

# FOR SALE

Vero Beach Industrial Park

3807 & 3855 65th Street, Vero Beach, Florida 32967

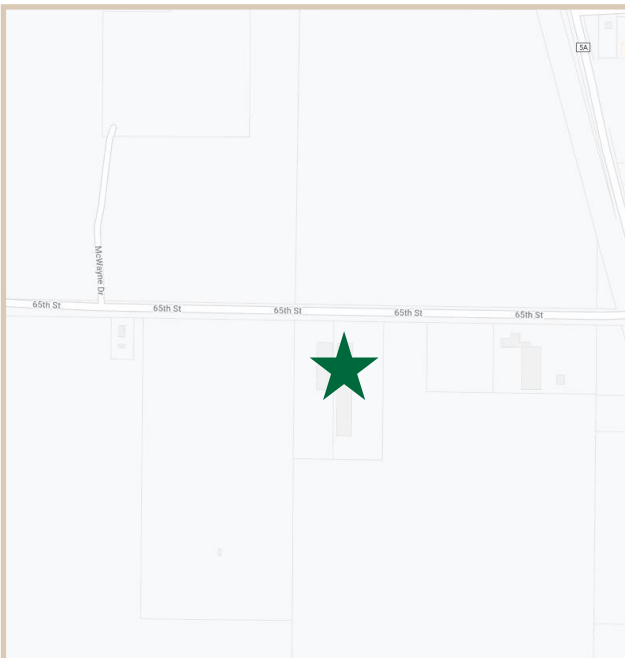
## PROPERTY FACTS

Building Area	36,000 Sq. Ft.
Parcel Size	5.73 +/- Acres
Configuration	Two Buildings 24,000 Sq. Ft. and 12,000 Sq. Ft.
Overhead Doors	Overhead Doors in Front and Rear of Both Buildings
Roof	New Metal Roof
Ceiling Height	Sixteen Feet
Power	Three Phase Power
Year Built:	1973
Features	Fenced Storage



## PROPERTY HIGHLIGHTS

Price:	<b>\$6,300,000.00</b>
Fenced Area:	Seven fenced in areas for lease.
Access and Parking:	Excellent parking with a roundabout parking lot for easy unloading and loading experience. Includes overhead doors for each unit.
Location:	Near Wabasso Bridge and high-end beachside communities. Located directly off of U.S. Highway One.
Aesthetics:	Extensive interior and exterior renovations. These renovations include new paint and signage.



### CHARLES A. VON STEIN, INC.

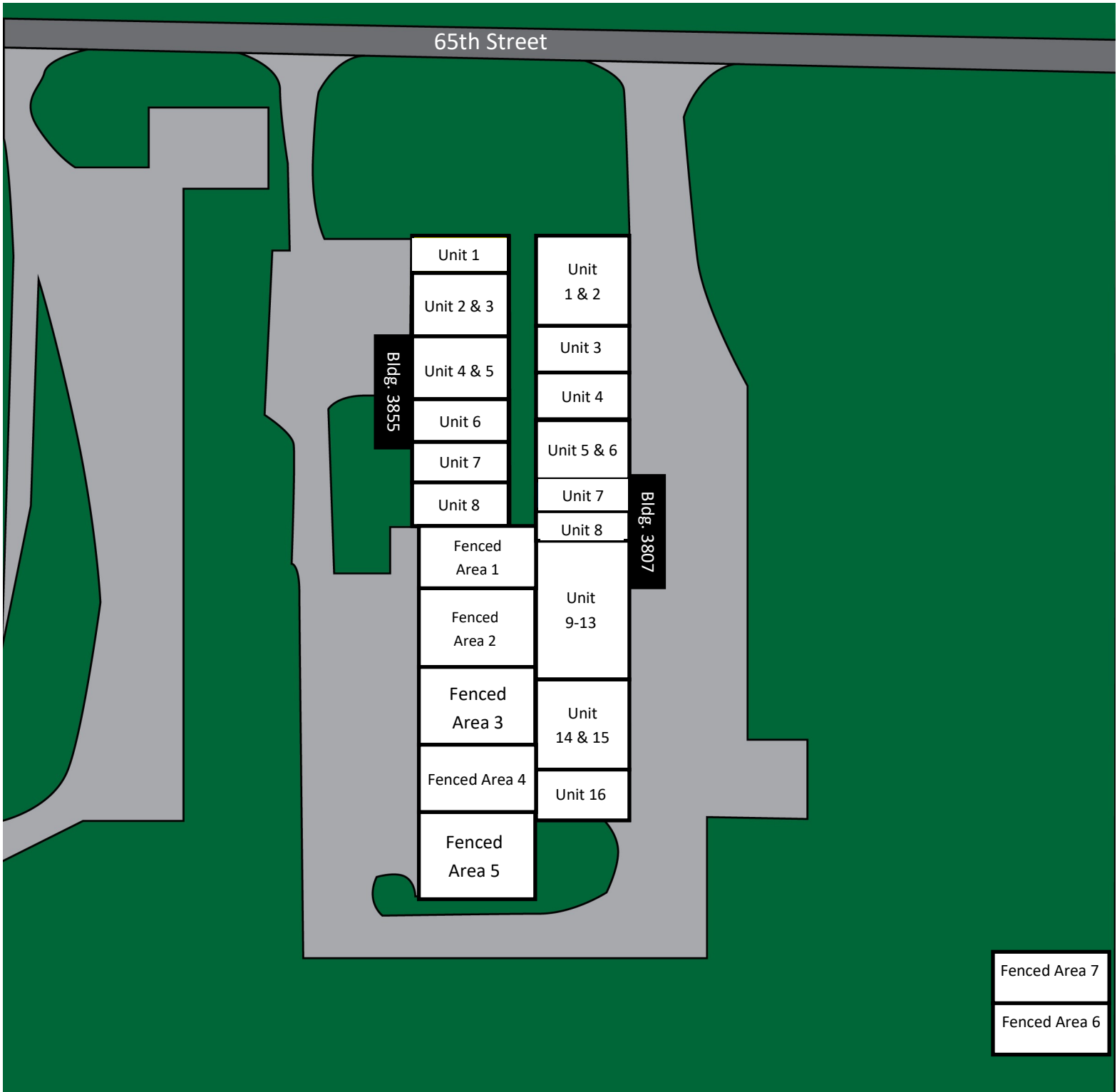
Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
www.vscre.com

