

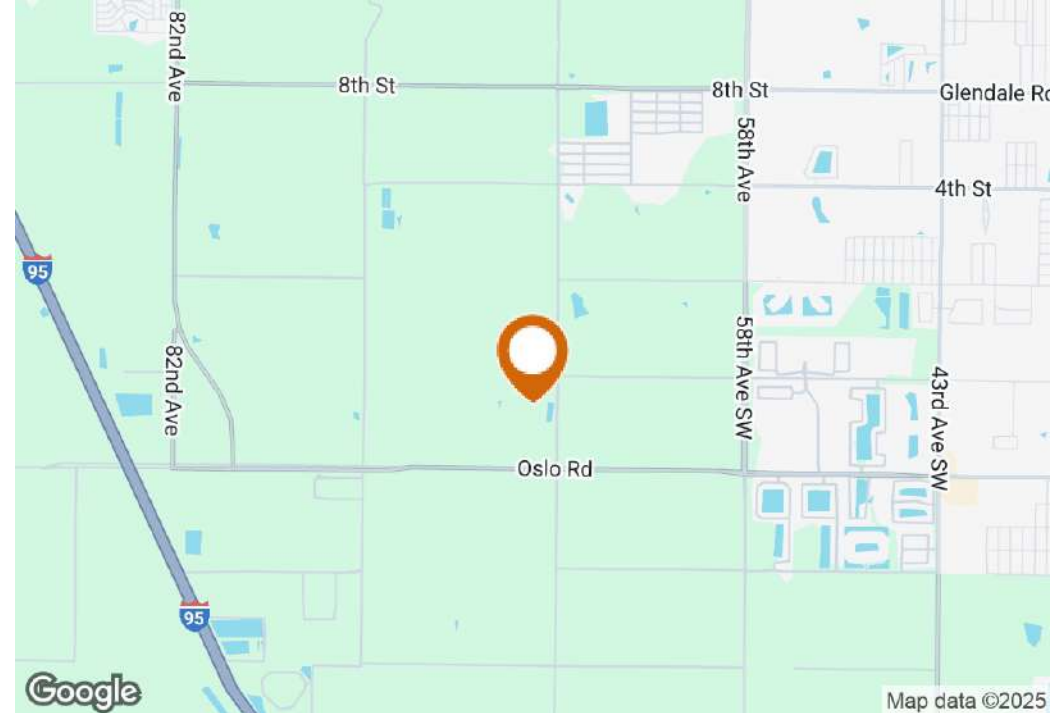
Premier Packing Warehouse

625 66th Ave SW, Vero Beach, Florida 32968

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$9,500,000
Building Size:	87,079 SF
Lot Size:	39.04 Acres
Total Square Feet:	87,079 SF
Year Built:	1994
Zoning:	A-1
APN:	33391900001009000002.0, 33391900001010000002.1, 33391900001010000002.0

Property Overview

Strategically located on nearly forty acres with A-1 zoning and improved with an expansive 87,079 SF fruit packing facility, 625 66th Ave SW, Vero Beach, FL, 32968 offers a prime investment opportunity with a diversity of potential uses. Built in 1994, the well maintained facility includes 4,360 SF of office space, 31 foot ceilings in the warehouse portion, monolithic slab foundation, 9 dock high and 4 ground level bay doors, along with facilities for more than 100 employees. A nearly 10,000 SF cooler with 20' ceilings provides storage capacity for 780 pallets or 2,000,000# of product. The property is located in Vero Beach, just a 1/4 mi. north of Oslo Rd and less than three miles from the I-95 interchange, currently under construction and scheduled for completion in Summer of 2027.

Property Highlights

- Well constructed and maintained building
- Strategic location near I-95
- Nicely finished office space

PROPERTY DESCRIPTION



Location Description

Property is located off of 66th Ave. just north of Oslo Rd in Vero Beach, Florida. Oslo Road is currently undergoing a \$96 million construction project widening to four lanes and a new I-95 interchange.

