

Premier Packing Warehouse

625 66th Ave SW, Vero Beach, Florida 32968

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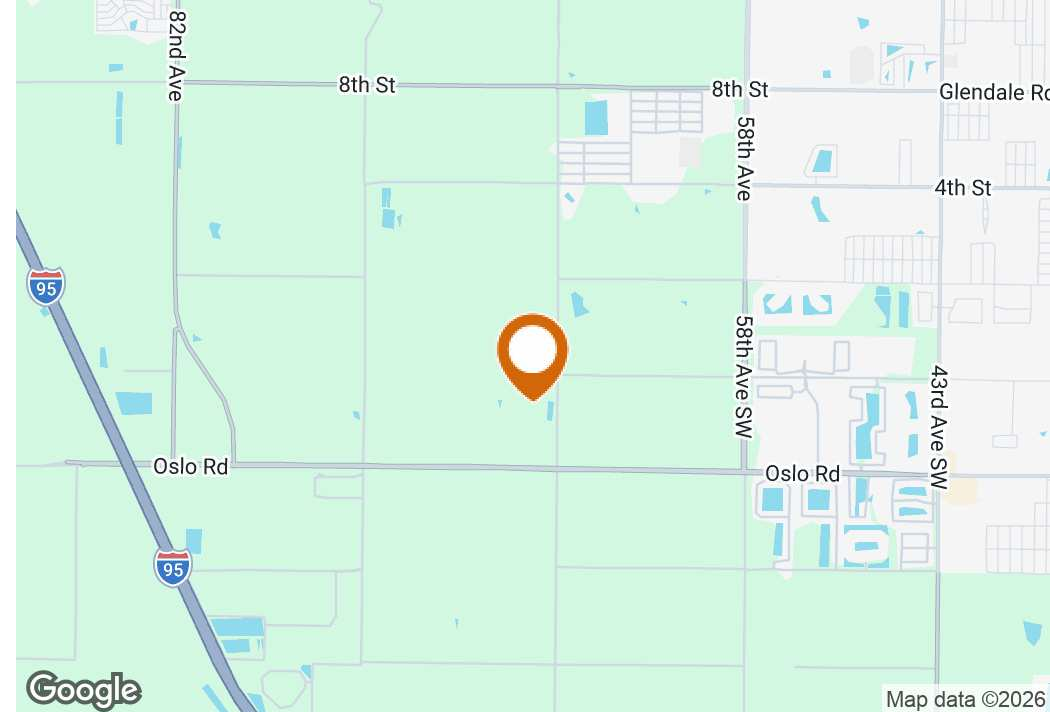
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Tom Jerkins

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PROPERTY SUMMARY



Offering Summary

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

Property Overview

Strategically located on nearly forty acres 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. The County Commission recently approved expansion of the Urban Service Boundary to include the site, and are reviewing alternative land uses that would accommodate most of the uses contemplated for this type of building. 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 large 40 acre footprint also provides a buyer with the opportunity to lower their basis on the property through development, expansion, or potential sale of the western 20+ acres. 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 nearing completion as soon as this winter. The \$95 million expansion will make this location ideal for distribution or services along the east coast of Florida.

Property Highlights

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



PROPERTY DESCRIPTION

Location Description

Property is located on 66th Ave. just north of Oslo Rd in Vero Beach, Florida in South Indian River County. The construction project on Oslo Road is nearing completion, including a widening to four lanes, signalized intersection at 66th Ave SW & Oslo Road, and 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.

Recent Building Improvements:

2026 - Recoating of Packinghouse roof (has transferrable warranty), clean, paint & epoxy coat flooring, and re-sealing of parking lot

2018 - Office windows replaced with double impact PGT windows, new LED packinghouse lighting

2017 - Installation of natural gas 3 phase generator

2015 - Installation of cooling and storage room with 20 foot ceilings and interior steel racking.

