

# FOR SALE

## IMPROVED INDUSTRIAL LOTS

FEDERALLY DESIGNATED OPPORTUNITY ZONE

WEST OZ INDUSTRIAL PARK



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**VERO BEACH**  
INDIAN RIVER COUNTY, FLORIDA

**FCGA**   
FLAIG COMMERCIAL GROUP



## EXECUTIVE SUMMARY

## KEY ADVANTAGES:

- Located in Vero Beach, Florida, at SR-60 & I-95 interchange
- Zoning: Industrial Light (IL).
- Utilities in place; off-site stormwater completed.
- Build-to-suit
- Ready skilled workforce
- Fed. Opportunity Zone

VIEW NOW

[click here](#)

LEARN MORE 

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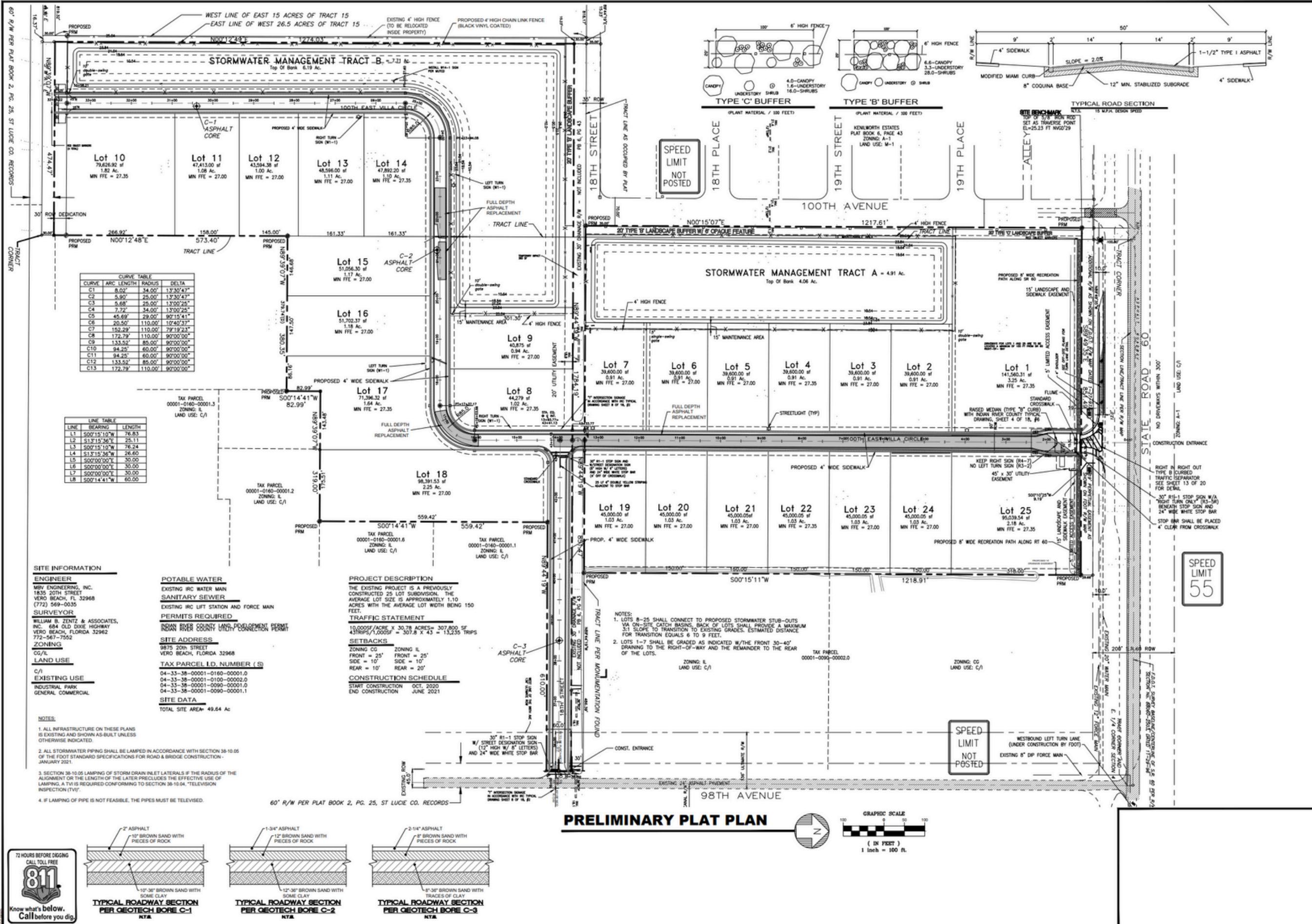
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# MOVING QUICK

Secure your lot and start building today.

- 25 Lots of different sizes
- 50 Acres
- Incredible tax advantages in a Federal Opportunity Zone
- Improved lots - water/power, ready
- Build out to suit your company
- Experienced developer with successful projects up and down the East Coast

772. 356. 2851



# LOCATION:

Easy access via truck, boat, plane, rail

## STRATEGIC ADVANTAGES OF SR60 INDUSTRIAL PARK

**Direct Connectivity:** Immediate access to I-95 and State Road 60 for efficient regional and interstate transport.

**Port Access:** Close proximity to major Florida seaports, including Port Canaveral, Port Everglades, Port of Palm Beach, and Port of Fort Pierce.

**Skilled Workforce:** Strong labor availability with convenient access to regional markets and population growth along the Treasure Coast.

**Operational Savings:** Benefit from lower labor costs, one of Florida's lowest county millage rates, and a business-friendly regulatory climate.

**Tax Incentives:** Located in a Federal Opportunity Zone offering potential elimination of capital gains on qualified long-term investments, combining short-term savings with long-term tax advantages.



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# EXCEPTIONAL TAX ADVANTAGE

## FEDERAL OPPORTUNITY ZONE EXPLAINED



### **Designated Incentive Area:**

SR60 Industrial Park is located within a certified Federal Opportunity Zone, offering significant tax benefits to qualified investors.

### **Capital Gains Exemption:**

Equity appreciation from business operations or future exits may qualify for exclusion from federal capital gains taxation, subject to program requirements.

### **Real Estate Benefit:**

The same favorable treatment applies to gains realized on the underlying property, enhancing the long-term investment value.

### **Strategic Investment Location:**

Positioned within one of Florida's most advantageous tax environments for sustained capital growth and reinvestment.

#### **Legal Statutory Authority:**

**26 U.S. Code § 1400Z-2(c) – Special rule for investments held at least 10 years**

**26 U.S. Code § 1400Z-2(d)(2)(A)(i)–(iii) – Qualified Opportunity Zone Property defined**



Example: \$10M startup → \$1B exit → \$0 capital gains tax



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VIEW ENTIRE LOT HERE: [property view](#)

NOTES:

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