



PROPERTY VIDEO



# FOR SALE

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

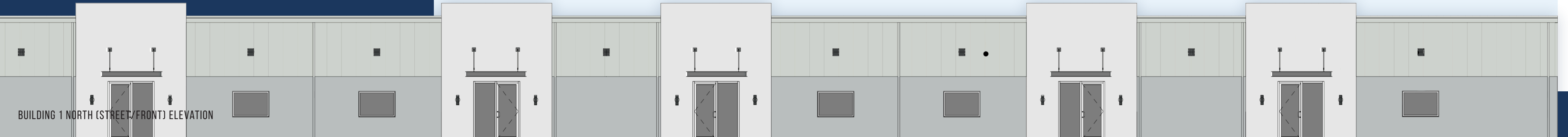
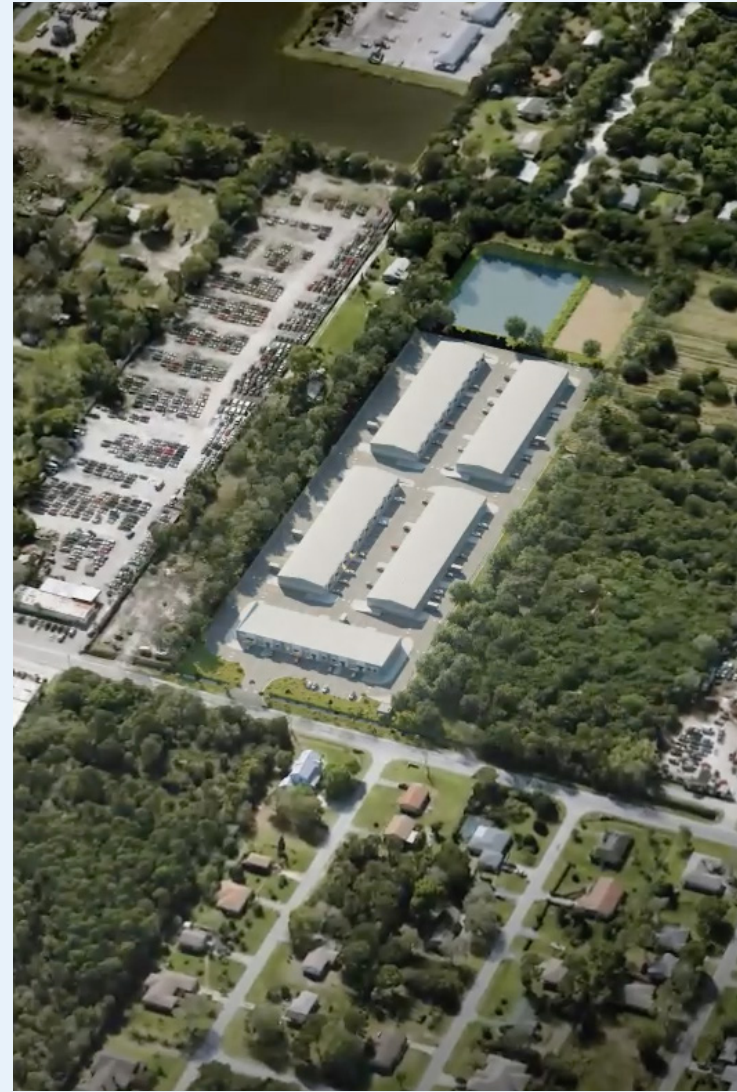
Ample

DOCK LEVEL LOADING

Shared

INTERIOR

Customizable



BUILDING 1 NORTH (STREET/FRONT) ELEVATION

**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.

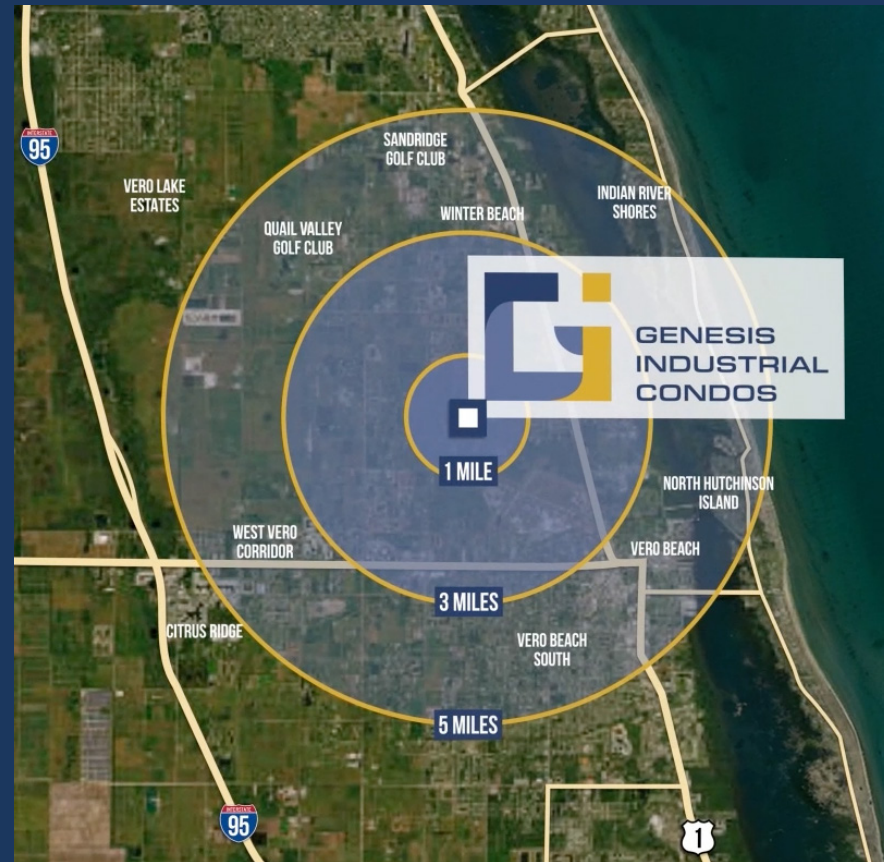
Offering tailored delivery options, Genesis Industrial Condos can adapt to specific operational requirements, making it an optimal choice for companies looking to establish or enhance their industrial presence in the expanding Indian River County market.



BUILDING 1 SOUTH (REAR) ELEVATION



# 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

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

**Transportation**  
An excellent transportation network that includes highways, railroads, airports, and seaports provides easy access to state, national, and international markets. The closest port, Port Canaveral, is designated as a Foreign Trade Zone, as is Indian River County, easily shipping products throughout the world.

Interstate 95	5.2 miles west
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**Airports**

Vero Beach Regional Airport	3 miles south
Sebastian Municipal Airport	12 miles north
Melbourne Orlando Airport	35 miles north
Orlando International Airport	99 miles north

**Points of Interest**

Downtown Vero Beach	3.4 miles north
Space Force Station	40.3 miles north
Cape Canaveral	50.5 miles north
Kennedy Space Center	63.5 miles north

**#1 STATE**  
Where high-earning young professionals are moving  
*SmartAsset, 2023*

**#2 STATE**  
For net Migration  
*US Census Bureau, 2023*

**#4 STATE**  
Business Tax Climate  
*floridabusiness.org, 2024*

[Read more: Indian River >>](#)

# PERMITTED USES

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







**GENESIS  
INDUSTRIAL  
CONDOS**

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