

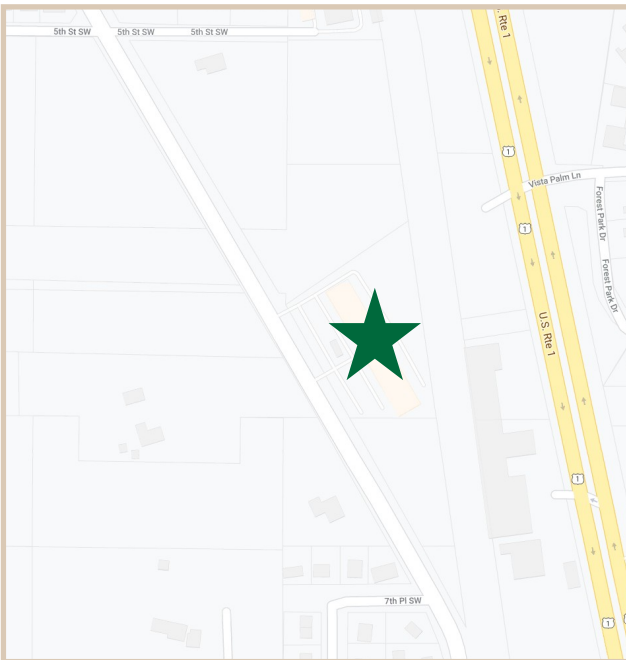
FOR LEASE

Blue Heron Plaza

620-650 Old Dixie Hwy SW, Vero Beach, FL 32962

PROPERTY FACTS

Building Area:	20,880 Sq. Ft.
# Units in Buildings	16
Unit Size	850-3,000 Sq. Ft.
Restrooms	1 Per unit
Parking	110 Spaces
Construction	CBS
Roof:	Metal
Utilities	City Water and Septic
Zoning	CL: Limited Commercial District



PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Parking & Access	There are 110 Parking Spaces along with two entrance off of Old Dixie Highway SW.
Location	Located in High Growth Area North off of Oslo Road, Located directly next to US-1 and ten minutes away from Interstate 95.
Aesthetics	Extensive interior and exterior renovations including new paint, signage, and carpeting.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

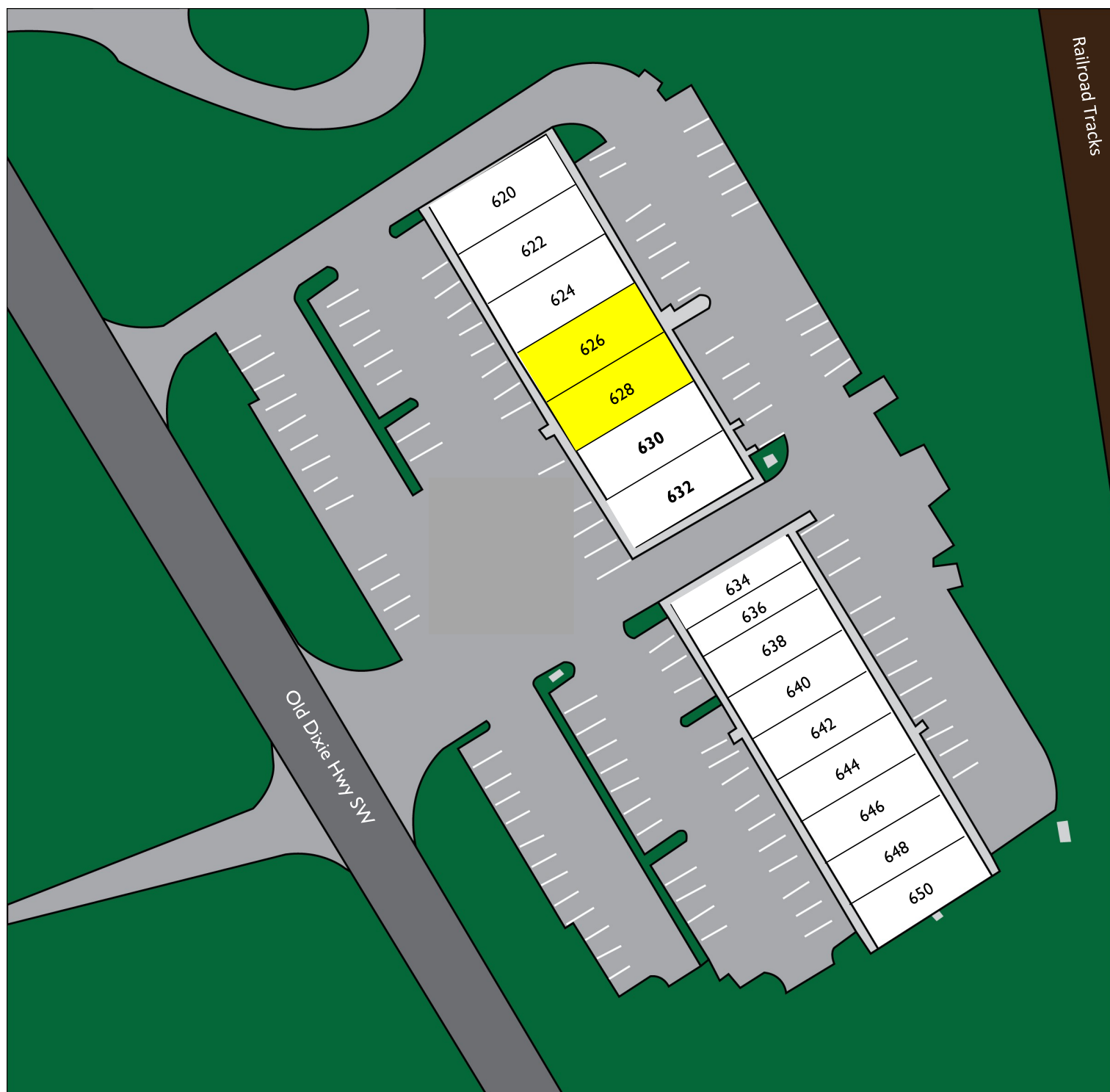
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