Site Description

Original Building Improvements:

Structure: Steel I-beam, clear span with clear height 31 feet on monolithic slab foundation. Painted metal siding and roofing with sky lights and ridge vent caps.

Offices: Approximately 4,360 SF, wood framed with drywall, acoustic ceilings and LED lighting and tiled floors.

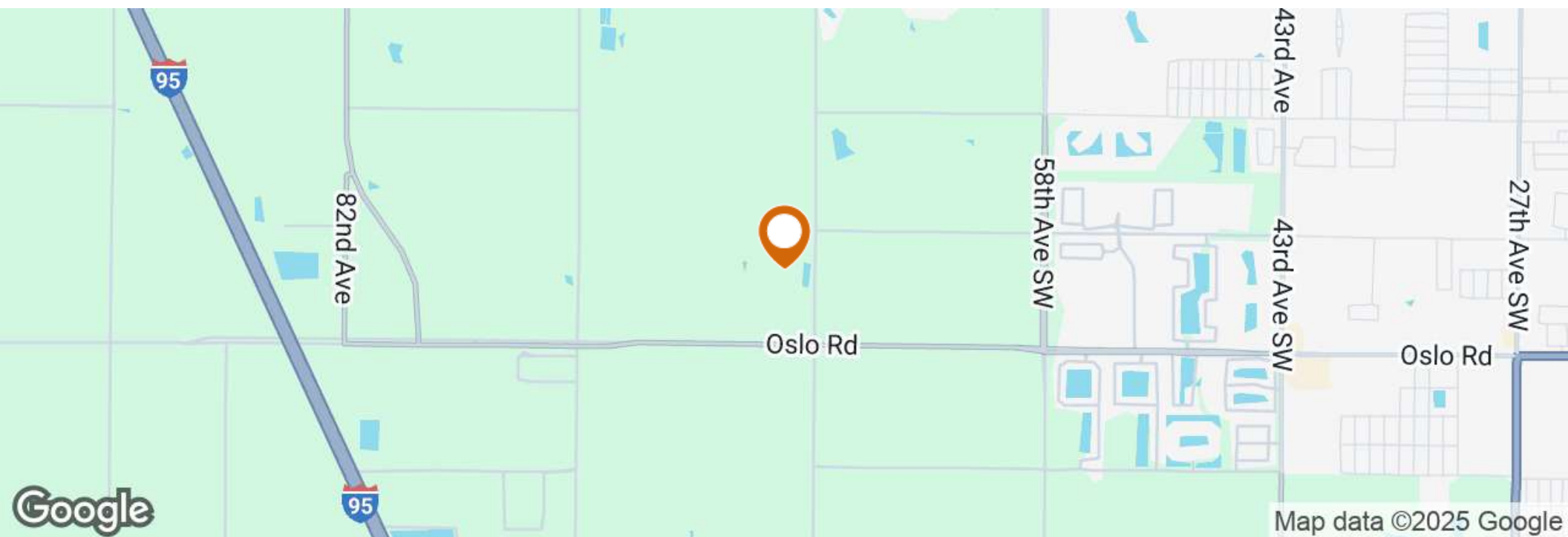
Original Site Improvements:

Parking: 110 marked asphalt parking spaces for customers and employees, with another 160,000 SF of asphalt surrounding the building for ample truck parking and positioning.

