

FOR SALE

IMPROVED INDUSTRIAL LOTS

FEDERALLY DESIGNATED OPPORTUNITY ZONE

WEST OZ INDUSTRIAL PARK



CHRIS FLAIG

+1 772.356.2851

CHRIS@FLAIGCOMMERCIAL.COM



VERO BEACH
INDIAN RIVER COUNTY, FLORIDA

FCG 
FLAIG COMMERCIAL GROUP



3 HOURS:

- Tampa
- Jacksonville
- Miami

1.5 HOURS:

- Orlando
- West Palm

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



EXECUTIVE SUMMARY

CHRIS FLAIG

+1 772 766 2001

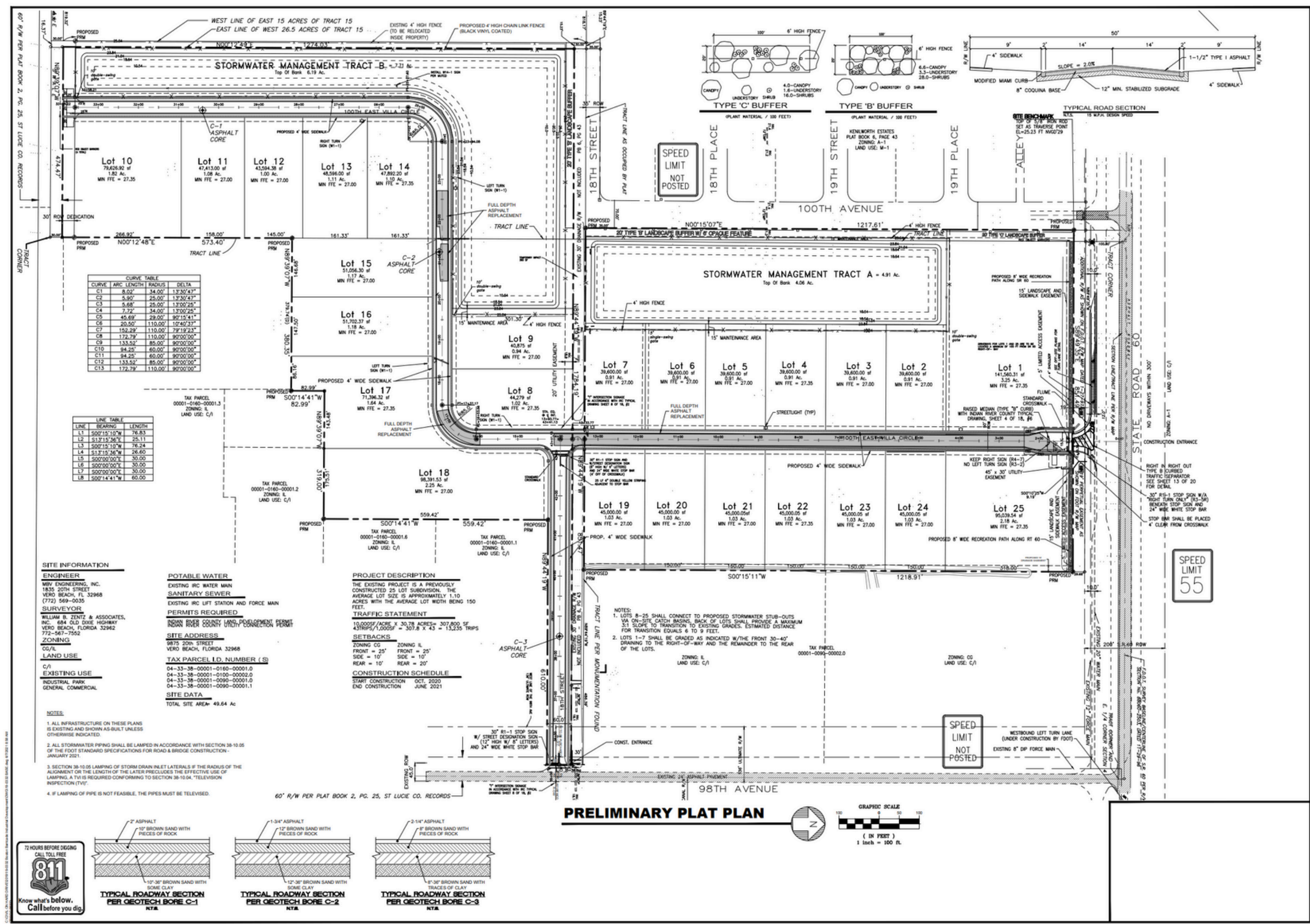
CHRIS@FLAIGCOMMERCIAL.COM

FCG 
FLAIG COMMERCIAL GROUP

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



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.



CHRIS FLAIG

+1 772 766 2001

CHRIS@FLAIGCOMMERCIAL.COM



FLAIG COMMERCIAL GROUP

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



FLAIG COMMERCIAL GROUP

CHRIS FLAIG | 772. 356. 2851

CHRIS@FLAIGCOMMERCIAL.COM

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

NOTES:

-