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SITE PLAN

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UNITS COMING AVAILABLE

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UNIT	SIZE		RATE		MONTHLY RATE	UTILITIES INCLUDED				DATE AVAILABLE
						WATER	ELECTRIC	TRASH	CABLE	
624-626	3,000	SF	\$17.00	SF/ YR	\$4,250.00	Yes	No	Yes	No	10/01/2025



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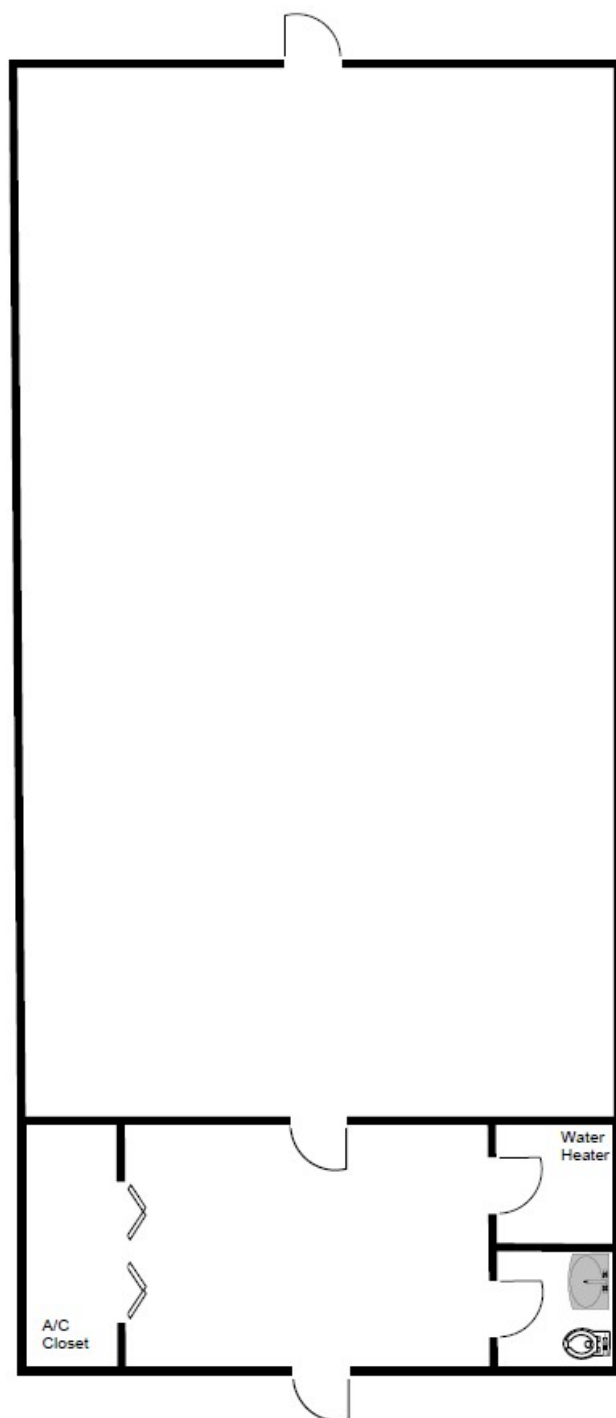
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Floor Plan