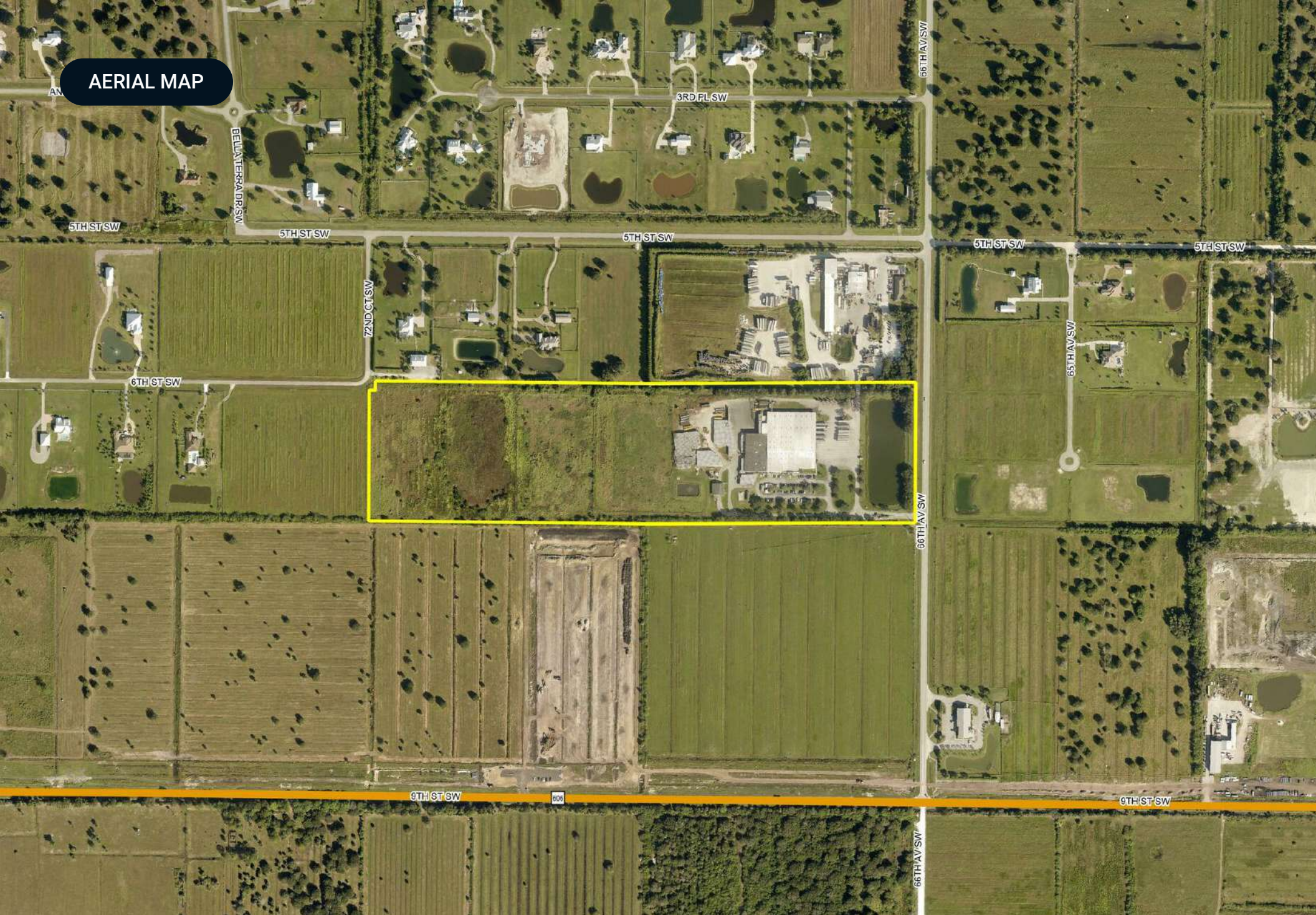
Loading Dock: A 4-foot-deep truck loading pit for horizontal loading on the east side of the main building, with nine loading stations, each with hydraulic loading ramps and locks, 10 X 10 roll up garage doors.

