

45th St.

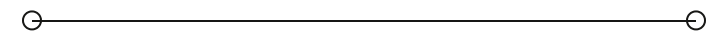


SALE

9.06 +/- Acres

5045 45TH ST

Vero Beach, FL 32967



PRESENTED BY:

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Emergency
Operations
Center

IRC Road
& Bridge

EXECUTIVE SUMMARY



SALE PRICE	\$906,000
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OFFERING SUMMARY

LOT SIZE:	9.06 Acres
PRICE / ACRE:	\$100,000
ZONING:	IG
APN:	32392800001003000001.0
LOT FRONTAGE:	265 +/- ft
LOT FRONTAGE:	1,300 +/- ft

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PROPERTY OVERVIEW

Owning an IG-zoned (General Industrial) property in Vero Beach unlocks exceptional value and versatility that lighter-zoned parcels simply can’t match. With IG zoning, you’re empowered to host a broad spectrum of industrial activities—from heavy fabrication, machinery manufacturing, bulk storage operations, salvage yards, and high-volume warehousing—without the regulatory limitations found in IL or commercial zones . Whether you’re developing a manufacturing hub, a logistics campus, or an MRO facility, IG zoning in Vero Beach offers unmatched flexibility, fewer constraints, and the ready-for-use framework modern industrial users and investors demand.

PROPERTY HIGHLIGHTS

- IG Flexibility to support heavy, light, and service-based industries.
- Fewer regulatory constraints than light-industrial zones.
- Access to key infrastructure—roads, services, and transport.
- Growing adaptability, with new use types being added.

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PROPERTY LOCATION

LOCATION DESCRIPTION

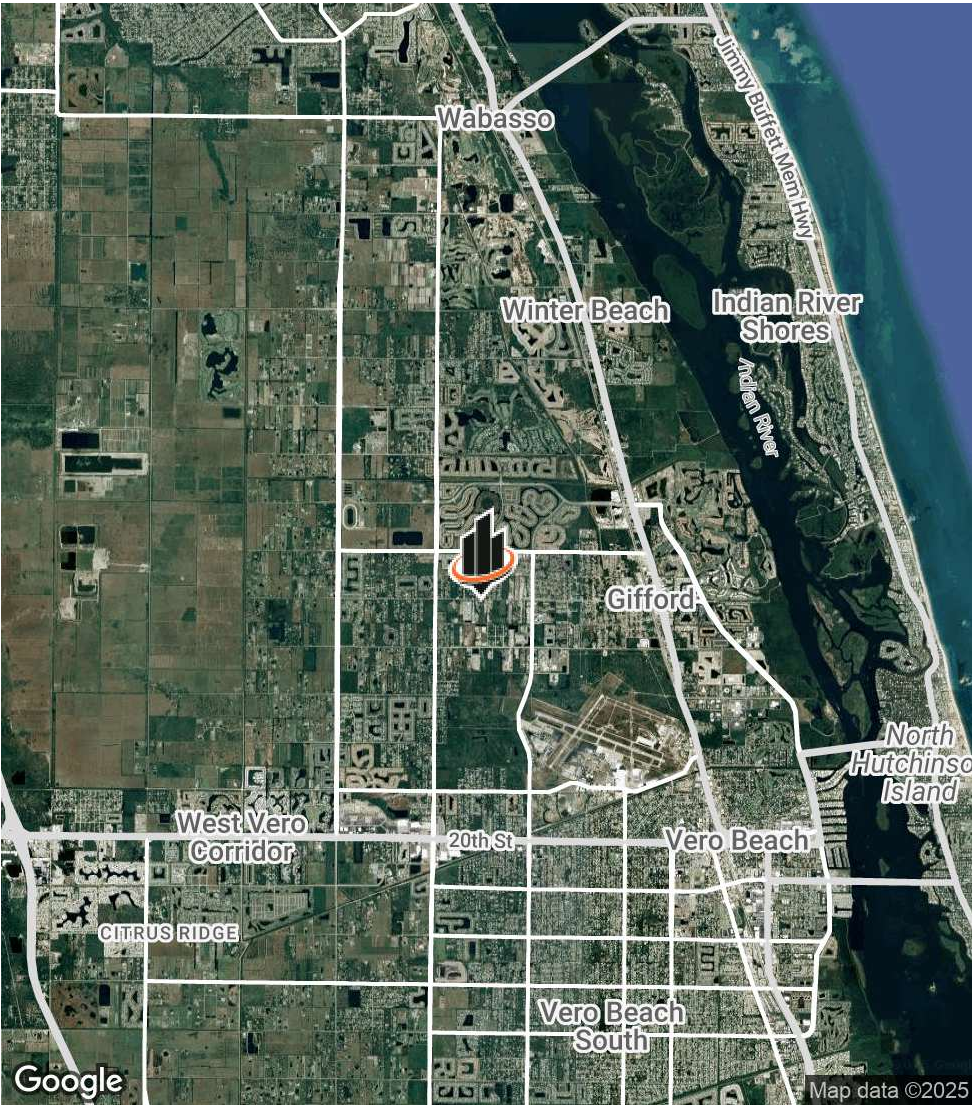
IG (General Industrial) zoning in Vero Beach, Florida, offers significant advantages for businesses seeking a strategic and flexible location for industrial operations. Situated in Indian River County, Vero Beach provides excellent connectivity to key transportation routes, including Interstate 95, U.S. Highway 1, and regional rail lines, making the movement of goods and materials efficient and cost-effective. IG zoning allows for a wide range of industrial uses, such as manufacturing, warehousing, distribution, construction services, and light assembly, giving business owners the flexibility to adapt to changing market demands. Additionally, Vero Beach boasts a pro-business environment, a growing population, and access to a skilled labor force, all within a community known for its high quality of life and coastal charm. With continued economic development and infrastructure investment, IG-zoned properties in Vero Beach present an outstanding opportunity for both established companies and new ventures looking to thrive in a dynamic industrial market.

