

4100 OKEECHOBEE ROAD, FORT PIERCE, FL

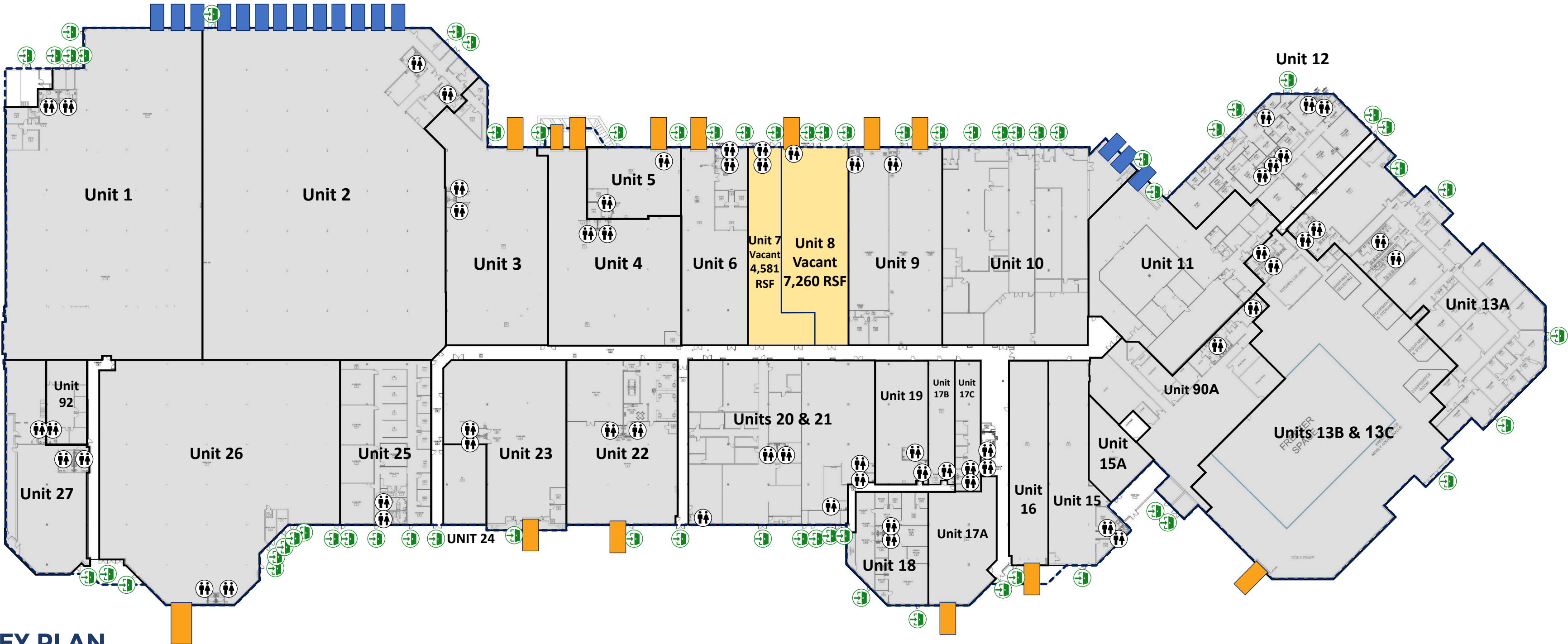
PROPERTY LEASE PROPOSAL

We are pleased to present the availability of warehouse, flex, school, day care and office spaces at Renaissance Business Park. Our site, conveniently located off I-95 and the Florida Turnpike, provides a great, centralized distribution point to all of Florida. RBP is under two hours from both Orlando and Miami, just over two hours to Tampa, and under three hours from Jacksonville. Within the Treasure Coast, our site is less than 30 minutes from Stuart, Vero Beach, and Port St. Lucie, and is less than an hour from West Palm Beach. Renaissance Business Park is part of a major rebirth for Fort Pierce. With one of the fastest growing populations in North America, a great location, a strong port, and sunny weather, Fort Pierce is quickly becoming a leading city in Florida for economic growth and innovation. The Prime Rock Team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

