

**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:



**RICHARD P. TAMBONE | 561.660.5166 | INFO@TAMBONE.COM**

# FEATURES

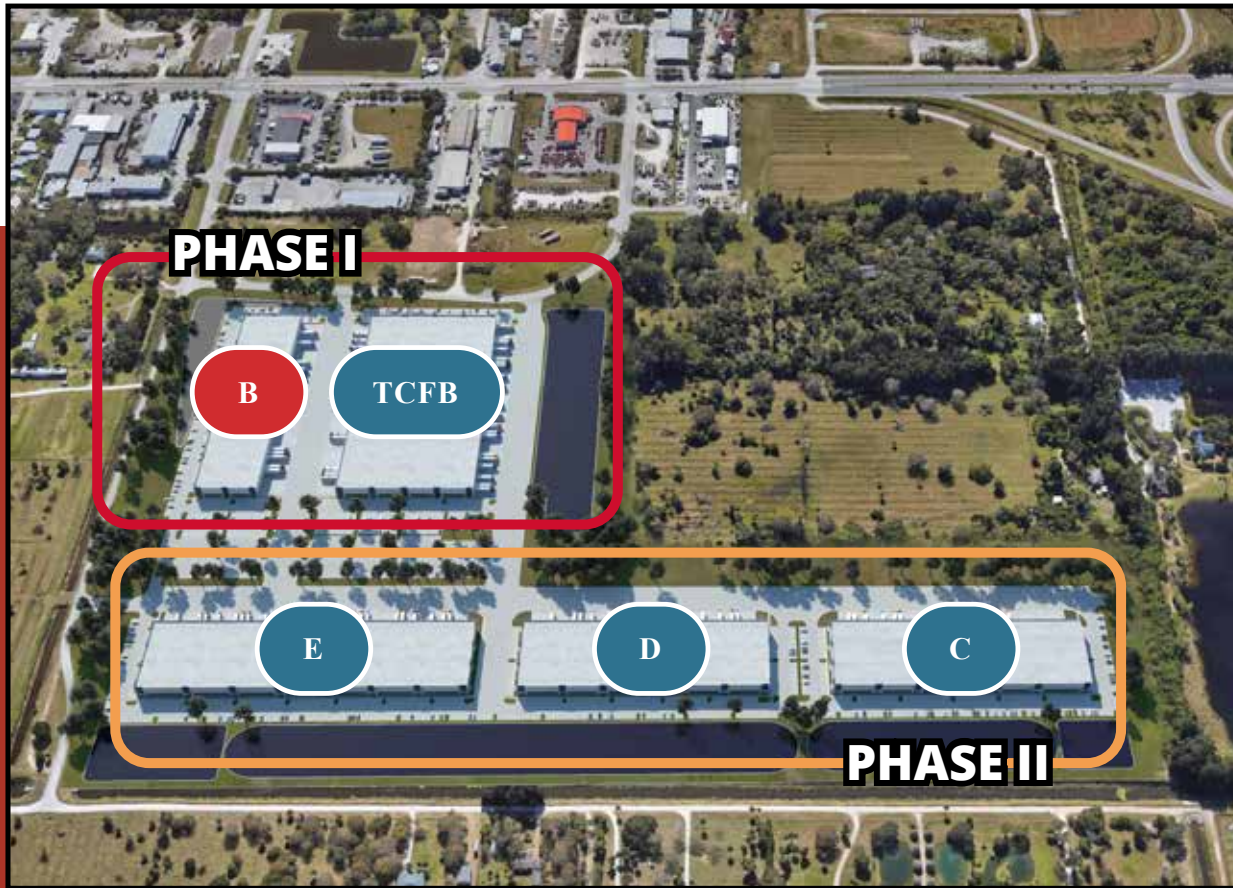
- 41 Rear Loading Bay Doors
- Flexible Clear Height Up to 32'
- 236 Parking Spaces with Option to Increase, Depending on End-Use Requirements
- Option to Construct Dock-Height Building or Grade Level Building with Depressed Truck Wells
- Building Can be Divided into Multiple Tenant Spaces with Individual Signage if Desired



FOR MORE INFORMATION, VISIT [TAMBONE.COM](https://www.tambone.com)



