

# 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



GENESIS INDUSTRIAL CONDOS

PROPERTY HIGHLIGHTS

- CLEAR HEIGHT

Up to 22'
- UNIT SIZES

2,500 - 25,000 SF
- GRADE LEVEL DOORS

45
- GRADE LEVEL DOORS

14' x 12'
- BUILDING DEPTH

80'
- COLUMN SPACING

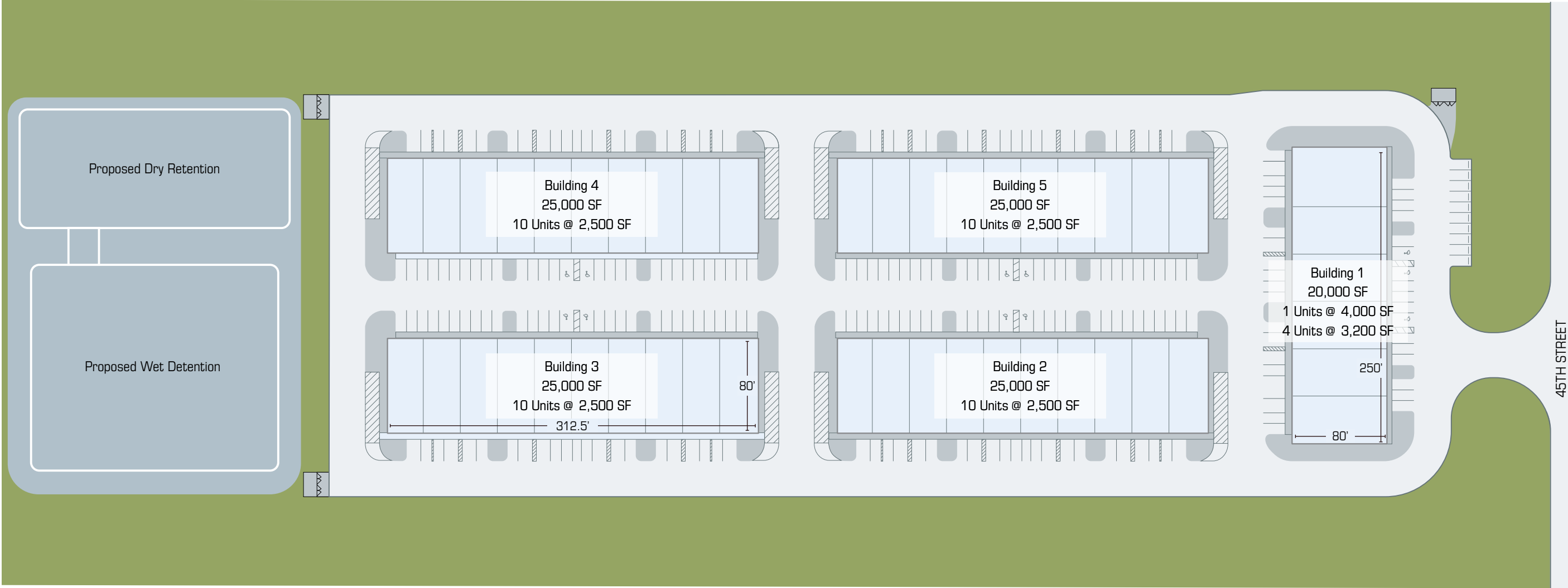
31' - 48'
- UTILITIES

FPL COUNTY UTILITIES
- PARKING

Ample
- DOCK LEVEL LOADING

Shared
- INTERIOR

Customizable



BUILDING 1 NORTH (STREET/FRONT) ELEVATION



# 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.

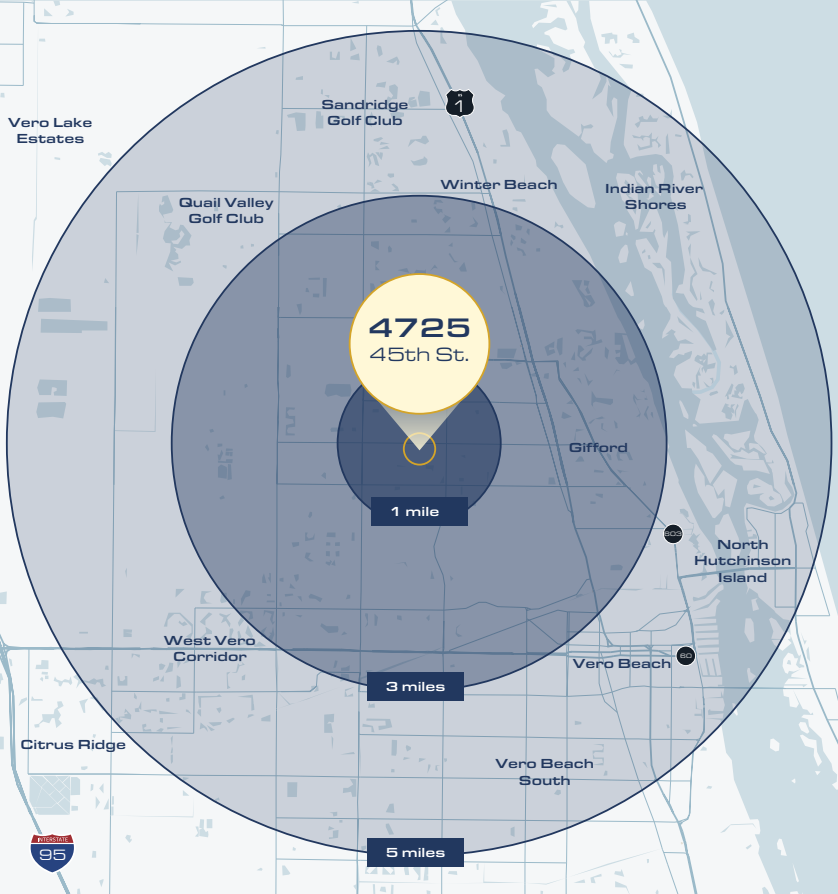


BUILDING 1 SOUTH (REAR) ELEVATION





# LOCATION HIGHLIGHTS



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.

TOTAL POPULATION	AVG. HH INCOME	PER CAPITA INCOME	MEDIAN AGE	TOTAL BUSINESSES
31,609	\$110,801	\$48,776	55.9	1,768
WITHIN 3 MILES	WITHIN 3 MILES	WITHIN 3 MILES	WITHIN 3 MILES	WITHIN 3 MILES



# PERMITTED USES

- ✔ Industrial
- ✔ Commercial
- ✔ Automobile Storage
- ✔ Auto Repair, Services, and Parking
- ✔ Wholesale Trade
- ✔ Marine-Related Commercial Activities
- ✔ Transportation and Utilities

# STOP PAYING RENT, START BUILDING EQUITY

# 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 lose \$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	\$823,005.65	\$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	\$51,108.65
Base Rent Paid	(\$439,927.24)									



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