- **Space:** Approximately 7,260 RSF – 11,841 RSF
- **Parking/Storage:** Up to 25 acres of outdoor storage or parking
- **Rate:** Negotiable
- **Term:** Negotiable
- **Occupancy:** Move-in approximately 30-90 days
- **Special Considerations:**
 - Multiple overhead doors and loading docks available
- **Amenities & Highlights:**
 - Overnight on-site security
 - Ample parking
 - Fully air conditioned
 - Great highway access in a central location
 - Completely renovated, vibrant business campus
 - exterior freshly painted white
 - Growing population from which to hire staff and service



AVAILABILITY FLOOR PLAN

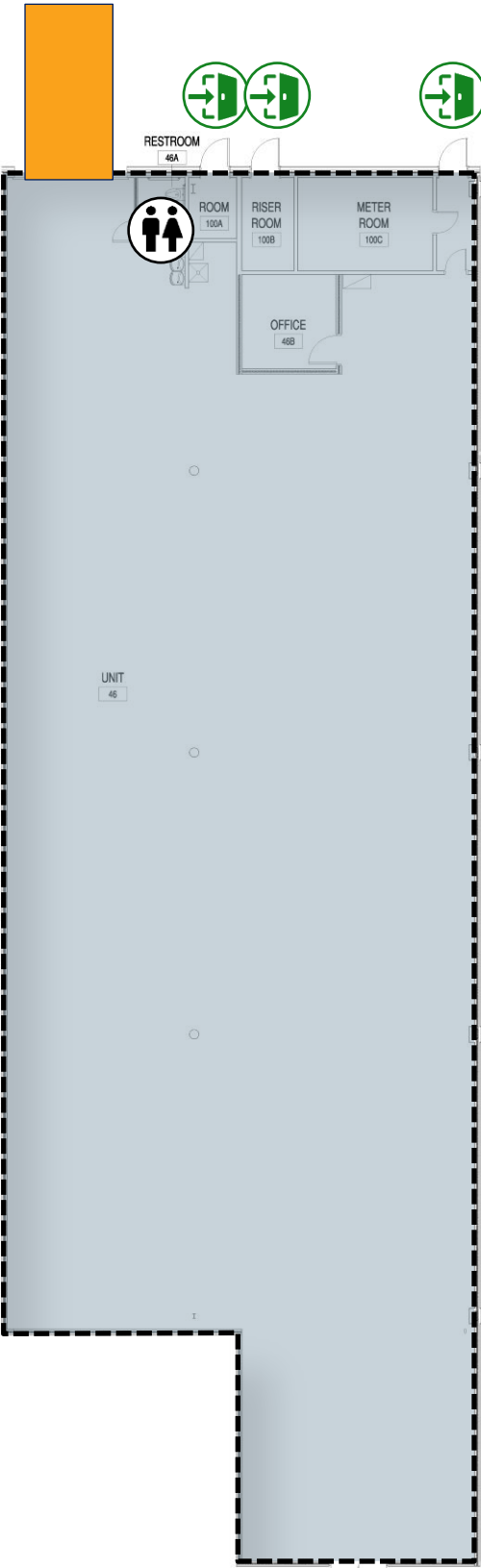


KEY PLAN

- | | | |
|--------------|-----------|------------------|
| VACANT | ENTRANCES | DOCK LEVEL DOORS |
| LEASED/OTHER | BATHROOMS | OVERHEAD DOORS |

