

FOR SALE OR LEASE

VERO BEACH'S FIRST CLASS "A" INDUSTRIAL CONDOMINIUMS

4725 45TH STREET, VERO BEACH, FL 32967



GENESIS
INDUSTRIAL
CONDOS



UNIT SIZES (CONTIGUOUS)

2,500 - 25,000 SF

TOTAL

120,000 SF

DELIVERING

Q1 2026



PROPERTY HIGHLIGHTS

CLEAR HEIGHT

Up to 22'

GRADE LEVEL DOORS

45

BUILDING DEPTH

80'

UTILITIES

FPL COUNTY UTILITIES

DOCK LEVEL LOADING

Shared

UNIT SIZES

2,500 - 25,000 SF

GRADE LEVEL DOORS

14' x 12'

COLUMN SPACING

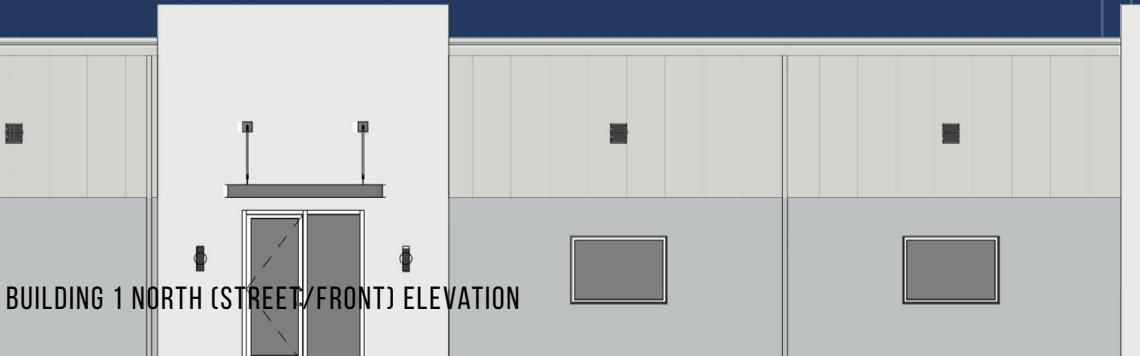
31' - 48'

