

# FLORIDA NEXUS PARK

*Northwest corner of I-95 and Okeechobee Rd. (SR 70)*  
**ST. LUCIE COUNTY, FORT PIERCE, FLORIDA**



## **BUSINESS PARK FEATURES:**

- ❖ Now leasing office, showroom, lab, light industrial, retail and distribution suites up to 25,000 square feet
- ❖ Build to suit interior improvements with generous landlord allowances
- ❖ Easy access to major highways I-95 and Florida's Turnpike with entry/exits within ½ mile
- ❖ Dedicated internet access and VOIP over Fiber Optic lines
- ❖ 24 hour high definition DVR recorded roving security cameras throughout site
- ❖ Aggressive Rental Rates from \$14.00 per sq. ft., NNN. Low CAM (\$5.65 psf in 2025).
- ❖ Property is located within 2 ½ hours of Miami, Fort Lauderdale, West Palm Beach, Orlando, Tampa, Jacksonville and most of Florida
- ❖ Join Comcast, Bravo Supermarket, Play Money Family Arcade, Sky High Comics, Goodwill and others in this quality retail business park environment
- ❖ No state income tax, affordable housing, abundant workforce and excellent quality of life
- ❖ Many hotels, restaurants and amenities adjacent to the park
- ❖ Additional land (1-100 acres) for future expansion, build to suit or sale. Some I-95 frontage sites available
- ❖ Immediate occupancy

*For further information contact:*

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