



FOR SALE

■ 663 - 693 2nd Ln

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Vero Beach, FL 32962

PROPERTY OVERVIEW

Freestanding 5,150sf industrial building. Metal construction with metal trusses & roof, built in 1986. Situated on .51ac zoned Heavy Commercial (CH) Indian River County, FL. Current floorplan consists of single user 1600sf +/- office and 3,550sf +/- warehouse. Warehouse area has (4) roll up doors (10 x 12) offering flexibility for a potential multi tenant conversion. Building fully AC'd with 3 Phase power. Warehouse area has compressed air connections throughout and includes air compressor. 14ft clear ceiling heights in warehouse. Concrete surface parking which includes 40ft onsite storage container. Metal roof recently resealed with 15yr warranty.

OFFERING SUMMARY

Building Size:	5,150 SF
Land Use:	Industrial
Zoning:	CH (Heavy Commercial)
County:	Indian River County

SALE PRICE

\$800,000



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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

SOUTH VERO INDUSTRIAL

FOR SALE

SALE PRICE

\$800,000

Location Information

Building Name South Vero Industrial
Street Address 663-693 2nd Ln
City, State, Zip Vero Beach, FL 32962
County/Township Indian River County

Building Information

Building Size 5,150 SF
Occupancy % Vacant
Rollup Doors 4 - 10' x 12'
Ceiling Height (Ft) 14.0
Year Built 1986
Handicap Access Yes
Roof Metal Roof
Free Standing Yes
Construction Description Metal panels and trusses

Zoning / Land Use Details

Zoning CH (Heavy Commercial) Indian River County
Land Use Industrial

Property Details

Property Type Industrial
Property Subtype Warehouse
Lot Size 0.51 Acres
APN# 3339130001500000012.0
Utilities FPL

Parking & Transportation

Parking Description Concrete Parking Surface

Utilities & Amenities

Power 3 Phase Power
Water Indian River County Utilities
Electricity FPL
Sewage Septic

Location Overview

Located in industrial area of Dixie Commercial Park in Vero Beach south of 4th St off Old Dixie Hwy and just West of US 1. This commercial/industrial area is common to multiple light manufacturing, automotive and marine repair type tenants.

Additional Photos

SOUTH VERO INDUSTRIAL

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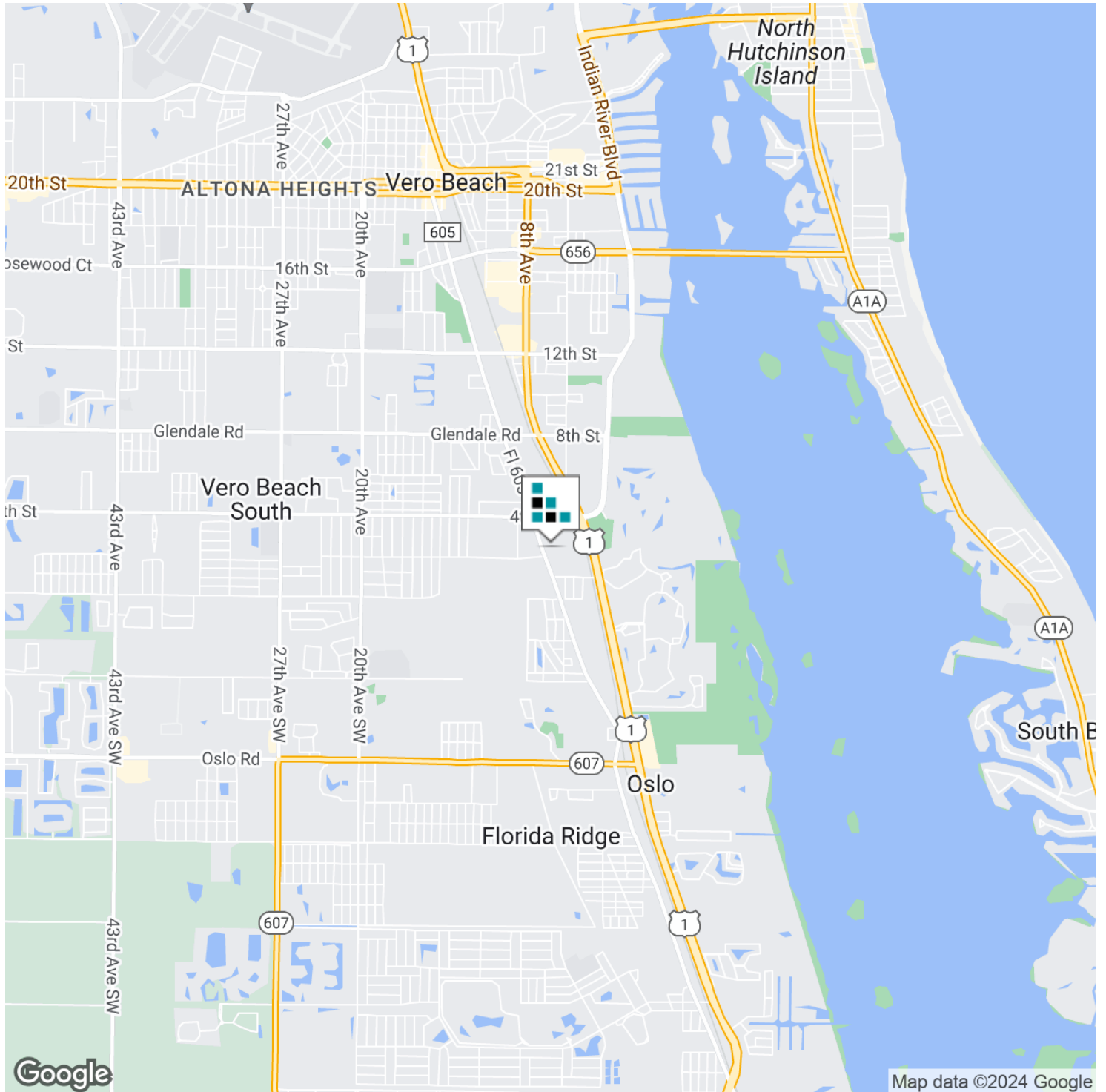