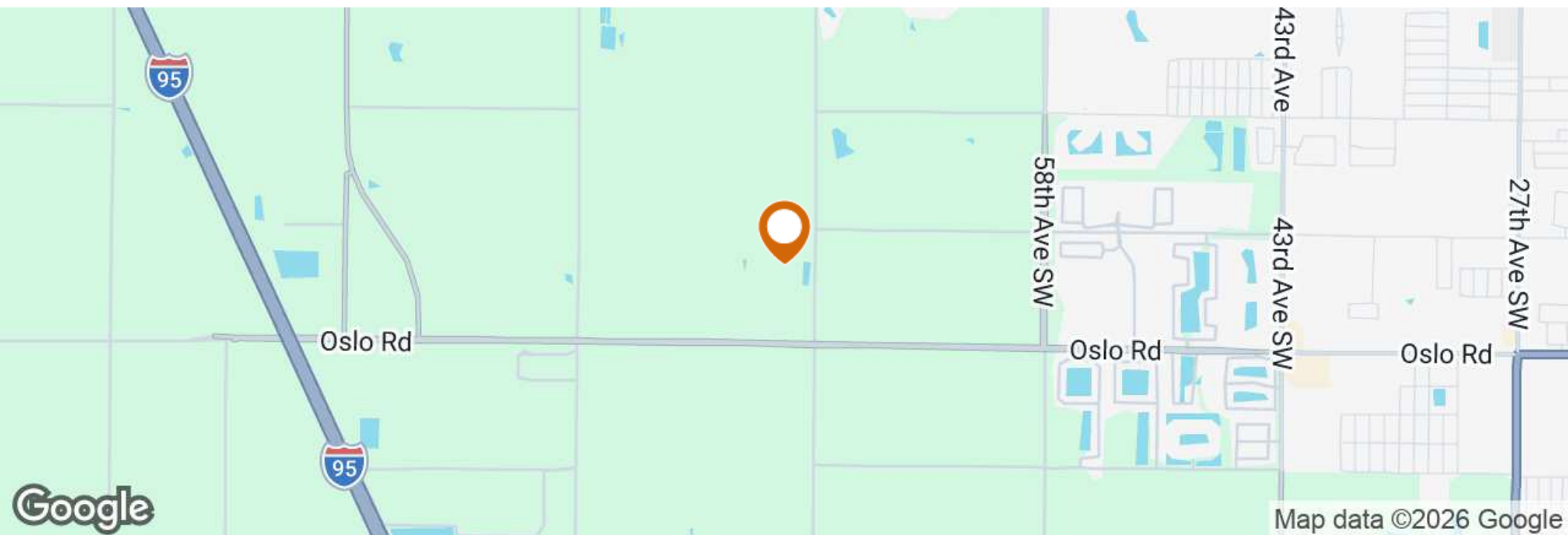
Original Site Improvements:

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.

