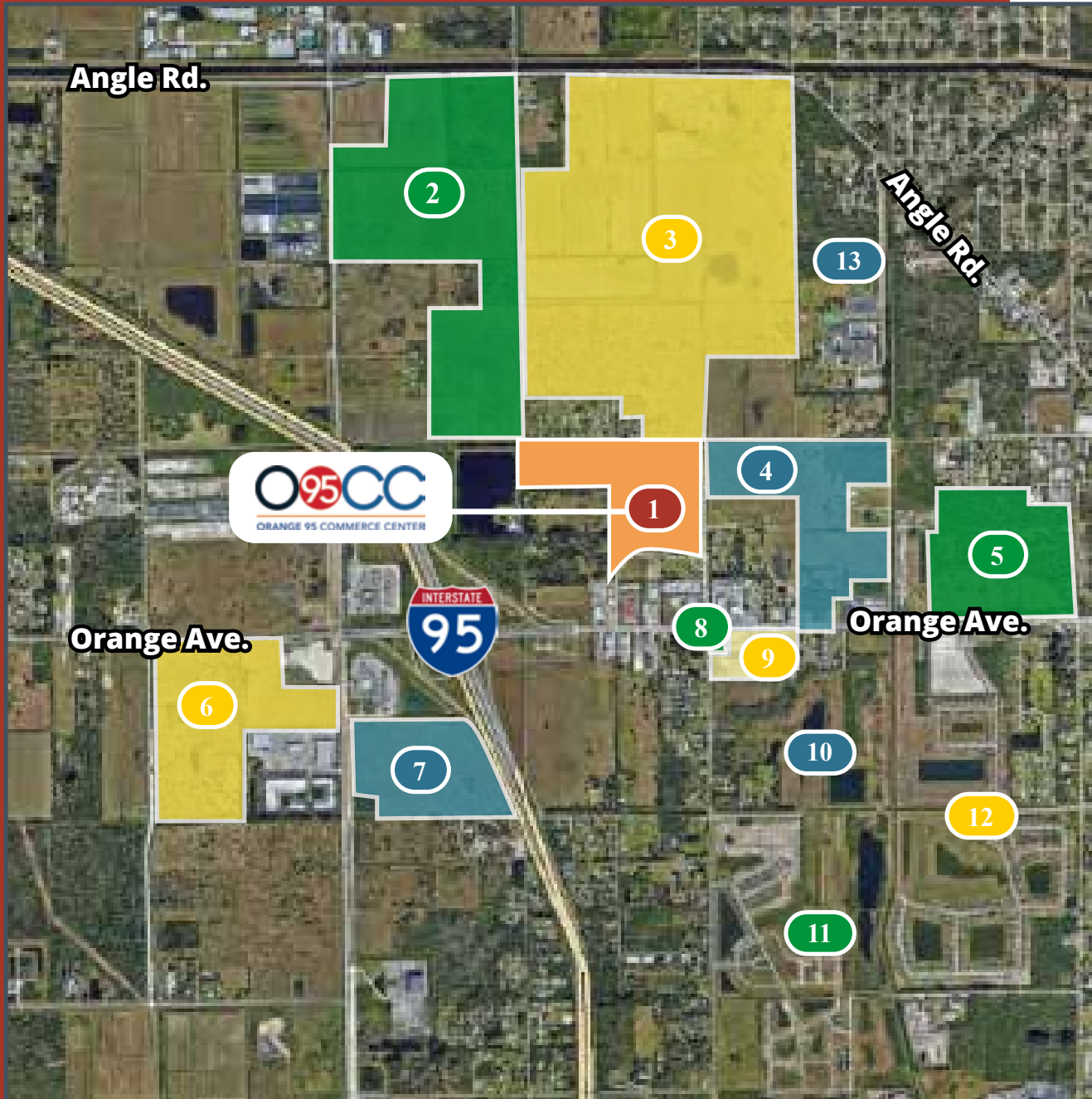


CITY	DISTANCE
West Palm Beach	64 miles
Ft. Lauderdale	107 miles
Miami	126 miles
Orlando	116 miles
Tampa	150 miles
Jacksonville	222 miles

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.



SURROUNDING PROJECTS



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