

FOR LEASE

Vero Beach Industrial Park

3807 & 3855 65th Street, Vero Beach, Florida 32967

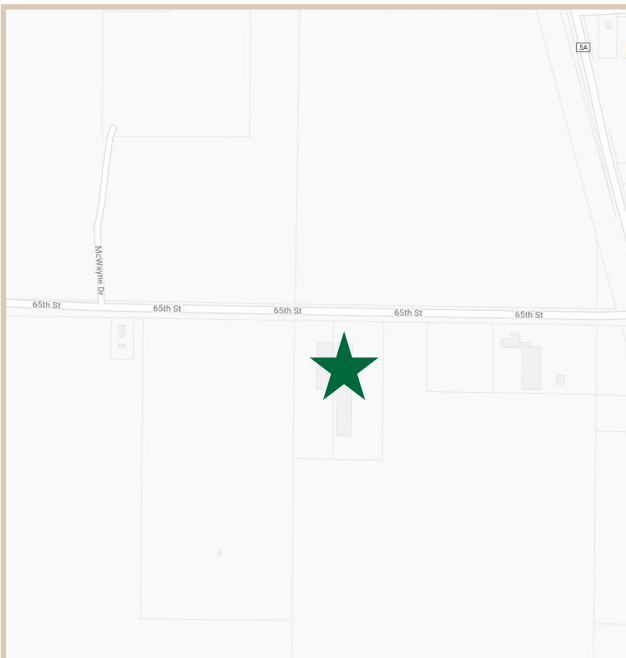
PROPERTY FACTS

Building Area	36,000 Sq. Ft.
Parcel Size	5.73 +/- Acres
Configuration	Two Buildings 24,000 Sq. Ft. and 12,000 Sq. Ft.
Overhead Doors	Overhead Doors in Front and Rear of Both Buildings
Roof	New Metal Roof
Ceiling Height	Sixteen Feet
Power	Three Phase Power
Year Built:	1973
Features	Fenced Storage



PROPERTY HIGHLIGHTS

Price:	These units are competitively priced, providing a great value for a newly renovated space.
Access and Parking:	Excellent parking with a roundabout parking lot for easy unloading and loading experience. Includes overhead doors for each unit.
Location:	Near Wabasso Bridge and high-end beachside communities. Located directly off of U.S. Highway One.
Aesthetics:	Extensive interior and exterior renovations. These renovations include new paint and signage.



CHARLES A. VON STEIN, INC.

*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscree.com

CONTACT INFO:

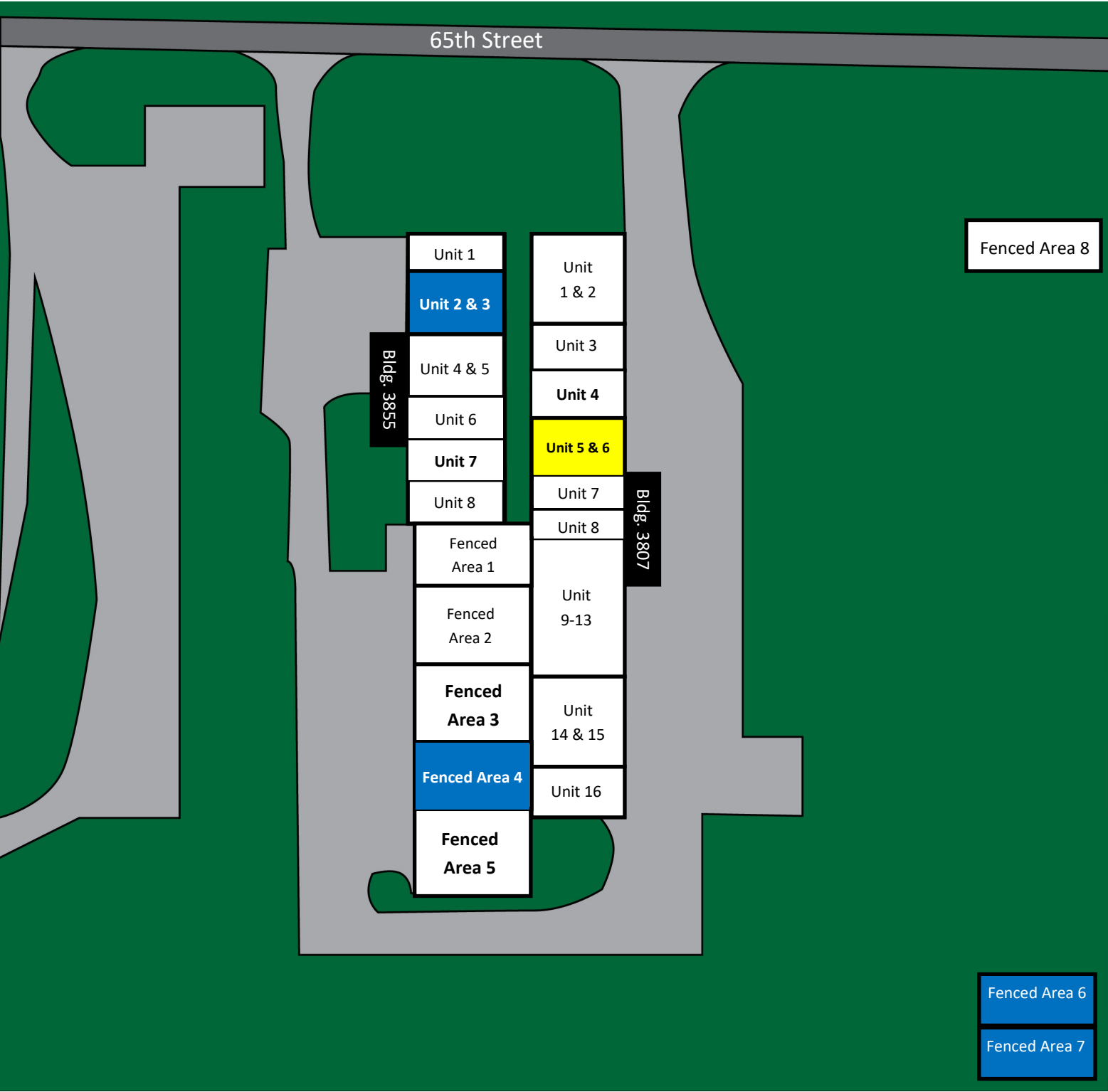
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscree.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

SITE PLAN

Site Plan

Vero Beach Industrial Park 3807 & 3855 65th Street, Vero Beach, Florida, 32967



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Bldg. 3807

3807 & 3855 65th Street, Vero Beach, Florida, 32967

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				POTENTIAL SPACE CONFIGURATIONS AND USES	
				WATER	ELECTRIC	TRASH	CABLE		
FA 6	2,400	SF	\$2.00 / YR	\$400.00	N/A	N/A	N/A	N/A	Fenced Area
FA 7	2,400	SF	\$2.00 / YR	\$400.00	N/A	N/A	N/A	N/A	Fenced Area



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UNITS FOR LEASE

Bldg. 3855

Vero Beach Industrial Park 3807 & 3855 65th Street, Vero Beach, Florida, 32967

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				POTENTIAL SPACE CONFIGURATIONS AND USES
				WATER	ELECTRIC	TRASH	CABLE	
2&3	3,000	SF / YR \$10.00	\$2,500.00	Yes	No	No	No	Warehouse Space with Over-head Door
FA 4	5,376	SF / YR \$2.00	\$896.00	N/A	N/A	N/A	N/A	Fenced Area

Bldg. 3807

3807 & 3855 65th Street, Vero Beach, Florida, 32967

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				POTENTIAL SPACE CONFIGURATIONS AND USES
				WATER	ELECTRIC	TRASH	CABLE	
5&6	3,000 S F	\$12.00 SF / YR	\$3,000.00	Yes	No	No	No	Warehouse Space with Over-head Door



