

IRC INDUSTRIAL DEVELOPMENT

PRIME 99.54 ACRE INDUSTRIAL PARCEL
IN INDIAN RIVER COUNTY, FLORIDA



PROPERTY OVERVIEW

IRC INDUSTRIAL DEVELOPMENT

- ✓ **Size:** 99.54 acres of versatile industrial land

- ✓ **Flexibility:** Customizable to meet diverse industrial needs; options to subdivide for multiple uses or smaller developments

- ✓ **Suitable Uses:** Manufacturing, engineering, construction services, freight transportation, warehousing, R&D, flex office, outside storage, and more

- ✓ **Development Options:**
 - Build-to-suit (34,000 F to 1.1 million SF)
 - Land sale
 - Warehouse leases 5,000 – 1.1 Million SF.

- ✓ **Status:** Site plan approval and entitlements underway for up to 1.1 million SF of development

- ✓ **Location:** Right off I-95 just 1 Mile South of new Oslo Interchange. 3,000 feet of I95 frontage.

- ✓ **Infrastructure:** 120 Line Fiber-optic connectivity available, ensuring high-speed internet and telecom services. 3,100 linear feet.

Water ERU – 60. Sewer ERU 45.

3 MW of power. Substation this power pulls from is designed to be able to add 3-4 more feeders, each bringing approximately 15 MW of power.