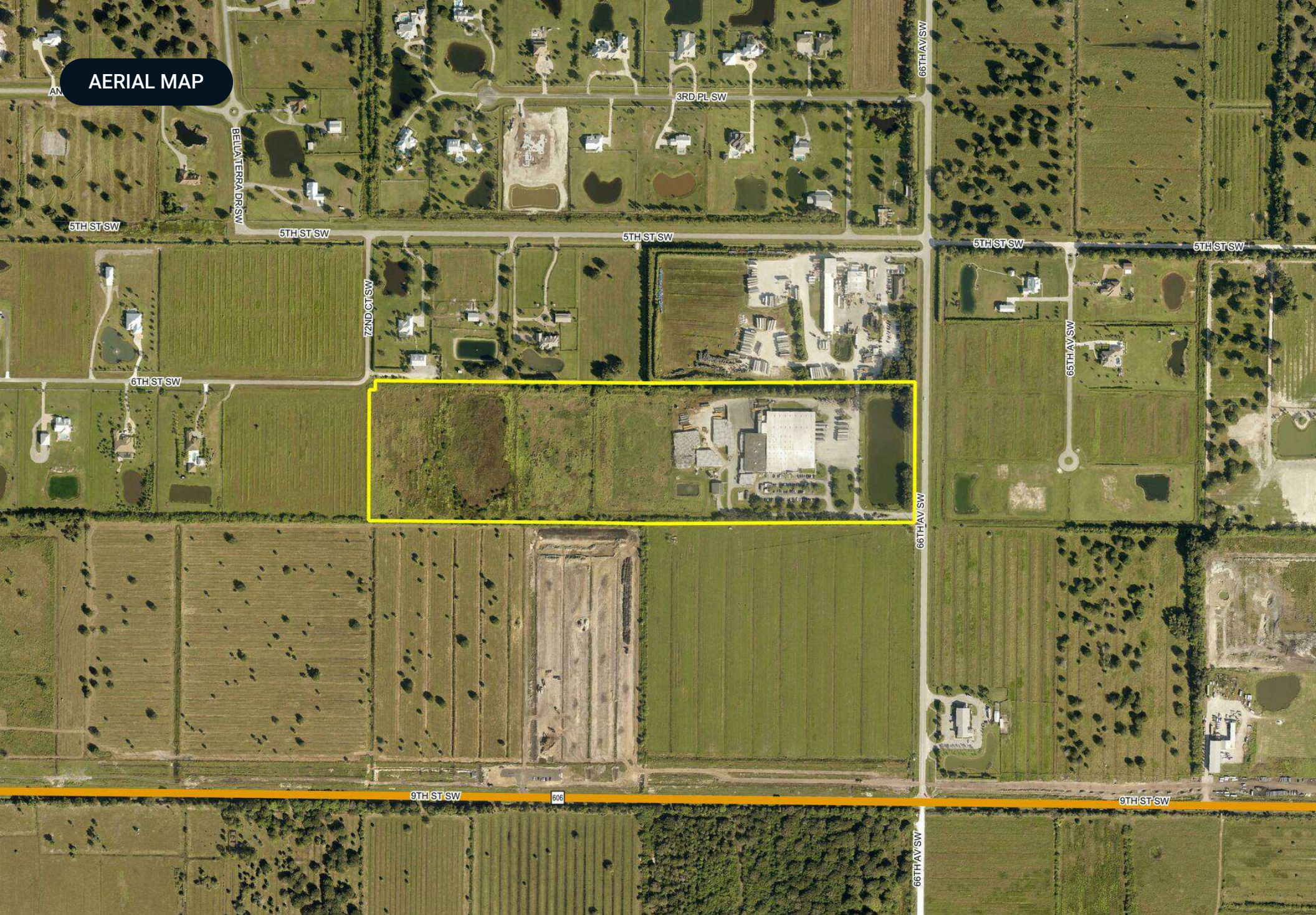
Loading Dock: A 4-foot-deep truck loading pit for horizontal loading on the east side of the main building, with nine loading stations, each with hydraulic loading ramps and locks, 10 X 10 roll up garage doors.

