

**RARE ZONING
HEAVY INDUSTRIAL USE**



IOS / DEVELOPMENT SITE FOR SALE

5300-5420 41st Street,
Vero Beach, FL 32967

- 18.67 Acres
- Industrial Zoning (IG)
- Outdoor Storage Permitted
- Cleared and Stabilized Site
- Water, Sewer, & Power on Site

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SITE SPECIFICATIONS



	Parcel A	Parcel B	Parcel C
Acreage	5.63 AC	3.86 AC	9.18 AC
Zoning	CH Heavy Commercial	IG General Industrial	
Permitted Uses	Warehousing Self-Storage Fleet / Equipment Service & Repair Equipment & Vehicle Sales / Display Office / Showroom	Outdoor Storage Manufacturing Contractor Yard Heavy Machinery *Mulch Products & Green Waste Recycling	

*Current approved use includes mulch production and compost processing of aggregate materials.

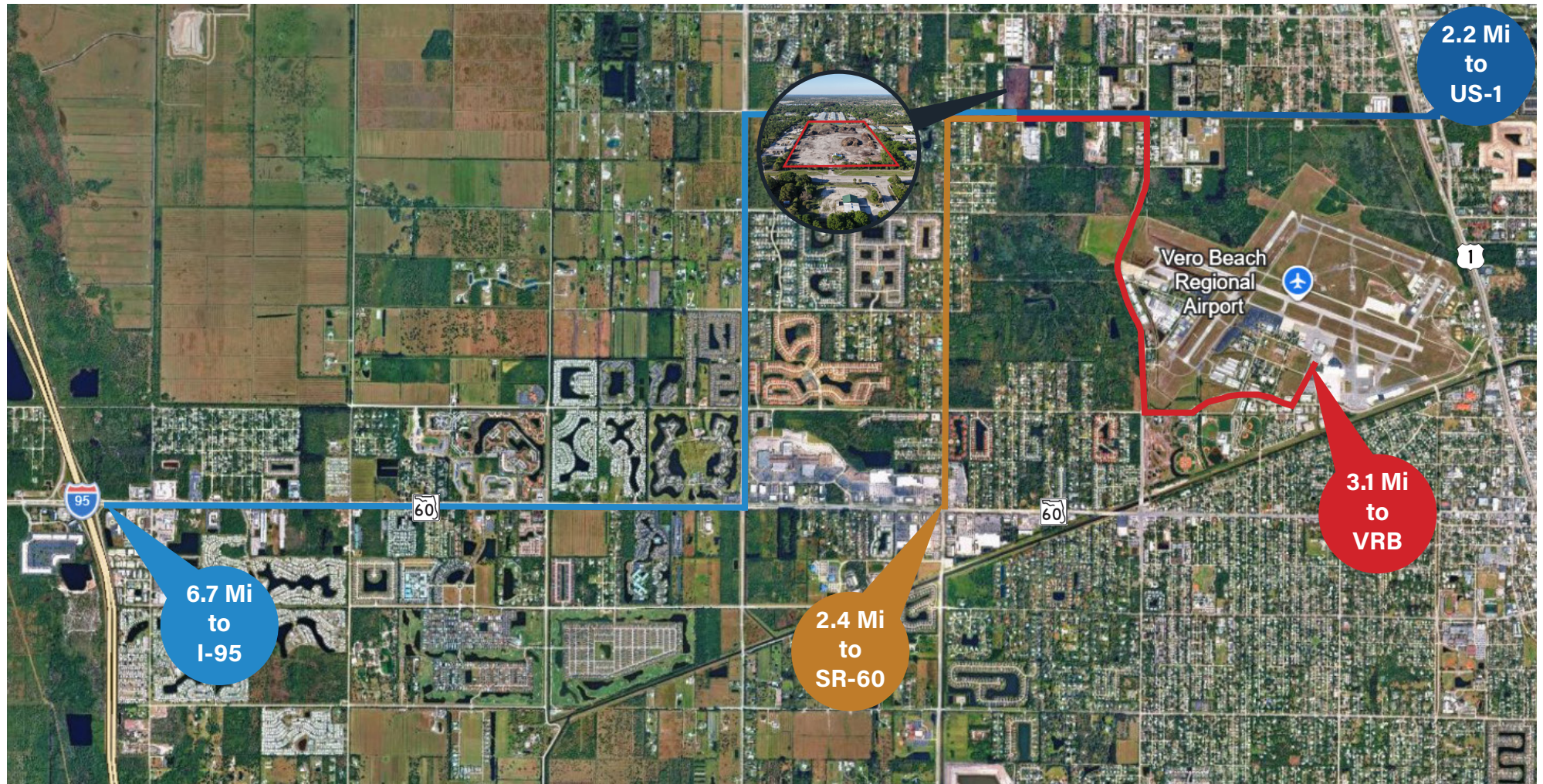


PROPERTY ADVANTAGES & DUE DILIGENCE SUMMARY

Well-Positioned Industrial Yard Site with Verified Infrastructure & Developability

The property represents a rare opportunity to acquire a functional industrial yard site with existing infrastructure, favorable site conditions, and a clear path to development. Preliminary due diligence, including survey, zoning verification, environmental history, and civil review, supports the site's suitability for industrial outdoor storage (IOS), contractor yard, and related industrial uses.

KEY PROPERTY ADVANTAGES	CIVIL & DEVELOPABILITY
Site & Physical Characteristics	Preliminary Civil Evaluation
± 18.67 Acres- Contiguous Industrial Site	A preliminary review of available topographic and LIDAR data indicates favorable site conditions for development.
± 600 FT Frontage on 41st Street	Site elevations generally range from 23.0 to 24.0 feet .
Existing Ingress / Egress in Place	Groundwater estimated at approximately 19.0 feet .
Predominantly Cleared and Stabilized Yard	Provides 4-5 feet of separation , supporting stormwater design.
Utilities & Infrastructure	DUE DILIGENCE COMPLETED
Water, Sewer, & Power Available on Site	Survey: ALTA/NSPS Survey Completed
Existing Structure with Utility Connections	Zoning Verification: County-Issued Zoning Confirmation Letter (2026)
Supports Office / Operational Improvements	Environmental History: Prior Phase I, Phase II, and FDEP Inspections completed.
Zoning & Use Flexibility	Findings: No further investigation recommended at this time.
General Industrial (IG) Zoning - (13.0 Acres)	
Heavy Commercial (CH) Zoning - (5.6 Acres)	
Located Within WGIC Overlay (Industrial Area)	
Supports IOS, Contractor Yard, and Industrial Users	



Key Distances:

- 2.2 Miles to US-1
- 2.4 Miles to SR-60
- 3.1 Miles to VRB
- 6.7 Miles to I-95 (Exit 147)

The subject site is strategically located along a key industrial corridor with direct frontage on 41st Street between 43rd and 58th Avenues. Positioned in a well-established industrial and heavy commercial area, the property benefits from strong regional connectivity, with convenient access to U.S. Highway 1, State Road 60, and Interstate 95. The site is also located less than three miles from Vero Beach Regional Airport, providing proximity to a growing hub for corporate aviation, logistics, and industrial users, further enhancing its appeal for a wide range of industrial and IOS-related operations.



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