Building Coverage: /FAR is 10.7%, and 818 SF floor area/parking space

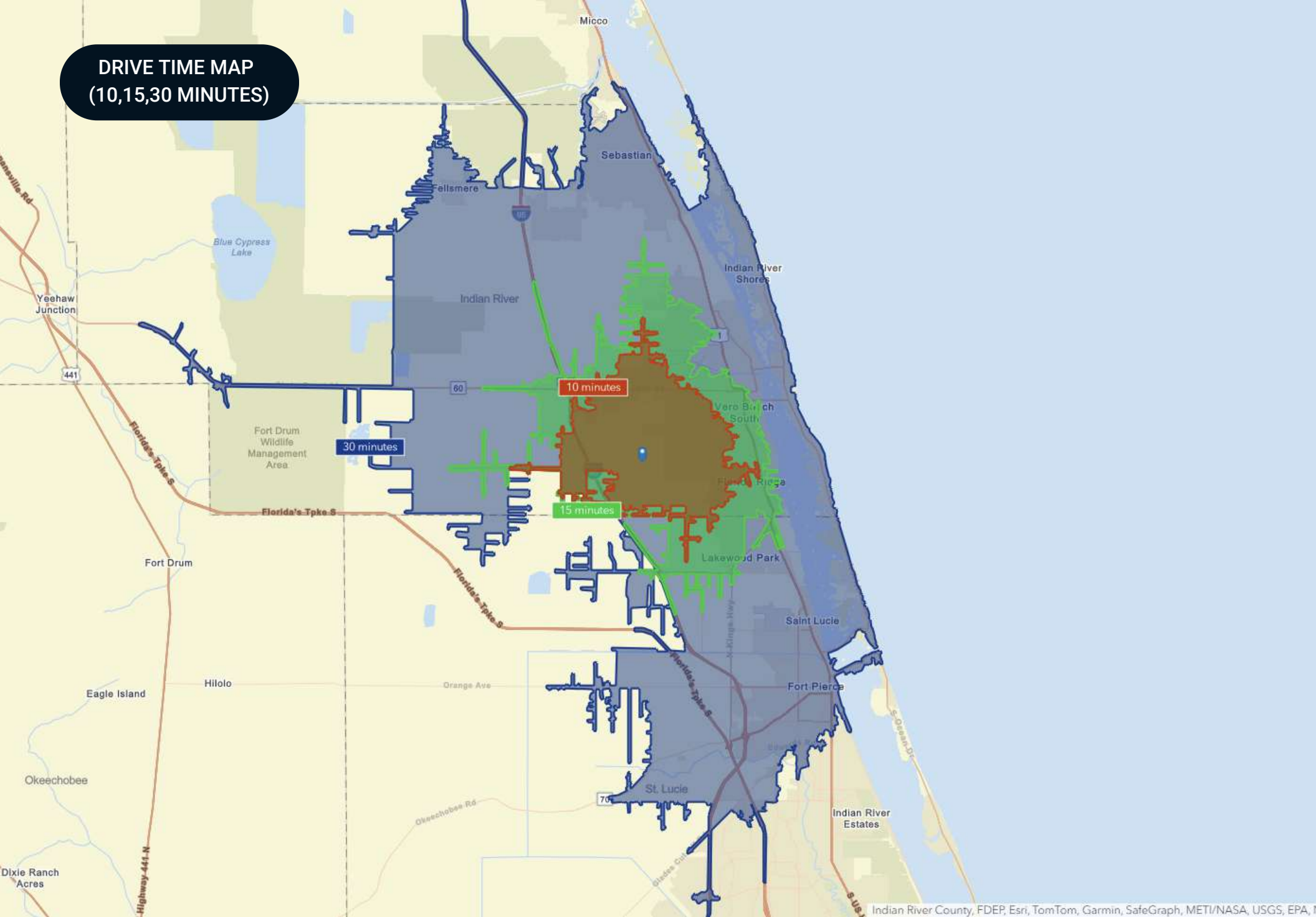
Security Lighting: Ample security and operational lighting exist throughout all of the parking, including 10 concrete pole mounted dual LED lighting.



