



ORANGE 95 COMMERCE CENTER

Orange 95 Commerce Center

Developed by:
TAMBONE
COMPANIES

Marketing by:



Class A Institutional-Quality Light Industrial,
Manufacturing & Distribution Center

St. Lucie County, FL



Key Highlights



**BTS Sale, Lease,
Land Sale**
Opportunities



Approved for
700,000 SF
of Industrial



± 60 acres has
industrial zoning
in place



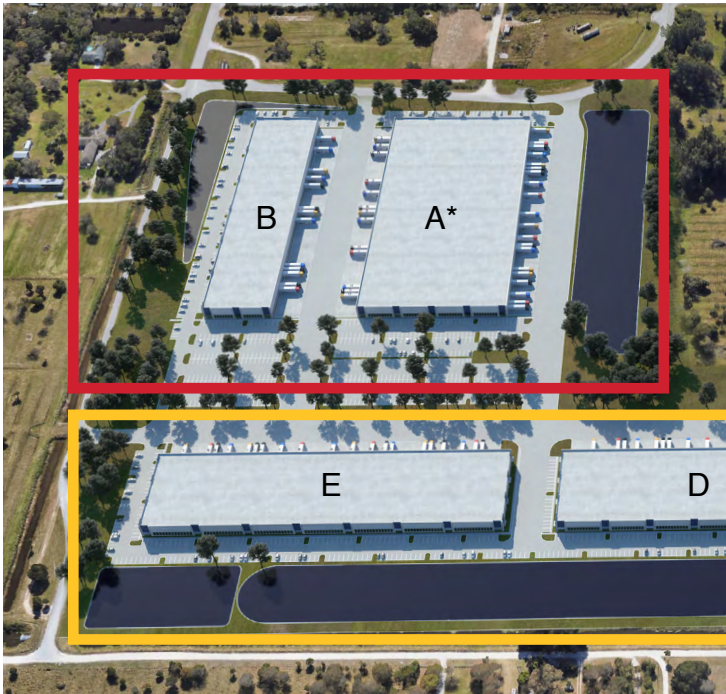
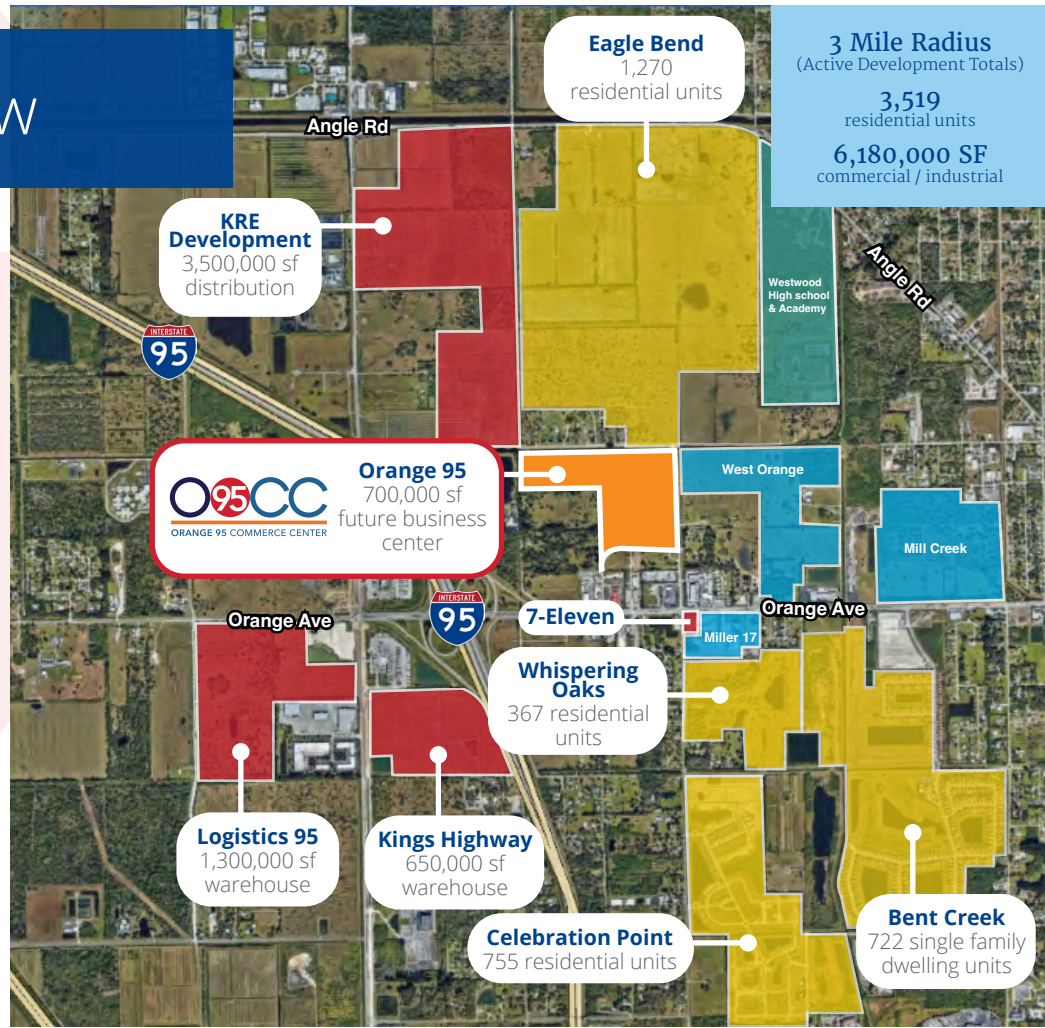
Easy highway
access to I-95 &
Florida Turnpike