Unit 632

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1,500SF



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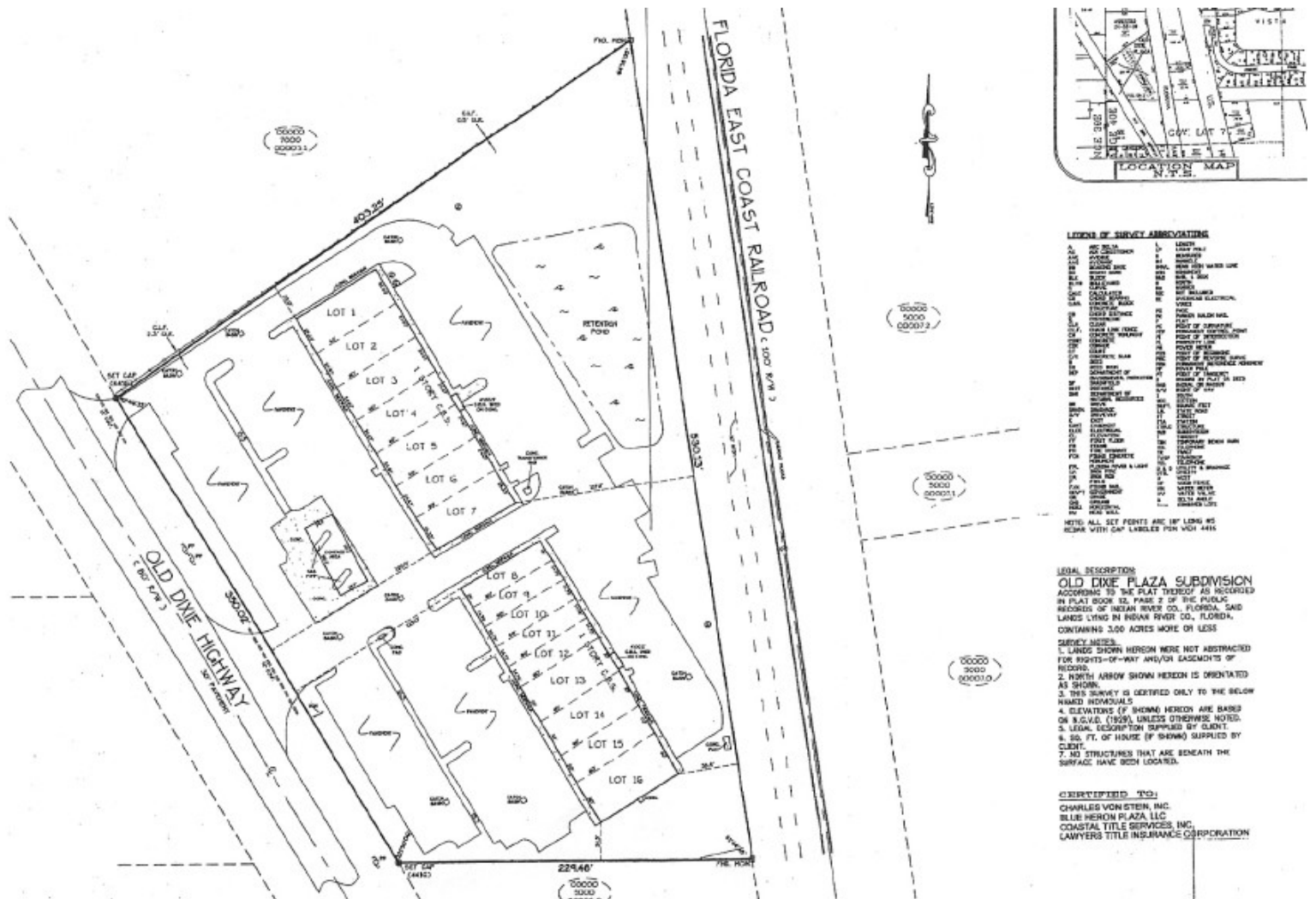
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SURVEY