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Location Map

SOUTH VERO INDUSTRIAL

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Demographics Map & Report

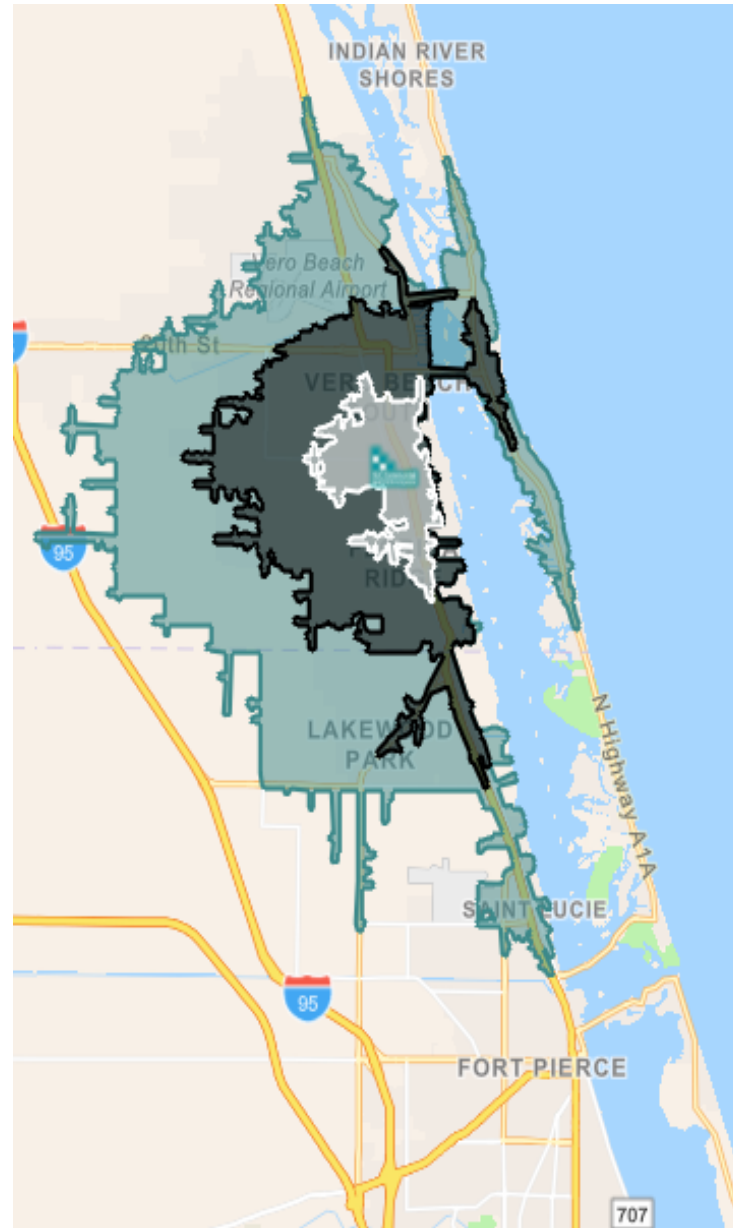
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DRIVE TIME

	5 MINS	10 MINS	15 MINS
Total Population	11,378	54,665	96,535
Average Age	50.2	47.3	50.5
Total Households	5,195	23,998	42,322
Average HH Income	\$56,309	\$49,567	\$52,145

Demographics data derived from AlphaMap



Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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