Accelerating success.

O95CC Overview

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. It is one of the few locations in South Florida that offers a variety of options for businesses, including Built-to-Suit (BTS) Sales, warehouse leases, and industrially zoned land for sale.



■ Phase I

■ Phase II

*Building A (**Under Contract**)

Lease/Sale Options

Option 1

Lease Rates

Starting Rates in Mid
\$8.00 PSF*:

- *This depends on % of office buildout, amount of total SF lease, as well as term length

Estimated CAM - \$2.75 -
\$3.00 PSF

All Buildings:

Loading dock height and grade level available

Option 2

Build-to-Suit

Pricing: TBD

- Purchase price will include land, sitework, shell construction, lift station, site utilities, offsite infrastructure and impact fees

Building A:

Under Contract*

Option 3

Land Sale

Individual Lot / Parcel Sales:

- Lot sizes 5 acres to 30 acres
- Land will be delivered site plan approved with industrial zoning in place

Building	A*	B	C	D	E
Building Size SF	108,000	125,000	121,875	110,733	142,514
Building (L X W)	400' x 270'	625' x 200'	609' x 200'	554' x 200'	712' x 200'
Column Spacing, 54'x50', 60 Speed Bay	✓	✓	✓	✓	✓
Clear Height (FT)	32	32	32	32	32
Auto Parking per 1,000 SF	2.30	0.94	1.7	1.45	1.27
Auto Parking Total Available	259	236	215	173	195
Floor Slab (7" & 4000 PSI)	✓	✓	✓	✓	✓
Power to Suit	✓	✓	✓	✓	✓
Fire Sprinklers - ESF	✓	✓	✓	✓	✓

Location Overview

LEGEND

-  Major Ports
-  International Airports
-  Major Roadways
-  Railways

City	Distance
West Palm Beach	64 miles
Fort Lauderdale	107 miles
Miami	126 miles
Orlando	116 miles
Tampa	150 miles
Jacksonville	222 miles



Blount Island Marine Terminal
226 miles
3 hrs 10 mins

Port Canaveral
88.2 miles
1 hr 15 mins

Port Tampa Bay
149 miles
2 hr 33 mins

Port Manatee
152 miles
2 hr 47 mins



Port of Fort Pierce
3.9 miles
10 mins

Port of Palm Beach
61 miles
1 hr 2 mins

Port Everglades
110 miles
2 hr 2 mins

Port Miami
127 miles
2 hr 30 mins

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