AERIAL MAP



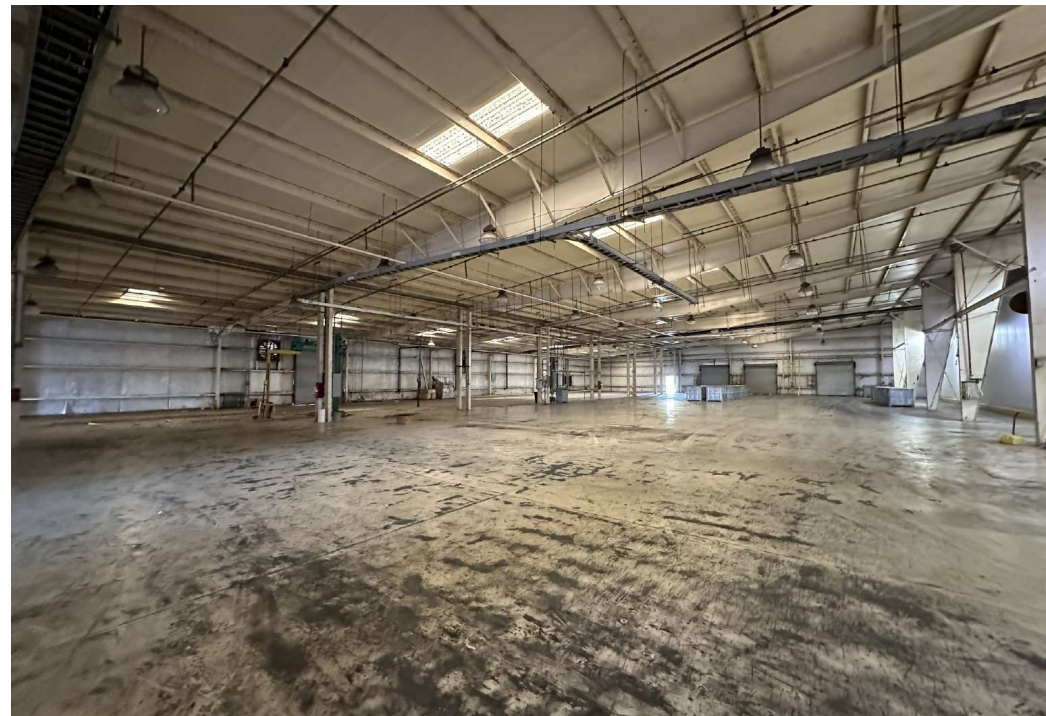
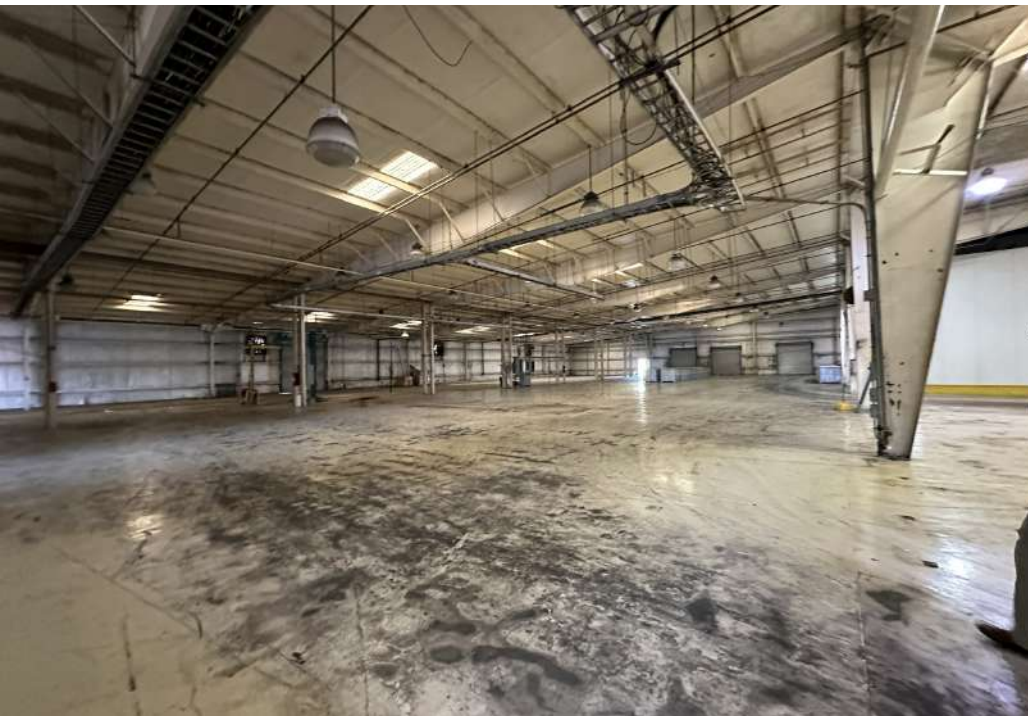
**DRIVE TIME MAP
(10,15,30 MINUTES)**