Gas line with 61 PSI

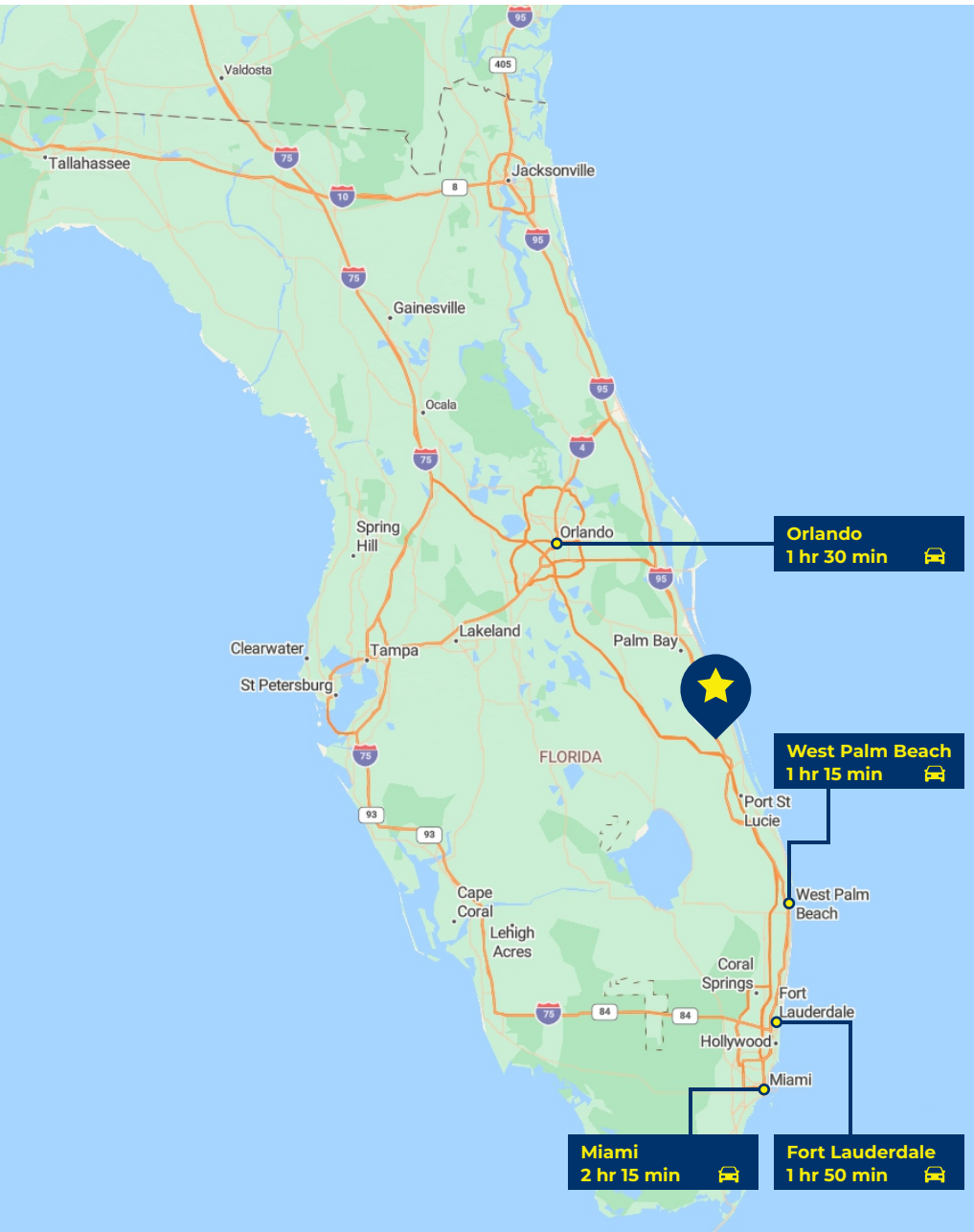
Investment Opportunity

This 99.54 acre parcel is a rare chance to secure a prime industrial site in a rapidly developing area. Whether expanding your operations or establishing a new presence, this property offers unmatched flexibility, connectivity, and access to Florida's business-friendly ecosystem.



STRATEGIC LOCATION & CONNECTIVITY

IRC INDUSTRIAL DEVELOPMENT



HIGHWAY ACCESS

- 1 mile to I-95 (Oslo Road interchange under construction)
- 12 miles to Florida Turnpike
- 17 miles to State Road 60

PROXIMITY TO MAJOR PORTS

Port of Palm Beach:	1 hr 15 min
Port Canaveral:	1 hr 15 min
Port Everglades:	1 hr 50 min
Port of Miami:	2 hr 15 min
Port of Tampa Bay:	2 hr 31 min

PROXIMITY TO AIRPORTS

Palm Beach International:	1 hr 15 min
Orlando International:	1 hr 30 min
Fort Lauderdale-Hollywood International:	1 hr 50 min
Miami International:	2 hr 20 min
Tampa International:	2 hr 30 min
Southwest Florida International (Fort Myers):	2 hr 55 min

DISTANCE TO KEY CITIES

West Palm Beach:	1 hr 15 min
Orlando:	1 hr 30 min
Fort Lauderdale:	1 hr 50 min
Miami:	2 hr 15 min

BUSINESS ADVANTAGES

IRC INDUSTRIAL DEVELOPMENT

Logistics Hub

Central to I-95 corridor and major east-west routes; reach Florida ports and return within one driver shift

E-commerce Ready

Ideal for last-mile distribution amid South Florida's booming population and demand for delivered goods

Nearby Major Employers

- ✓ Piper Aircraft, Inc.
- ✓ CVS Health (Distribution Center)
- ✓ Disney's Vero Beach Resort
- ✓ FlightSafety International
- ✓ Cleveland Clinic Indian River Hospital
- ✓ Maverick Boat Group (St. Lucie County)
- ✓ Walmart Supercenters (Treasure Coast)
- ✓ Publix Super Markets (Treasure Coast)



FLORIDA'S BUSINESS HIGHLIGHTS

IRC INDUSTRIAL DEVELOPMENT

✓ **Top Rankings:**

#5 in CNBC's 2024 Top States for Business for its pro-growth environment

✓ **Tax Benefits:**

#4 in 2024 State Business Tax Climate Index; no personal income tax, 5.5% corporate rate, and robust incentives

✓ **Workforce:**

3rd-largest in the U.S. (9M+), with low unemployment and steady job growth

✓ **Talent Pipeline:**

#1 for skilled worker development (Lightcast 2022), supported by top universities and training programs

✓ **Trade Powerhouse:**

15 deepwater ports, 19 airports, and \$100B+ in exports; foreign trade zones reduce costs

✓ **Strategic Position:**

Gateway to Latin America and the Caribbean with unmatched logistics

✓ **Employee Draw:**

No state income tax, sunshine, beaches, and affordable living boost retention

✓ **Diverse Economy:**

Thriving sectors include tourism, aerospace, healthcare, and tech (e.g., Disney, Lockheed Martin)

State Incentive Programs

- ✓ Quick Response Training Grant (QRT)
- ✓ High Impact Performance Incentive Grant (HIPI)
- ✓ Capital Investment Tax Credit (CITC)



LOCATION



SITE PLAN



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FOR MORE INFORMATION PLEASE CONTACT

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