LOCATION INFORMATION

STREET ADDRESS	5045 45th St
CITY	Vero Beach
STATE	Florida
ZIP	32967
COUNTY	Indian River

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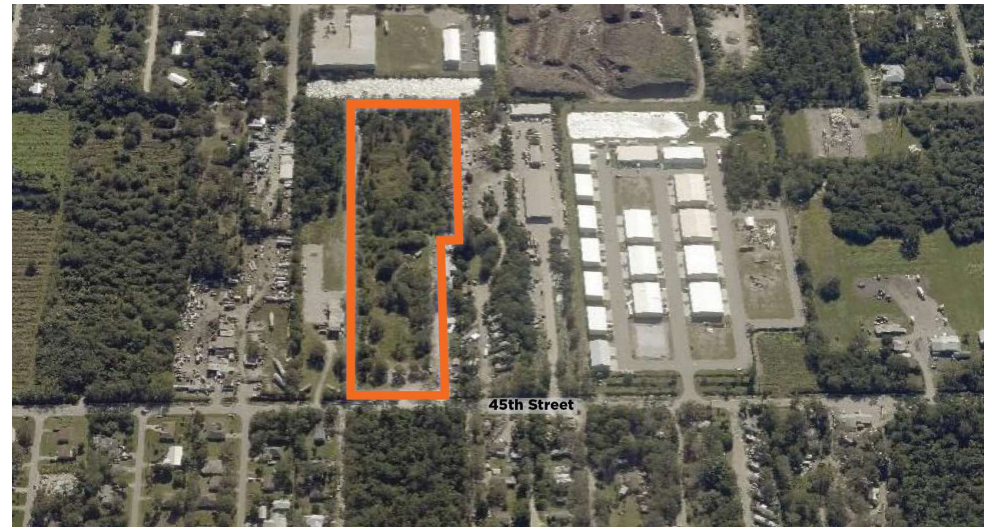
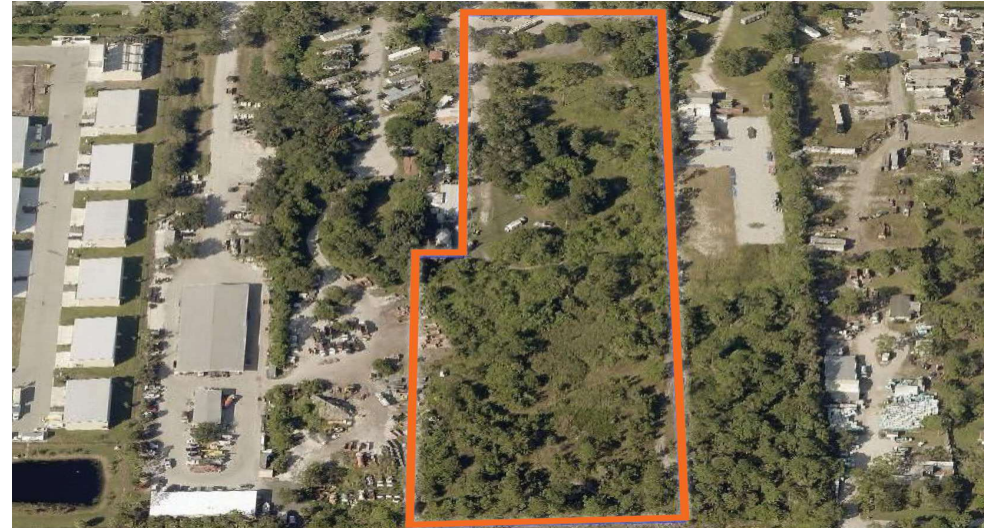
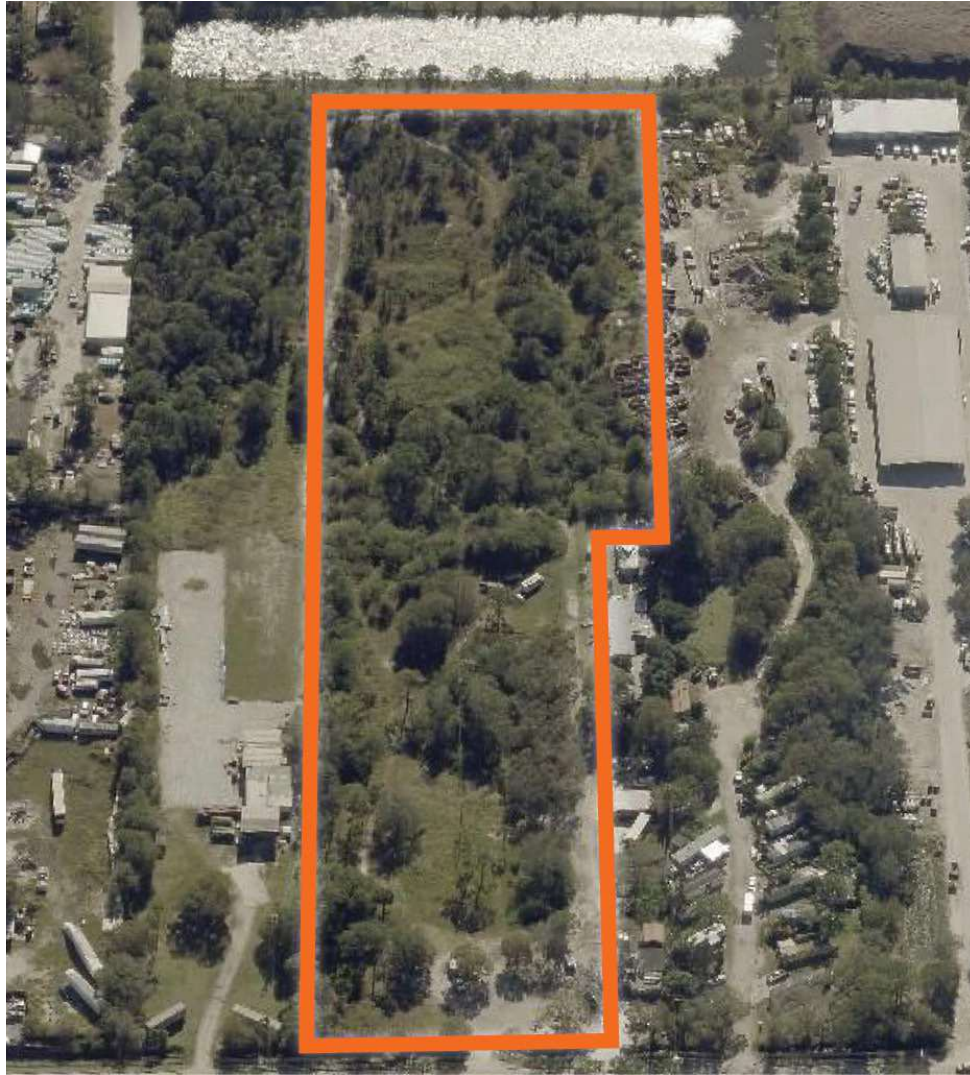