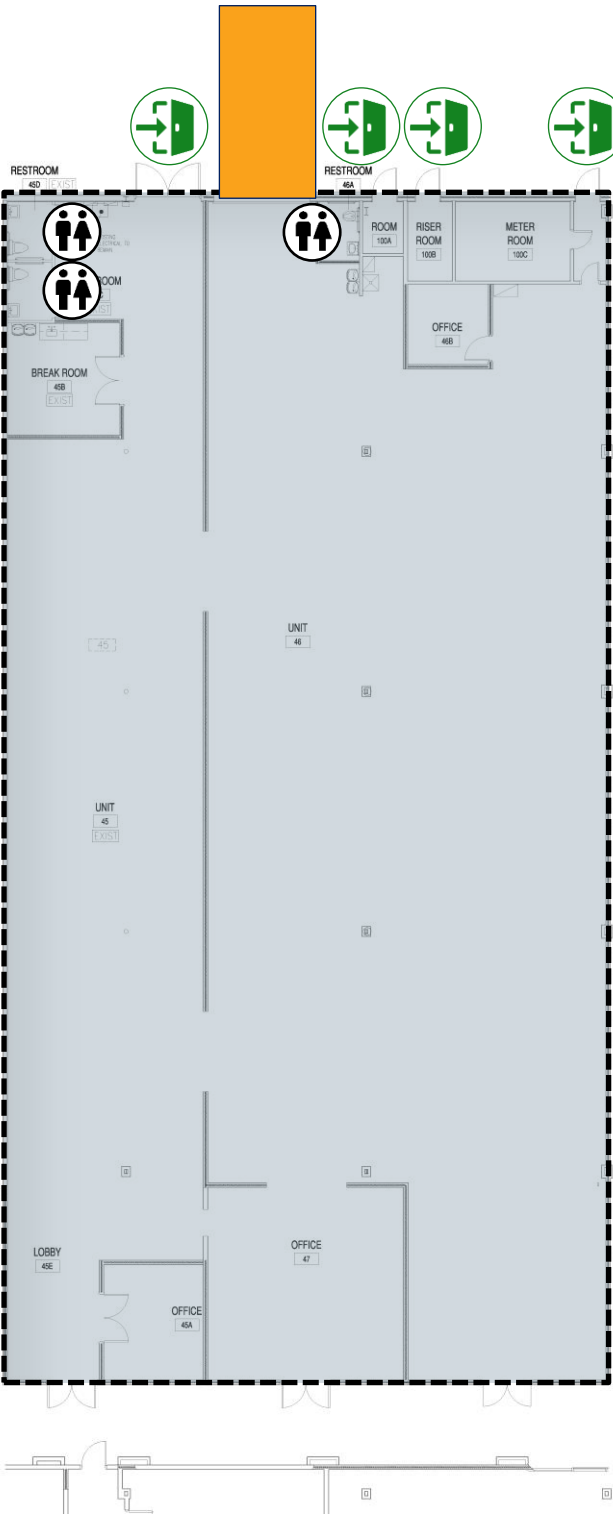
SPACE 8 FLOOR PLAN

- Square Feet Total: $\approx$ 7,260 RSF
- Private Bathroom and Office
- 12'x14' Overhead door
- Fully Air Conditioned



SPACES 7&8 FLOOR PLAN

- Square Feet Total: $\approx$ 11,841 RSF
- Private Bathrooms and Offices
- 12'x14' Overhead door
- Fully Air Conditioned