PARKING

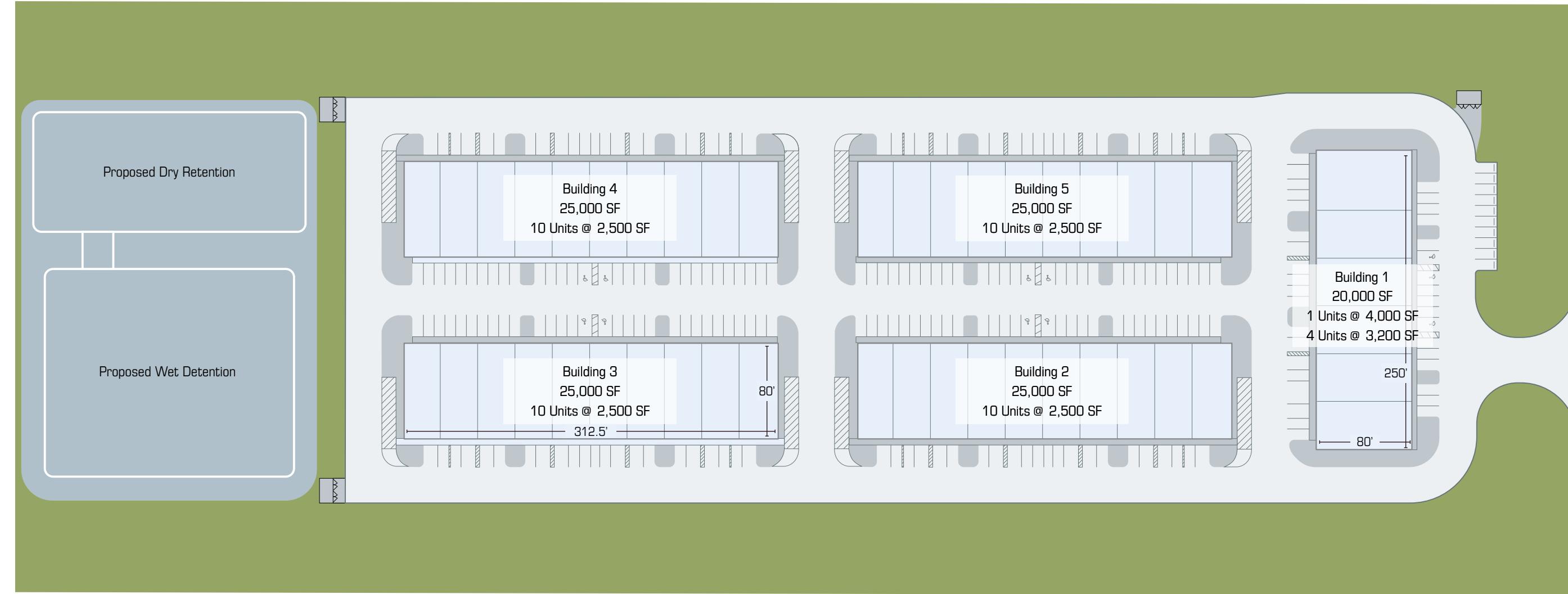
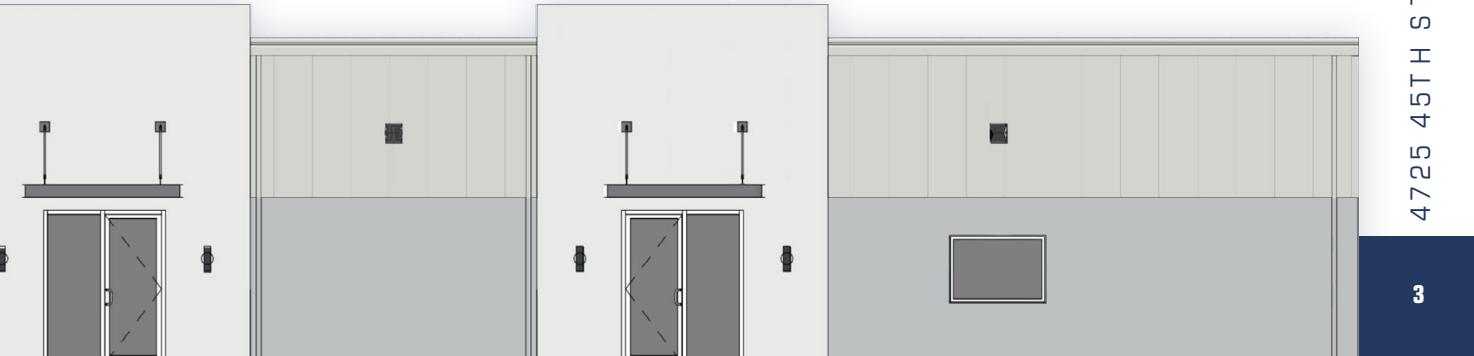
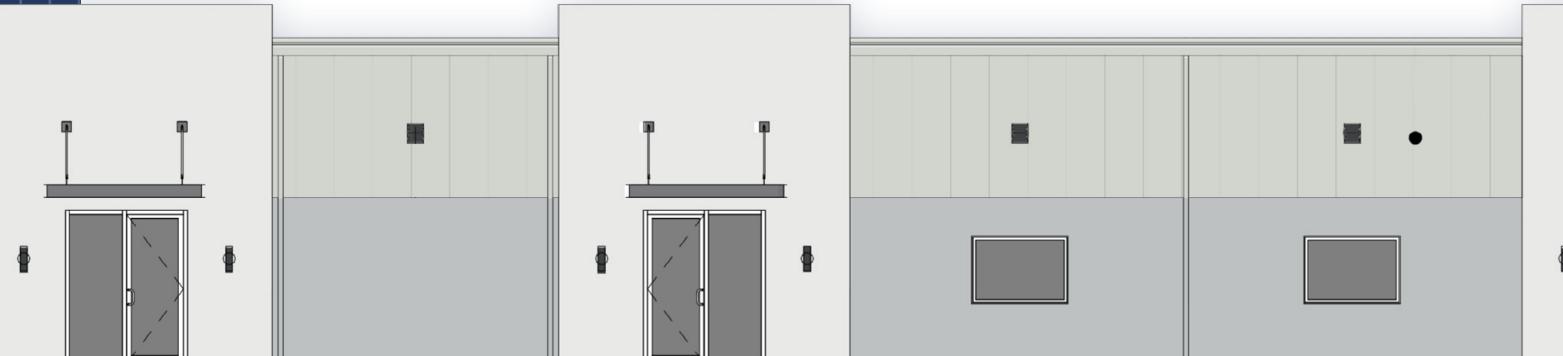
Ample