### CONTACT INFO:

Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: leasing@vscre.com

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# AERIAL

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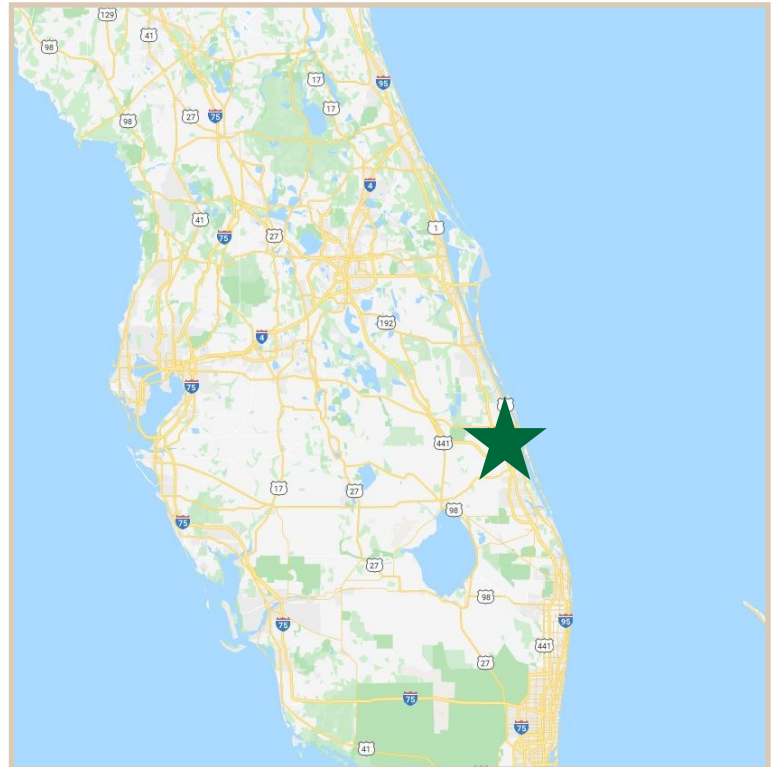