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ADDITIONAL PHOTOS



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AREA ANALYTICS

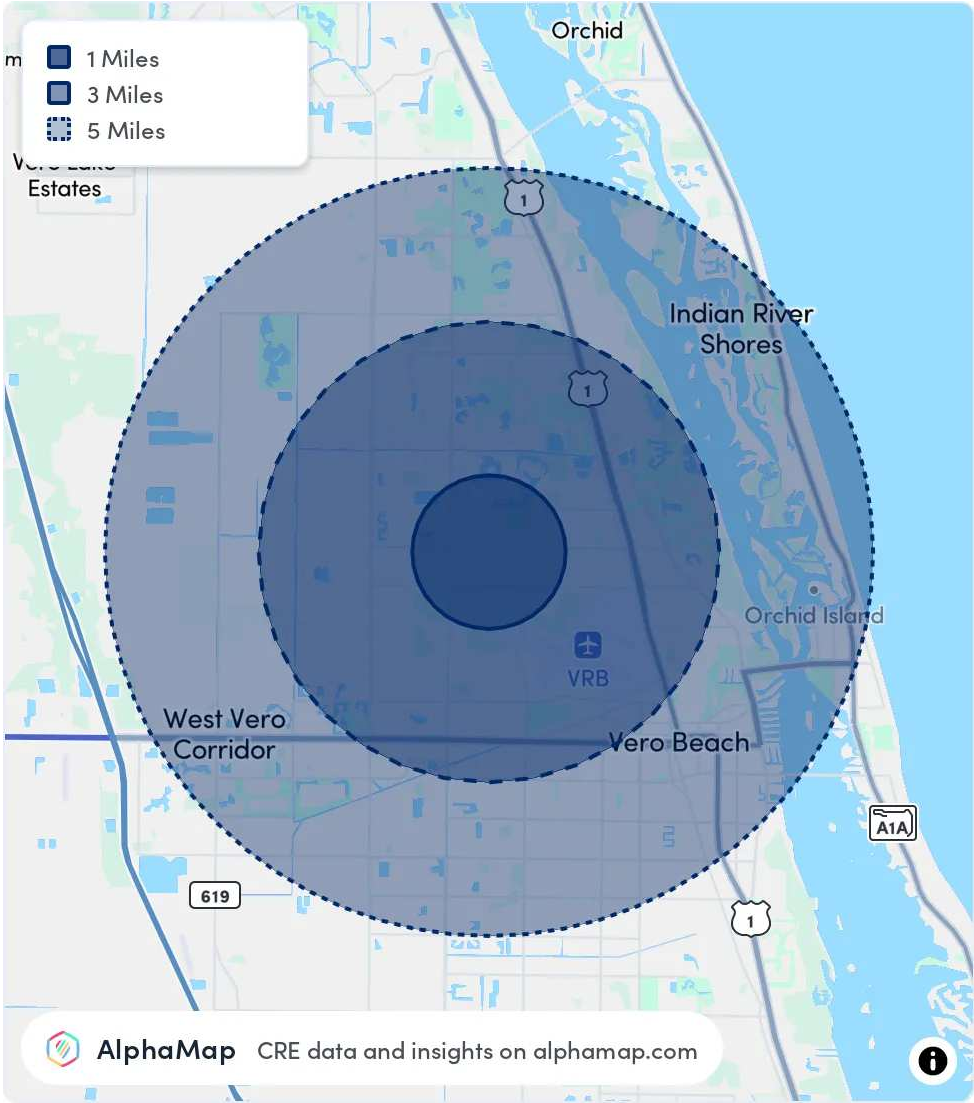
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,513	29,713	75,701
AVERAGE AGE	43	51	52
AVERAGE AGE (MALE)	42	50	51
AVERAGE AGE (FEMALE)	44	52	53

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,083	13,239	35,694
PERSONS PER HH	2.6	2.2	2.1
AVERAGE HH INCOME	\$80,989	\$86,052	\$89,217
AVERAGE HOUSE VALUE	\$309,713	\$369,421	\$379,482
PER CAPITA INCOME	\$31,149	\$39,114	\$42,484

Map and demographics data derived from AlphaMap



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