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

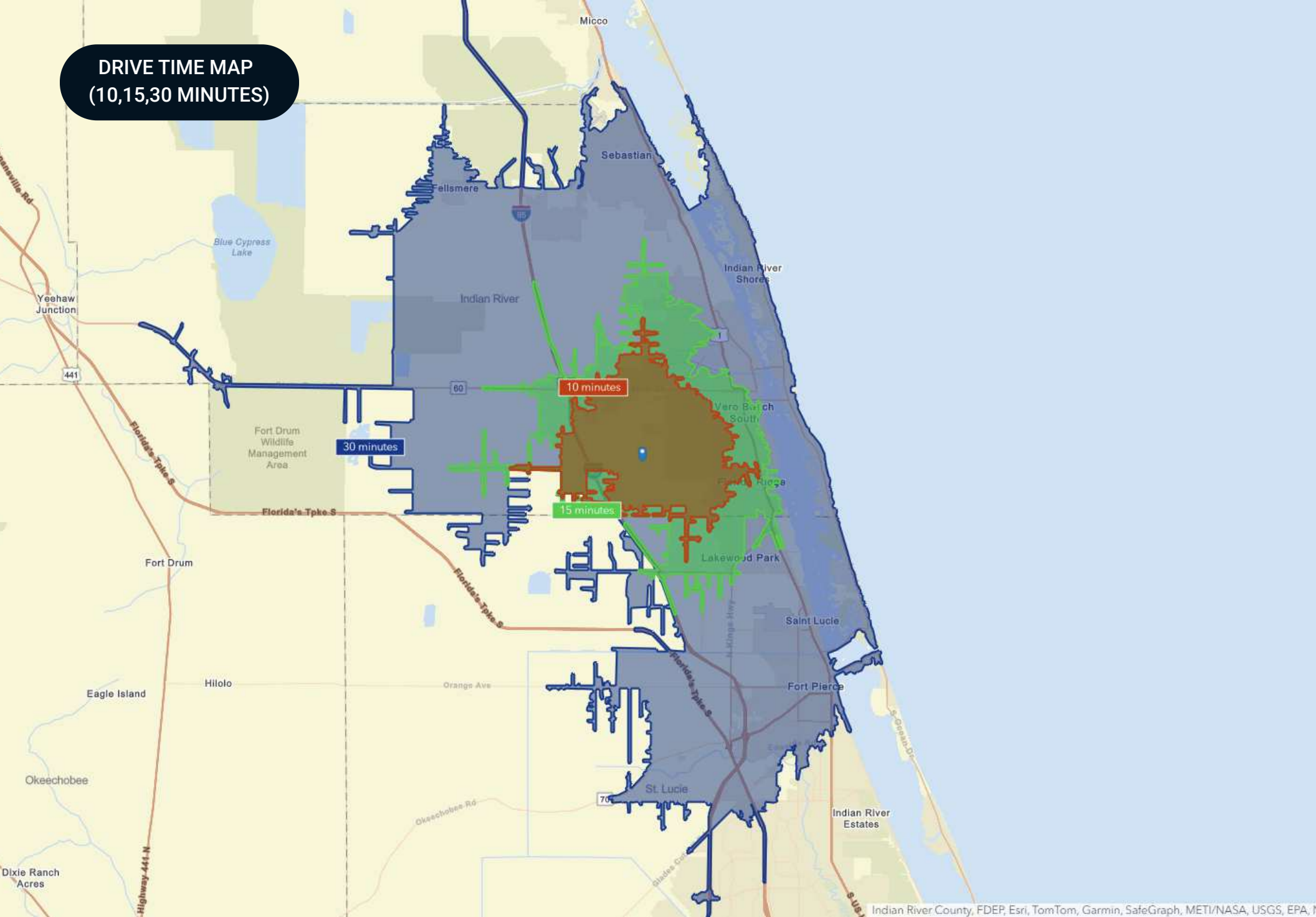
Security Lighting: Ample security and operational lighting exist throughout all of the parking, including 10 concrete pole mounted dual LED lighting.



AERIAL MAP



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



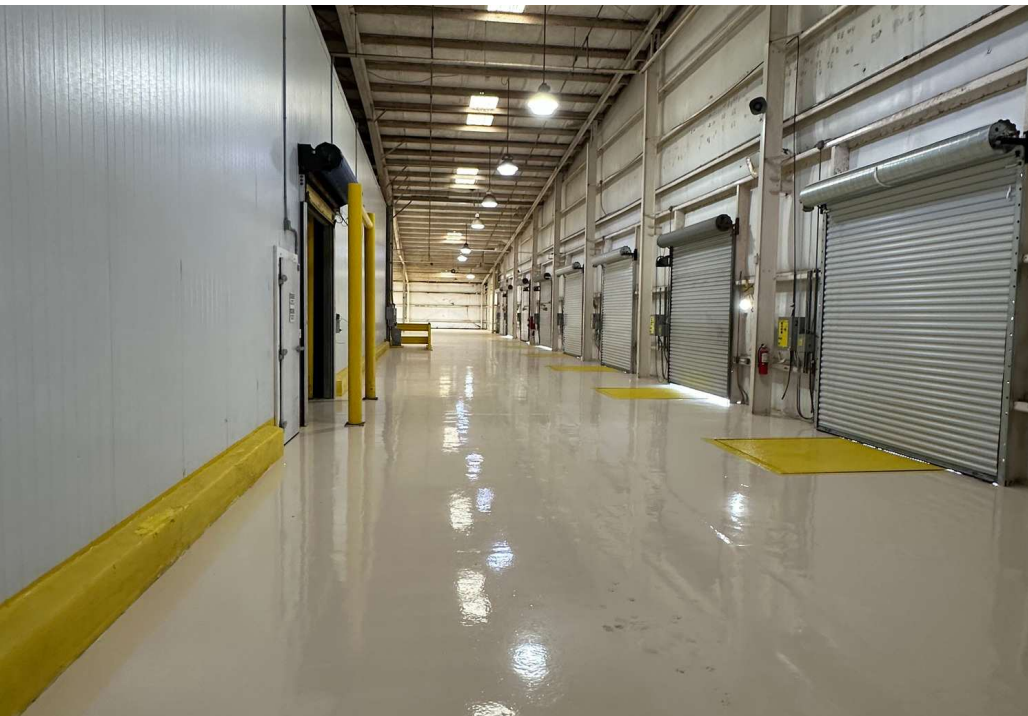
EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