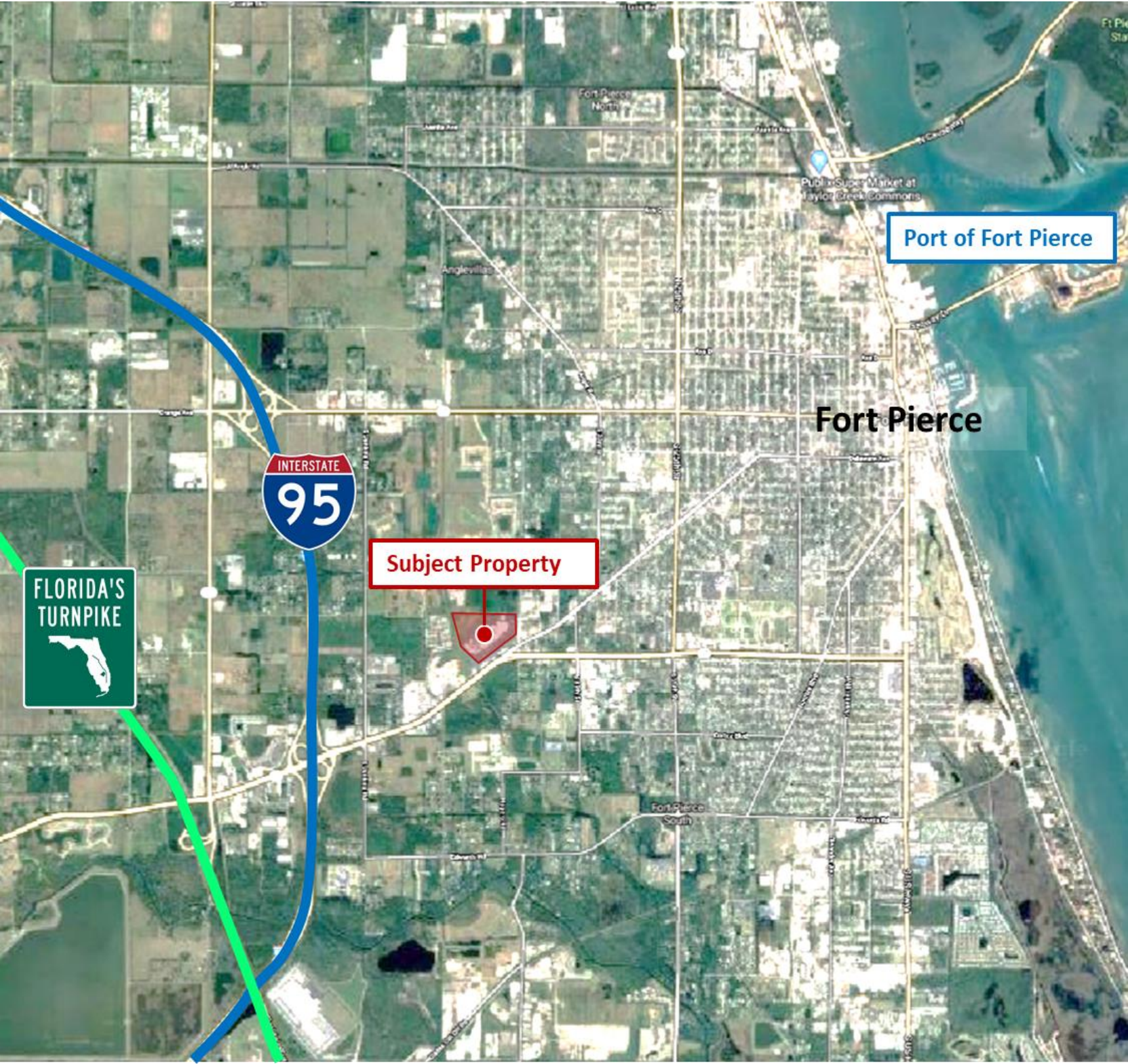






FORT PIERCE OVERVIEW

FORT PIERCE IS CENTRALLY LOCATED BETWEEN ORLANDO AND MIAMI AND JUST NORTH OF PALM BEACH, AND THE SUBJECT PROPERTY IS LOCATED RIGHT OFF I-95 AND THE TURNPIKE