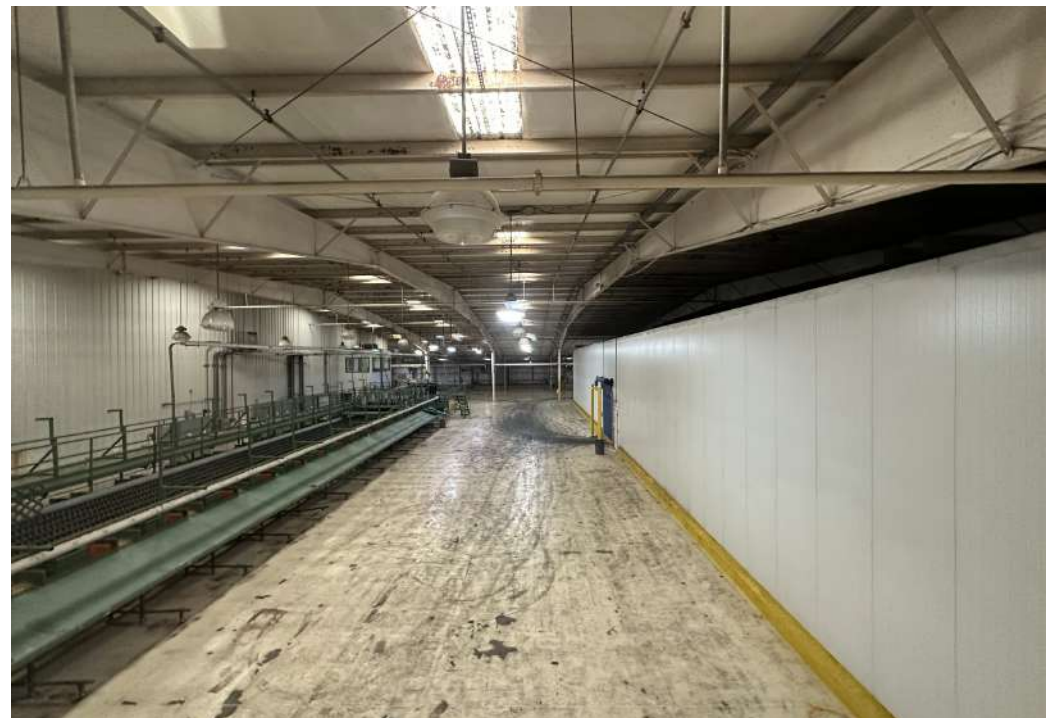
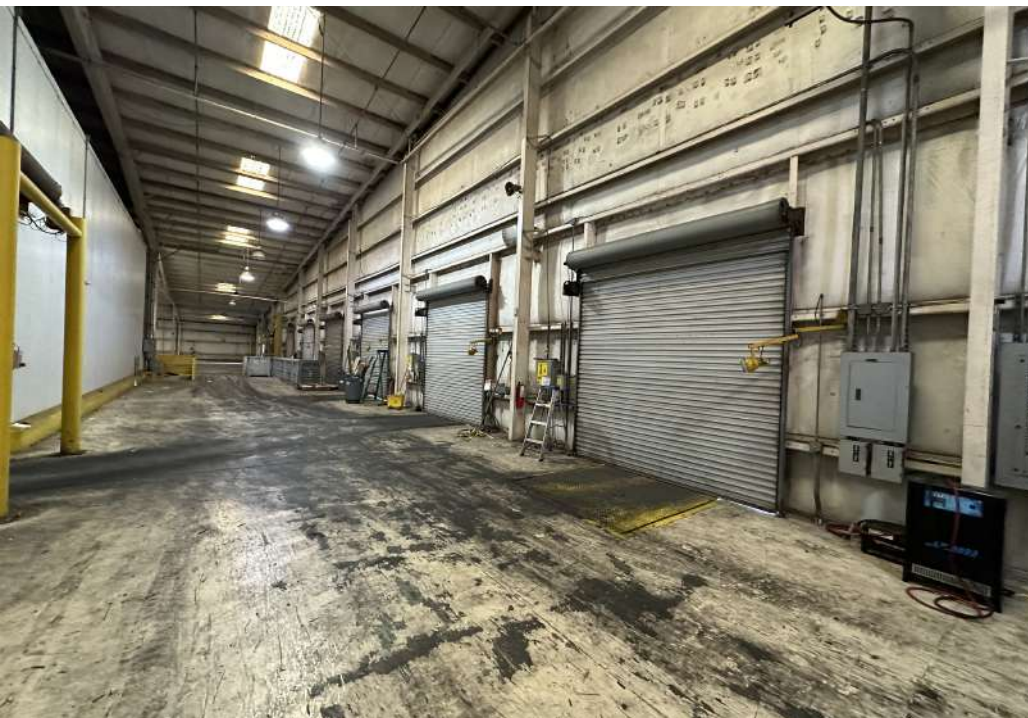
EXTERIOR PHOTOS



