

LEASE

SLBT I-95 VERO BEACH OFFICE SPACE

1893 90th Ave Vero Beach, FL 32966



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (Gross)
Building Size:	2,750 SF
Available SF:	2,750 SF
Lot Size:	1 Acres
Number of Units:	1
Year Built:	2016
Renovated:	2016
Zoning:	Commercial General
Market:	Melbourne Statistical Area
Submarket:	Vero Beach

PROPERTY OVERVIEW

Unleash the potential of this exceptional Commercial General property offering a strategic location at 1893 90th Ave, Vero Beach, FL, 32966. Providing expansive space perfect for manufacturing, warehousing, or distribution, this property features modern amenities, and versatile layouts to accommodate various operational needs. With ample parking, easy access to major transportation routes, and proximity to essential services, the property ensures convenience and efficiency for tenants and their operations. Its prime positioning and high visibility make it an ideal choice for businesses seeking a dynamic space designed to support growth and productivity.

PROPERTY HIGHLIGHTS

- Versatile Commercial space
- Versatile layout for different operational needs
- Ample parking for employees and visitors
- Easy access to major transportation routes
- Close proximity to essential services
- High visibility for business exposure

Frank Strazzulla
(772) 473-0826



**COLDWELL BANKER
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PARADISE

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PROPERTY DESCRIPTION

Unleash the potential of this exceptional Commercial property offering a strategic location at 1893 90th Ave, Vero Beach, FL, 32966. Providing expansive space perfect , Office, or distribution, this property features Basic Amenities, and versatile layouts to accommodate various operational needs. With ample parking, easy access to major transportation routes, and proximity to essential services, the property ensures convenience and efficiency for tenants and their operations. Its prime positioning and high visibility make it an ideal choice for businesses seeking a dynamic space designed to support growth and productivity. The Building has 5 Bedrooms, 2 Bathrooms, a Full Kitchen, Small Office, and a Storage Room. The Site was Previously used as a Fire Station for Indian River County. The Site can easily be converted to an Office with Show Room, or used as a Satellite Office.

LOCATION DESCRIPTION

Located on 90th Avenue just south of SR-60 in Vero Beach, this commercial site serves the busy Indian River Farms area near major east-west corridors. The Proximity to I-95 makes this a Versatile Space for any Business that is wanting to be near the I-95 corridor.

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