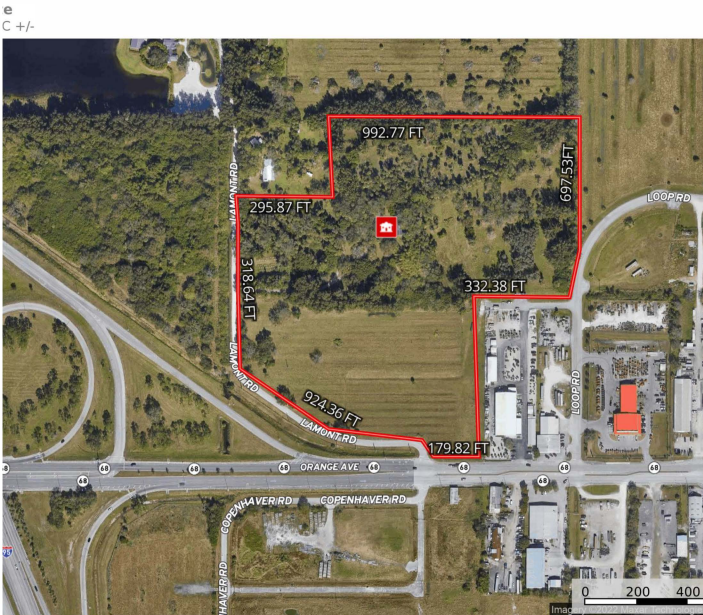


# SALE

## 160 LAMONT ROAD

160-210 Lamont Road, Fort Pierce, FL 34947



www.fcoldwellbanker.com 411 N US Highway 1, Fort Pierce, FL 34950



### OFFERING SUMMARY

Sale Price:	\$8,750,000
Available SF:	
Lot Size:	28.84 Acres
Price / Acre:	\$303,398
Zoning:	IL, Industrial
Market:	Port Saint Lucie
Submarket:	Fort Pierce
Traffic Count:	14,700

### PROPERTY OVERVIEW

Very well positioned 29 Acre Light Industrial Site immediately East of Interstate I-95 at State Road 68, (Orange Avenue), Exit 131 A&B.

West Orange is a new, up and coming Gateway District bordering the City of Fort Pierce along Orange Avenue, East of Kings Highway and the Interstate, with new growth opportunities of over 732,000 Sq Ft of new Industrial Distribution, 210,000 SqFt of Mixed Use Manufacturing, Storage and Retail Uses and over 4,549 Residential Units planned or approved within the 5 Mile Radius, this area is slated for some dynamic changes.

### PROPERTY HIGHLIGHTS

- Direct Interstate Access and Exposure
- State Road 68, (Orange Ave Frontage
- FPUA Utilities available

**Philip Strazzulla, LLC**  
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**COLDWELL BANKER**  
**COMMERCIAL**  
**PARADISE**

# SALE

## 160 LAMONT ROAD

160-210 Lamont Road, Fort Pierce, FL 34947



### PROPERTY DESCRIPTION

Very well positioned 29 Acre Light Industrial Site immediately East of Interstate I-95 at State Road 68, (Orange Avenue), Exit 31 A&B.

West Orange is a new, up and coming Gateway District bordering the City of Fort Pierce along Orange Avenue, East of Kings Highway and the Interstate, with new growth opportunities of over 732,000 Sq Ft of new Industrial Distribution, 210,000 SqFt of Mixed Use Manufacturing, Storage and Retail Uses and over 4,549 Residential Units planned or approved within the 5 Mile Radius, this area is slated for some dynamic changes.

### LOCATION DESCRIPTION

Light Industrial Site immediately East of Interstate I-95 at State Road 68, (Orange Avenue), Exit 31 A&B.

### SITE DESCRIPTION

Very well positioned Light Industrial Site immediately East of Interstate I-95 at State Road 68, (Orange Avenue), Exit 31 A&B.

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### POWER DESCRIPTION

FPUA Utilities

### GAS DESCRIPTION

FPUA Utilities

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