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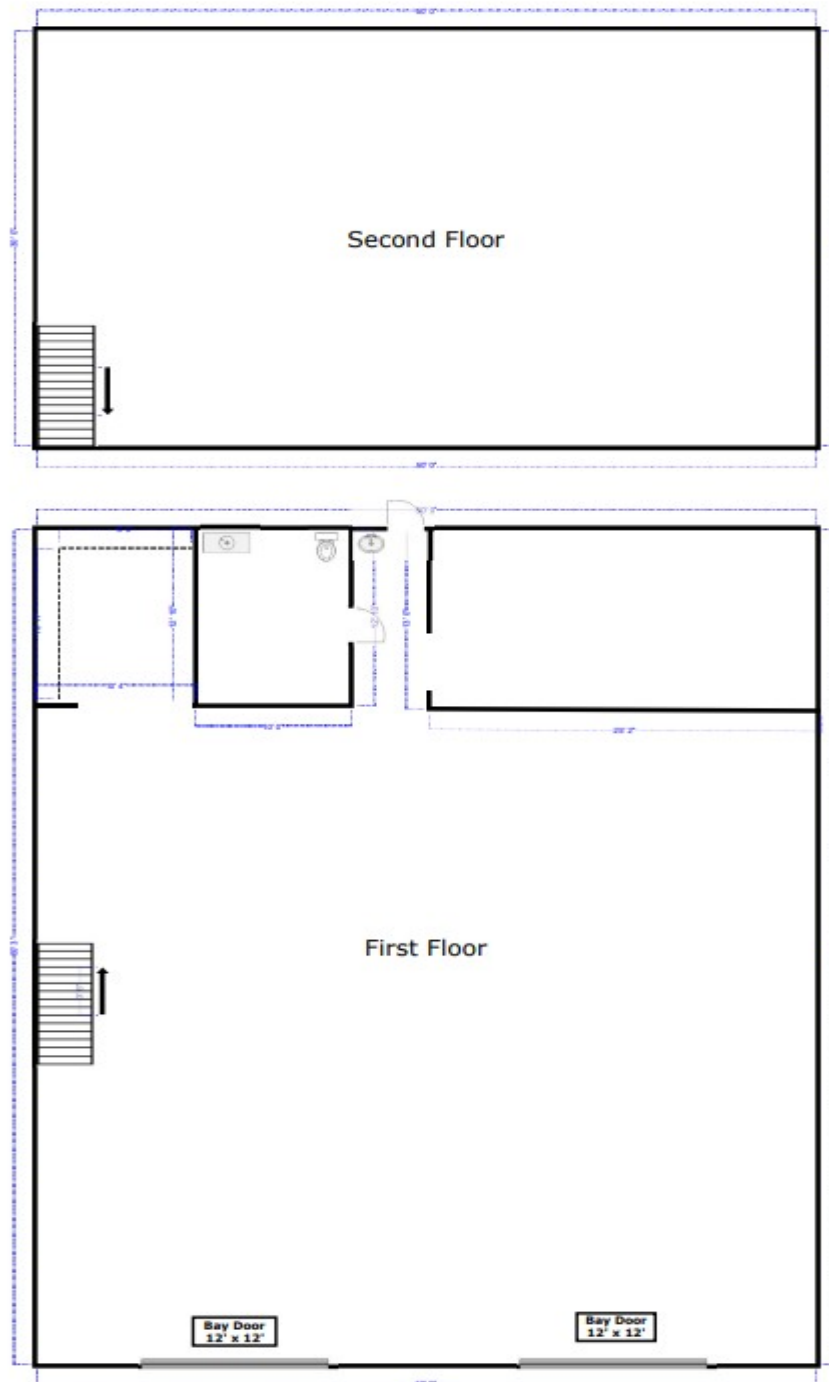
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FLOOR PLANS

