

# FOR SALE

## Industrial Park Acreage 57+/- Acres I-95, Fort Pierce, Florida



**Location:** Southeast quadrant of Orange Avenue and I-95 in Fort Pierce, Florida, bounded by Copenhaver and Peterson Roads, within the Jana Park industrial park.

**Size:** 56.78± acres

**Zoning:** IL – Light industrial

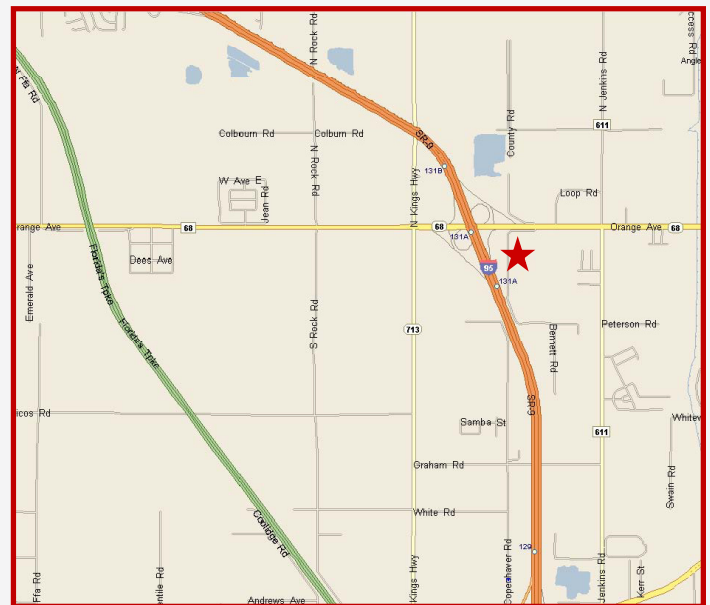
**Future Land Use:** MXD – Mixed Use.  
Potential for residential and mixed rezoning with PMUD (Planned Mixed Unit Development).

**Price:** \$1,750,000

Exclusively listed by  
Cushman & Wakefield of Florida, Inc.

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**CUSHMAN & WAKEFIELD®**  
Global Real Estate Solutions™

800 N. Magnolia Ave, Suite 450  
Orlando, FL 32803

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IL INDUSTRIAL LIGHT – Unincorporated St. Lucie County

1. Purpose. The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust or other offensive effects on the surrounding are, together with such other uses as may be necessary to and compatible with light industrial surroundings. The number in "( )" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this Code.
2. Permitted Uses:
  - a) Business services. (73)
  - b) Communications – including telecommunication towers – subject to the standards of Section 7.10.23. (48)
  - c) Construction services. (15) (16) (17) (87)
  - d) Engineering, architectural and surveying services. (87)
  - e) Commercial fishing. (091)
  - f) Laundry, cleaning and garment services. (721)
  - g) Local and suburban transit. (41)
  - h) Manufacturing. (20) (21) (22) (23) (25) (27) (283)
    1. Food and kindred products. (20)
    2. Tobacco products. (21)
    3. Textile mill products. (22)
    4. Apparel and other finished products. (23)
    5. Furniture and fixtures. (25)
    6. Printing, publishing and allied industries. (27)
    7. Drugs. (283)
    8. Leather and leather products. (31)
    9. Glass. (321) (322) (323)
    10. Fabricated metal products (341) (342) (343) (344) (347) (3495) (3496) (3497) (3499)
    11. Industrial/commercial machinery and computer equipment: (354) (355) (356) (357)
    12. Electronic and other electrical equipment and components, except computer equipment (363) (364) (365) (366) (367) (369)
    13. Measuring, analyzing and controlling instruments. (38)
    14. Photographic, medical and optical goods. (38)
    15. Watches and clocks. (38)
    16. Miscellaneous manufacturing industries. (391) (393) (395) (396) (3991) (3993) (3995) (3999)
    17. Plastic products – fabrication, molding, cutting, extrusion, and injection processing. (308)
  - i) Marinas. (4493)
  - j) Millwork and structural wood members. (243)
  - k) Motion Pictures. (78)
  - l) Motor freight transportation and warehousing. (42)
  - m) Repair services. (75) (762) (763) (764) (769)
  - n) Retail Trade. (521) (523) (525) (536) (527) (55) (57)
  - o) Research, development, and testing services. (873)
  - p) Ship, boat building and repairing – less than forty –five (45) feet. (373)
  - q) Sorting, grading and packaging services – citrus/vegetables. (0723)
  - r) Vocational Schools. (824)
  - s) Wholesale trade – durable goods. (501) (502) (503) (504) (505) (506) (507) (508) (5091) (5092) (5094) (5099)
  - t) Wholesale trade – nondurable goods. (511) (512) (513) (514) (515) (516) (517) (518) (5191) (5192) (5093) (5194) (5198) (5199)
  - u) Mobile food vendors. (999)

## Potential for residential and mixed rezoning with PMUD (Planned Mixed Unit Development)

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



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