HIGHWAY ACCESS & GREAT AMENITIES



CONTACT INFORMATION



CONTACT INFO

Alex Bannerman
Preferred Investments
860.605.0701
abannerman@preferred.com

Islam Tareq
Preferred Investments
954.836.9106
itareq@preferred.com

WORLD CLASS DEVELOPER

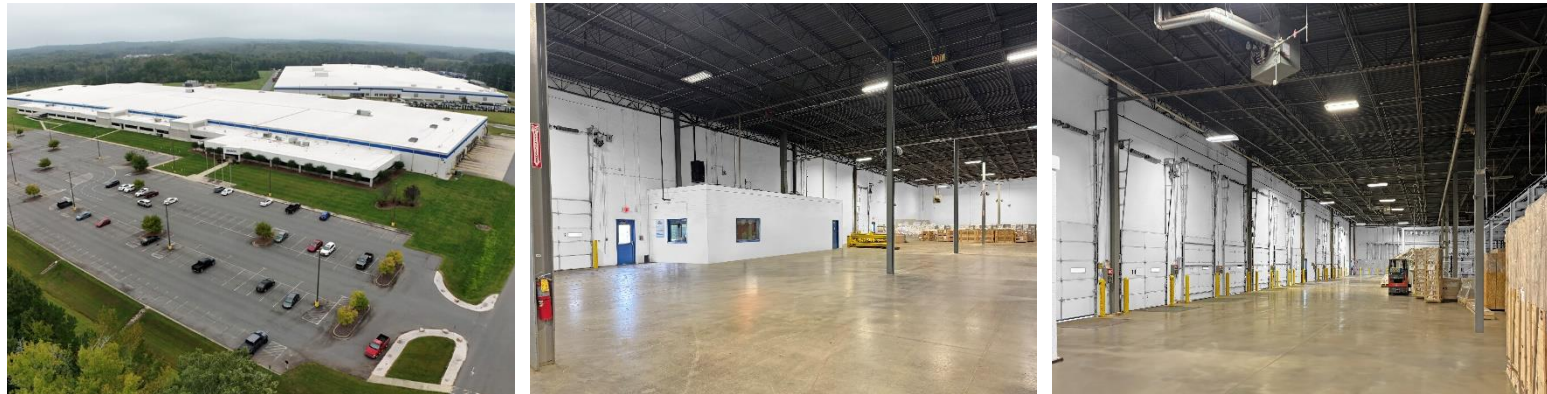
OVER 13 MILLION SQUARE FEET REDEVELOPED COMMERCIAL REAL ESTATE



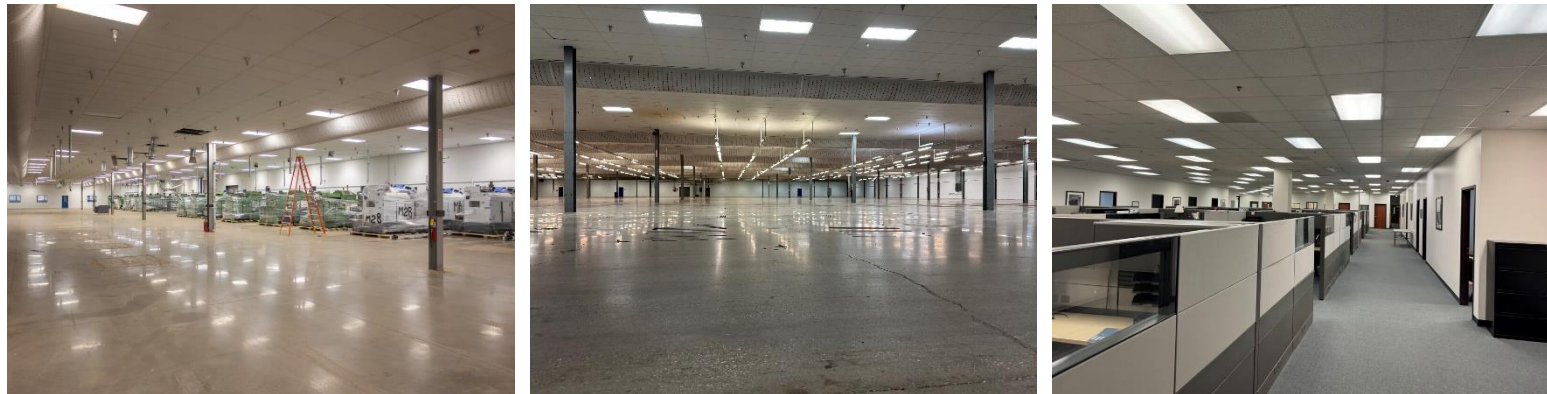
CASE STUDIES

JABIL INDUSTRIAL FACILITY

BEFORE



AFTER



GAF CHARLOTTE DISTRIBUTION CENTER

BEFORE



AFTER



We Take Business Personally.

Preferred Investments is a family-owned private investment company and family office with a 33-year legacy spanning real estate, technologies, and energy. We create enduring value the way few groups still do, through strategic acquisitions, transformative redevelopment, and genuinely hands-on management.

Everything happens under one roof. Finance, construction, leasing, development, and property management are all in-house, so there are no handoffs and no waiting on a third party to make a decision. Because we invest our own capital, we have both the authority to act and the flexibility to move fast, when we shake hands on a deal, we have the structure to close it.

What sets us apart isn't the buildings. It's the personal involvement behind every one of them. We take the time to understand how each tenant's business actually operates, and we design and execute the specific build-out that fits, not generic space.

The Track Record:

- 33-year legacy of value creation
- 20,000+ acres controlled
- 13+ million SF of commercial real estate redeveloped
- Experience across every asset class, industrial, office, retail, multifamily, and adaptive reuse
- Private capital with a full in-house finance, construction, and leasing team