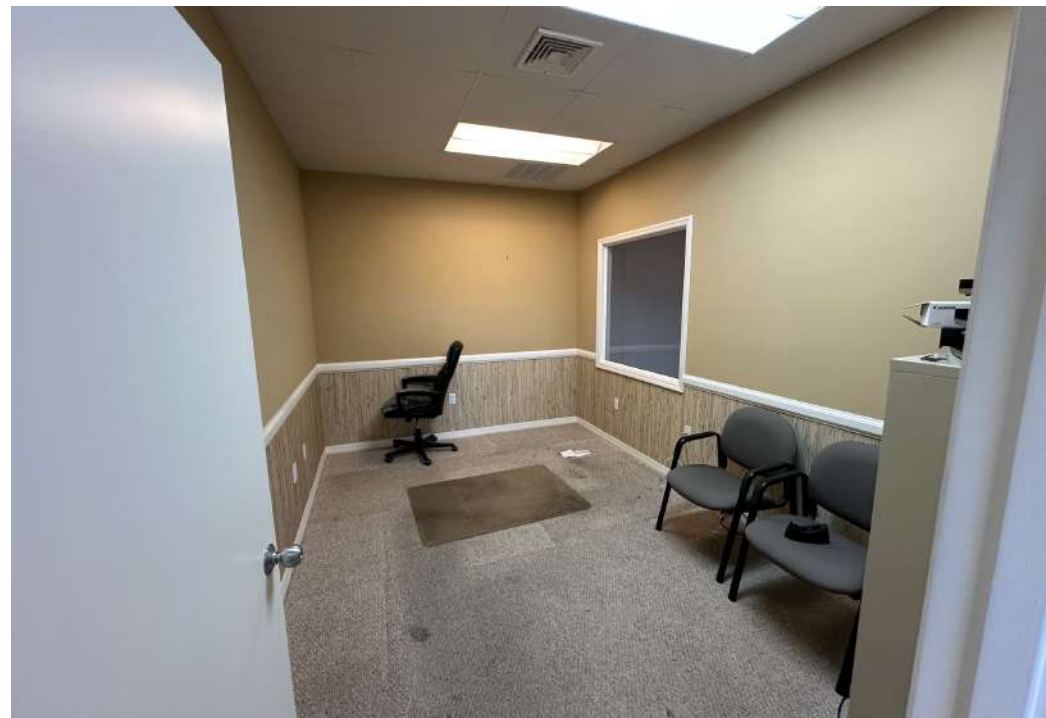
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





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