

For Lease 99.54 Acres

7625 17th Street SW, Vero Beach, Florida



Location and Size: Prime location off I-95 and Oslo Road, featuring 3,100 linear feet of I-95 frontage and 99.54 acres.

Infrastructure: Includes 139,000 sq ft of built structures, full underground utilities (electric, phone, heavy power, gas, water, sewer), comprehensive fencing, and 120 AT&T fiber optic lines.

Energy and Zoning: Next to a strong energy source; zoned Agriculture (A-1), potential for emerging sectors like recreational marijuana.

Potential for Rezoning: Land Use designation of PUB allows for rezoning to industrial and commercial uses (from Light to Heavy Industrial and Commercial).

Local Developments: Close to the Oslo Project by FDOT, enhancing local infrastructure with a new interchange and widened roads.

Investment Opportunity: Open to joint ventures or partnerships, positioned for strategic development in an expanding area with high future potential.

For more information, or to schedule a tour, please contact:

Dominick Ficarra

(954) 321-6464 Ofc OR (954) 478-3918 Cell

dominickf@montalbanorealty.com



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