INTERIOR

Customizable



BUILDING 1 NORTH (STREET/FRONT) ELEVATION



GENESIS INDUSTRIAL CONDOS

PROPERTY OVERVIEW

Genesis Industrial Condos is a versatile warehouse condominium development situated in Vero Beach, in Florida's Treasure Coast region. This property encompasses forty-six bays spread across 11.6 acres in a strategic Indian River County location, just east of Interstate 95.

Businesses seeking customized industrial ownership will find exceptional flexibility at Genesis Industrial Condos, which accommodates diverse tenant requirements through varied unit dimensions, layouts, ceiling heights, and practical features like grade level loading with shared docks for each building.

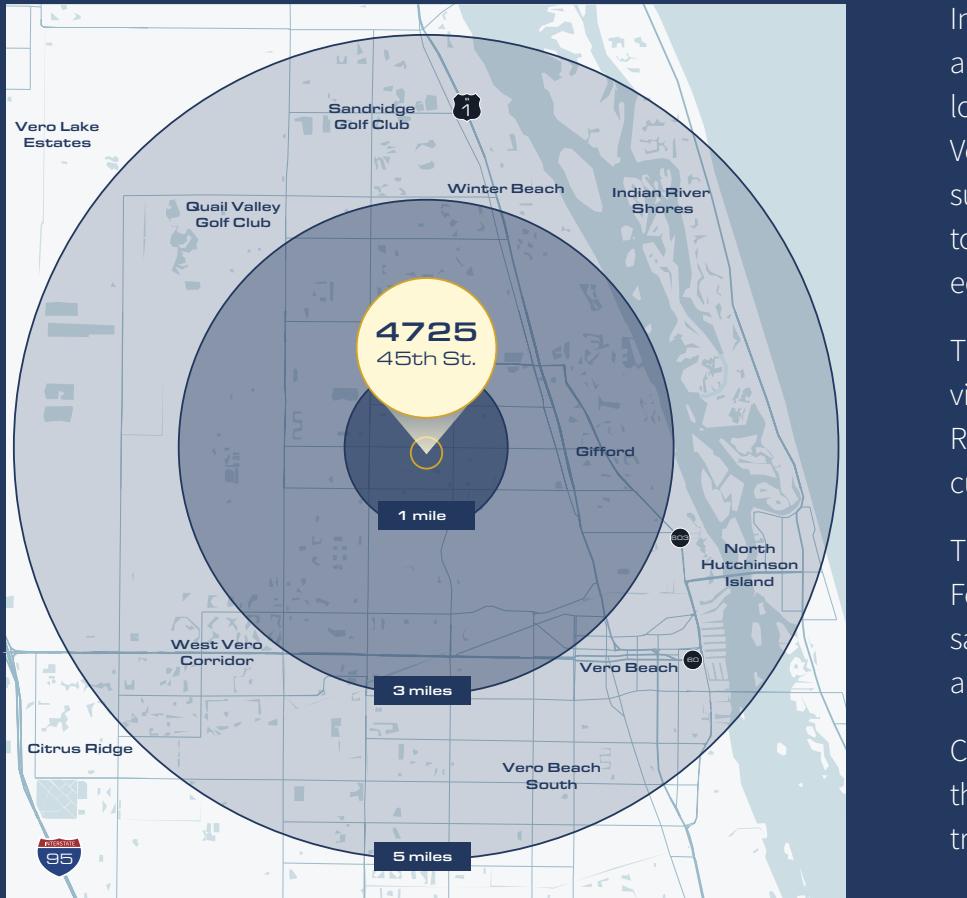
Offering tailored delivery options, Genesis Industrial Condos can adapt to specific operational requirements, making it an optimal choice for companies looking to establish or enhance their industrial presence in the expanding Indian River County market.