Bldg. 3855
Units 2&3

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AERIAL

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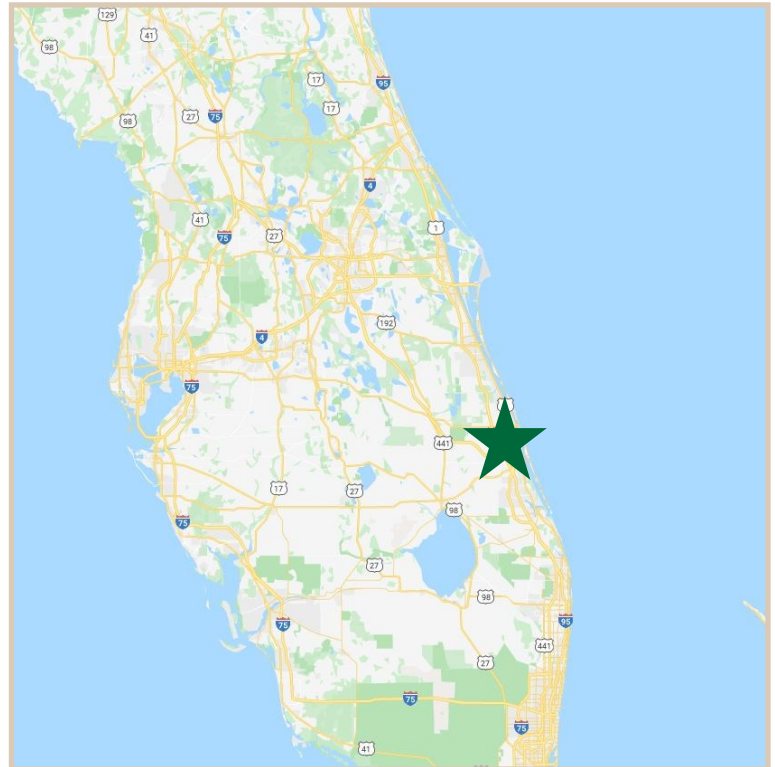
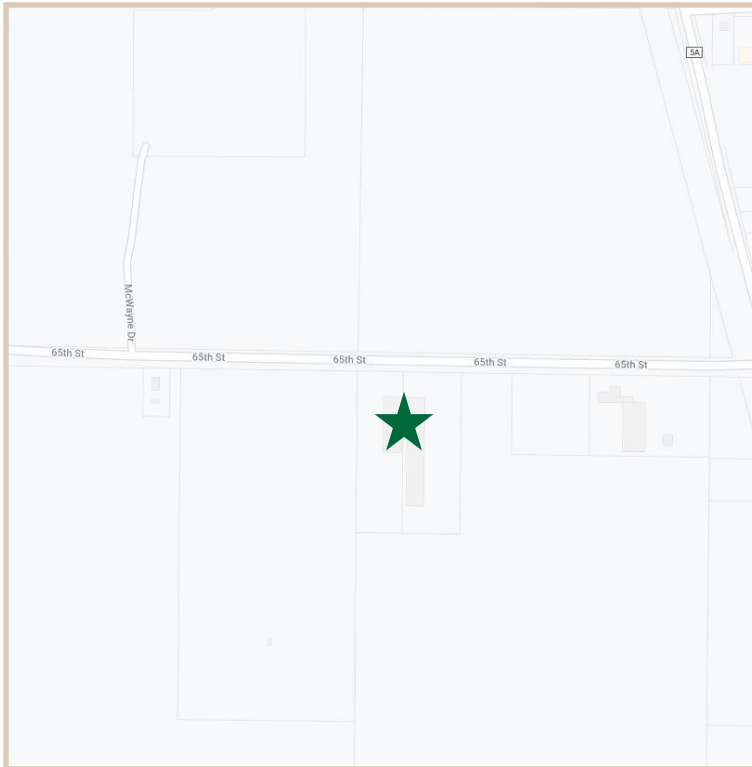