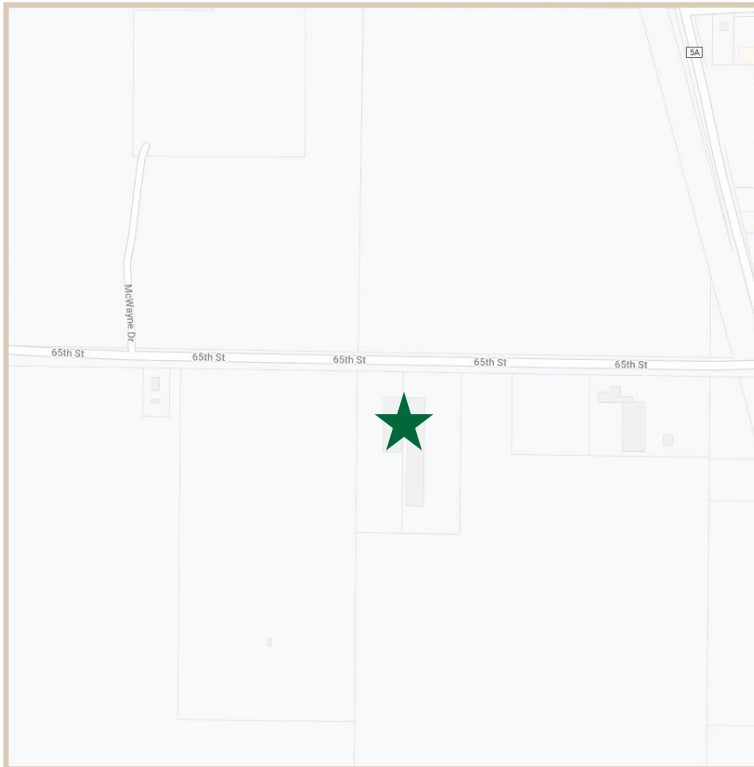
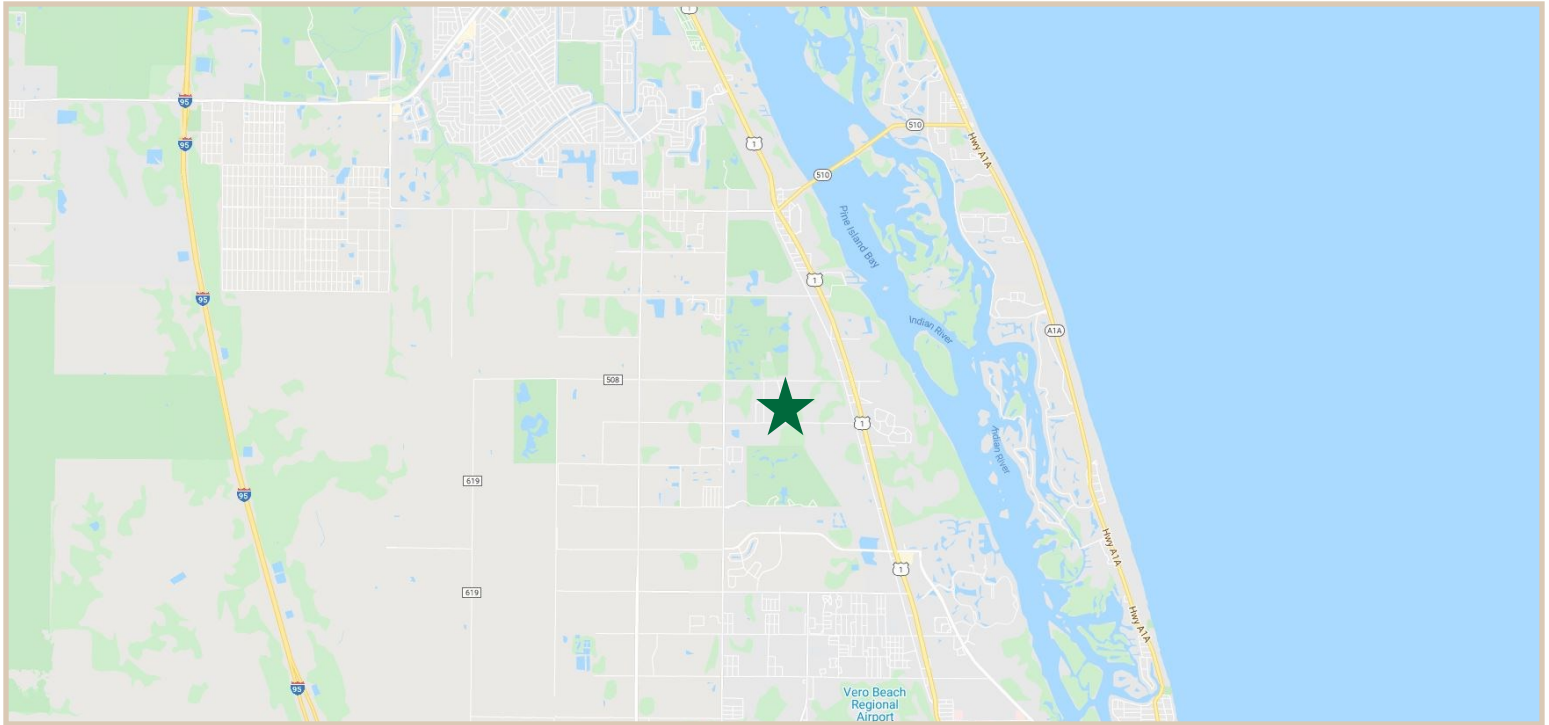
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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