BUILDING 1 SOUTH (REAR) ELEVATION

GENESIS INDUSTRIAL CONDOS

LOCATION HIGHLIGHTS



TOTAL POPULATION
31,609
WITHIN 3 MILES

AVG. HH INCOME
\$110,801
WITHIN 3 MILES

PER CAPITA INCOME
\$48,776
WITHIN 3 MILES

MEDIAN AGE
55.9
WITHIN 3 MILES

TOTAL BUSINESSES
1,768
WITHIN 3 MILES

Indian River County, located in the heart of Florida's Treasure Coast, offers an ideal environment for businesses to grow and thrive. With its strategic location, exceptional quality of life, and business-friendly atmosphere, Vero Beach and the surrounding areas provide the perfect foundation for success. Whether you are a startup or an established company looking to expand, Indian River County is committed to fostering innovation and economic development.

The region boasts a skilled workforce, competitive incentives, and a vibrant community that values collaboration and growth. Choose Indian River County, where your business can flourish against natural beauty, cultural richness, and unparalleled opportunities.

Those who live, work, or visit Indian River County - Vero Beach, Sebastian, Fellsmere, Orchid, and Indian River Shores - find that the communities are safe and loaded with ecological, cultural, educational, and technological amenities.

Companies benefit from the low cost of doing business, with one of the lowest property tax rates in Florida. The county also offers excellent transportation and supply chain networks.



PERMITTED USES

Industrial

Commercial

Automobile Storage

Auto Repair, Services, and Parking

Wholesale Trade

Marine-Related Commercial Activities

Transportation and Utilities

BUY VS. RENT

A comparison of scenarios, in which a BUYER pays \$250psf on 2,500SF versus a scenario in which a RENTER pays base rent on 2,500 SF with 3.5% annual increases on both value and base rent calculated over 10 years. In scenario one, the BUYER will have a higher upfront cost but

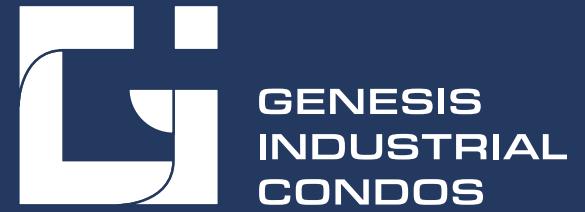
will build more than \$226,810.85 in equity, while recuperating two-thirds of the cost of leasing in the first year alone. The RENTER will use \$439,927.24.

Scenario #1 - Purchase (\$250 PSF on 2,500 SF)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
2,500/SF Purchase	\$625,000.00	\$646,875.00	\$669,515.63	\$692,948.67	\$717,201.88	\$742,303.94	\$768,284.58	\$795,174.54	\$823,005.55	\$851,810.85
Equity on Purchase	\$226,810.85									

Scenario #2 - Rent (Base rent on 2,500 SF with 3.5% annual increases on both value and base rent over 10 years)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
2,500/SF Base Rent @\$15PSF	\$37,500.00	\$38,812.50	\$40,170.94	\$41,576.92	\$43,032.11	\$44,538.24	\$46,097.07	\$47,710.47	\$49,380.34	\$51,086.5
Base Rent Paid	(\$439,927.24)									



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