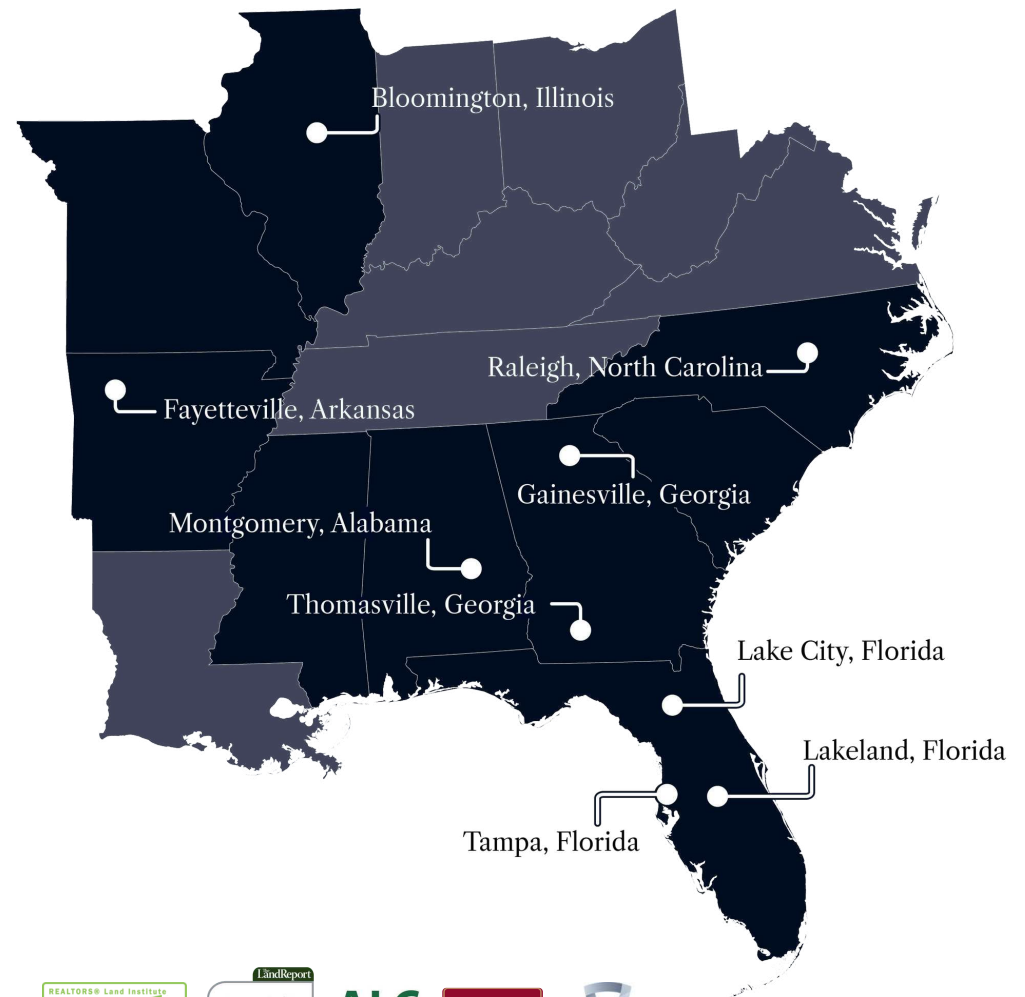




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