Blue Heron Plaza

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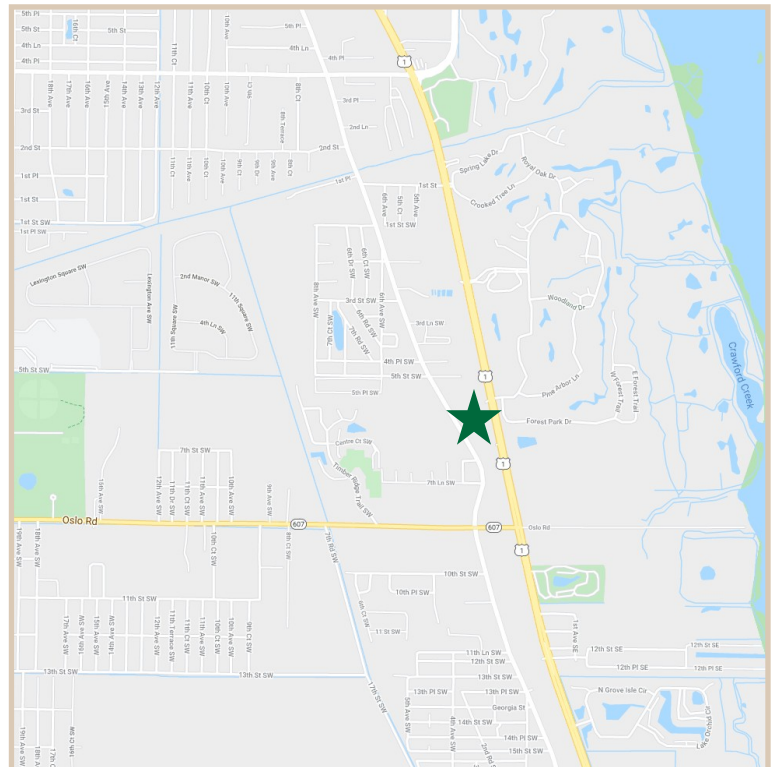
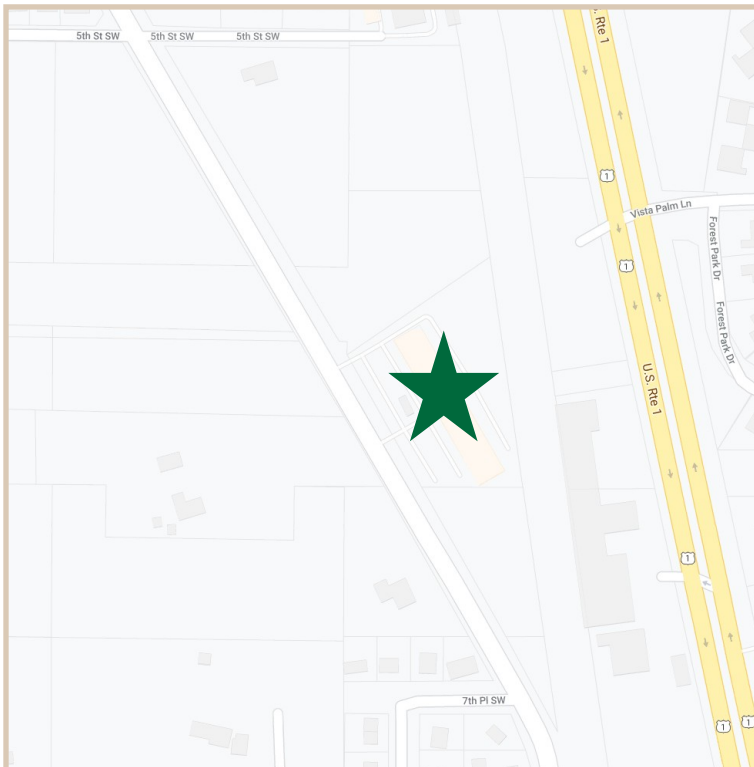
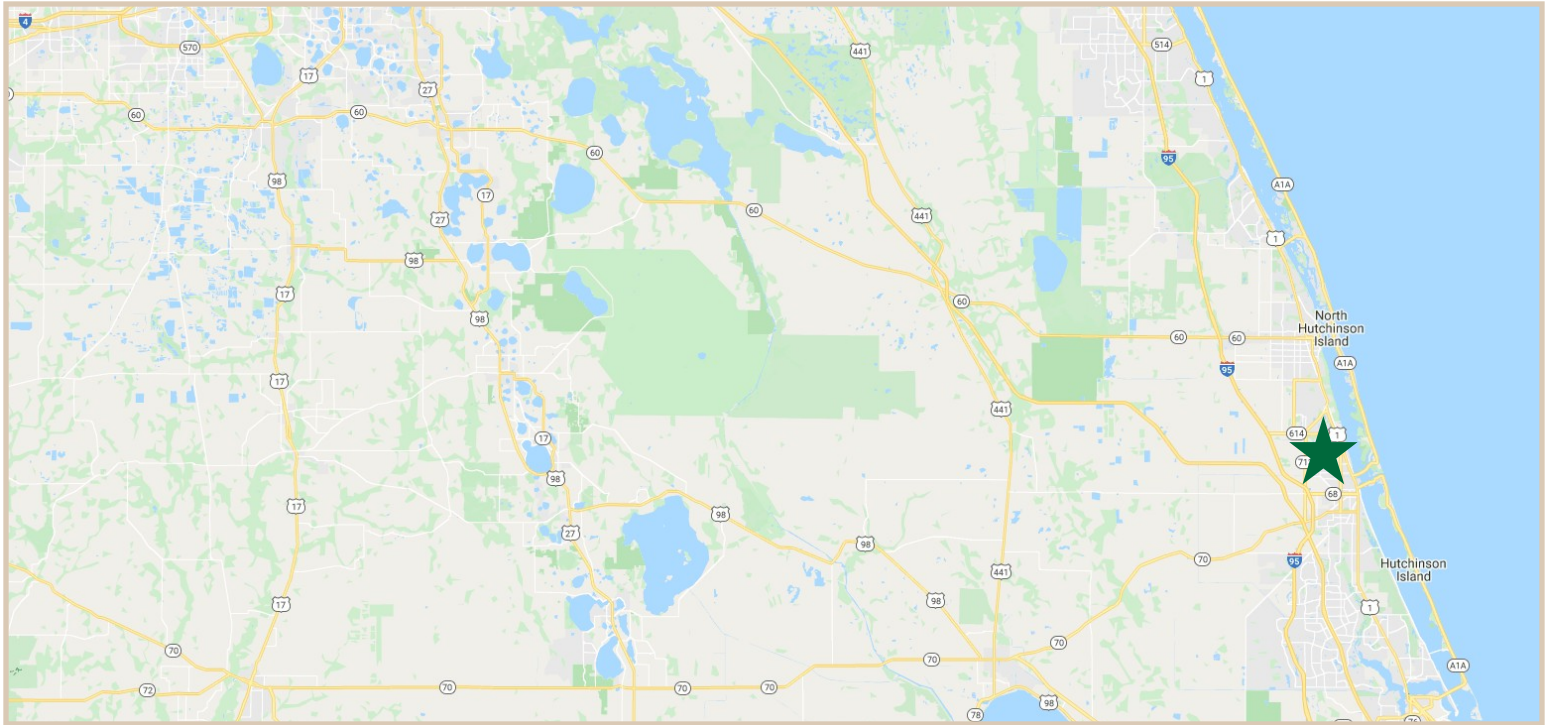
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LOCATION MAPS

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ADDITIONAL PHOTOS

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