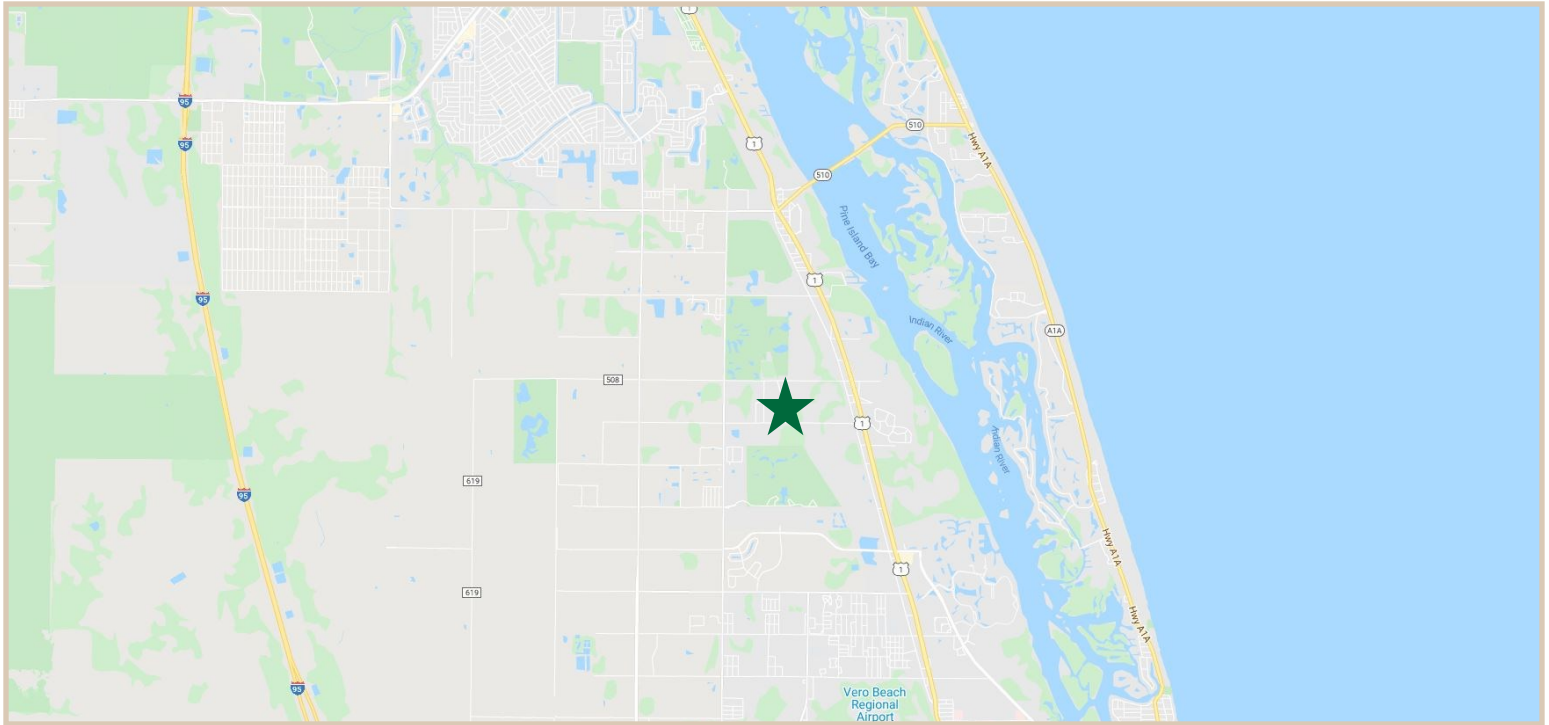
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LOCATION MAPS

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ADDITIONAL PHOTOS

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