# O95CC OVERVIEW

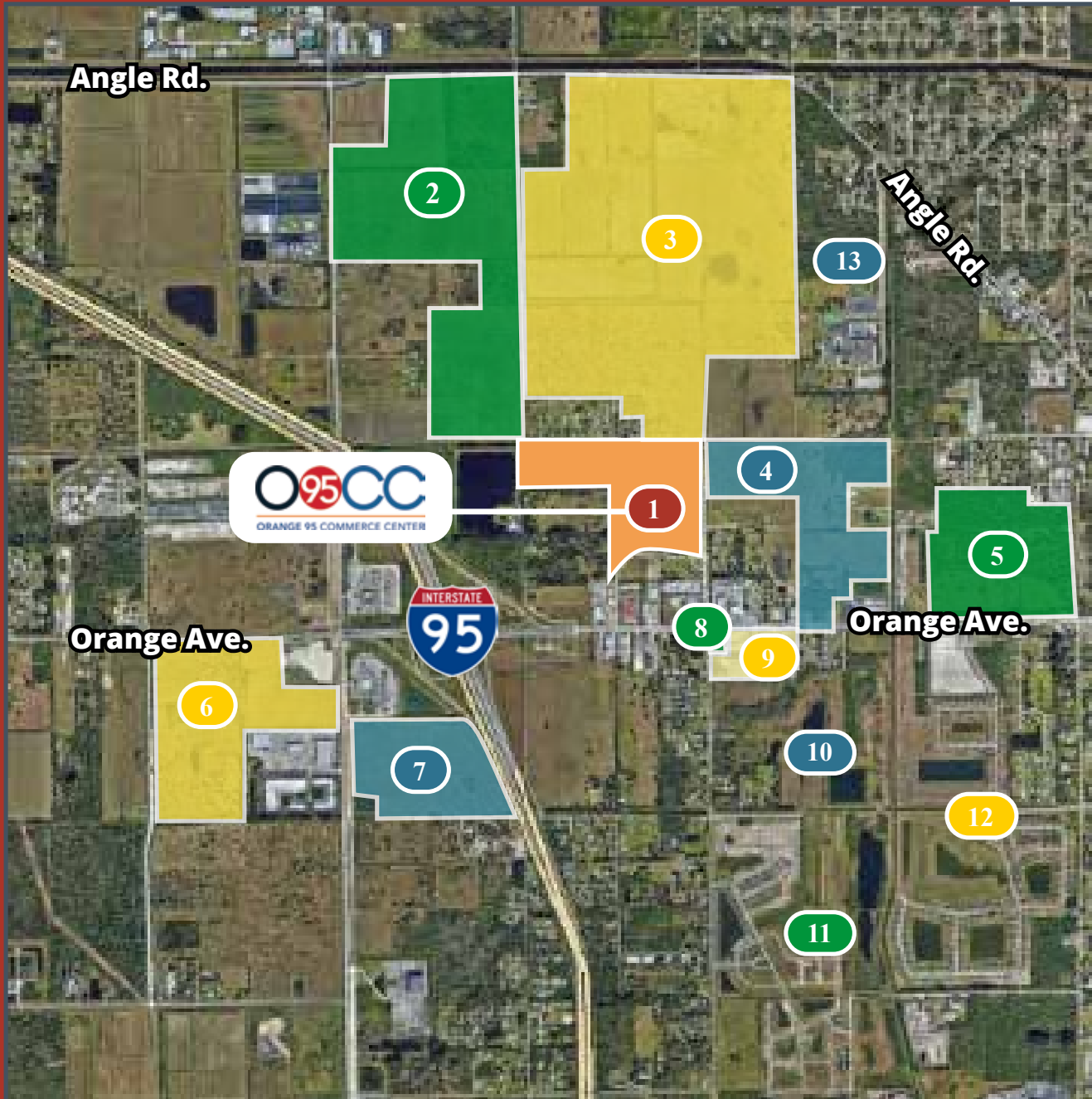


CITY	DISTANCE
West Palm Beach	64 miles
Ft. Lauderdale	107 miles
Miami	126 miles
Orlando	116 miles
Tampa	150 miles
Jacksonville	222 miles

**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 Disibution
- 3** **Eagle Bend**  
1,270 Residential Units
- 4** **West Orange**  
Retail & Residential
- 5** **Mill Creek**  
Multi-Family
- 6** **Logistics 95**  
1,300,000 SF Warehosue
- 7** **Kings Highway**  
650,000 SF Warehouse
- 8** **7-Eleven**
- 9** **Miller 17**
- 10** **Whispering Oaks**  
367 Residential Units
- 11** **Celebratin Point**  
755 Residential Units
- 12** **Bent Creek**  
722 Single Family DU
- 13** **Westwood High School & Academy**