

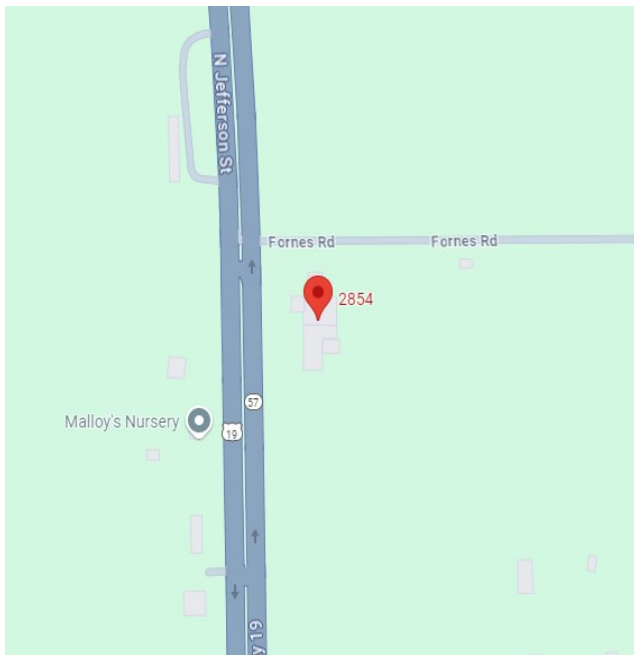
FOR LEASE

Monticello Industrial Complex

2854 North Jefferson ST, Monticello, FL 32344

PROPERTY FACTS

Building Area:	21,144 Sq Ft Total 18,616 Sq Ft Warehouse 2,528 Sq Ft, Office
Construction Type	Combination of Metal Frame with Metal Sliding & Masonry Block
Unit :	1 Unit
Acres	2.90 Acres
Frontage	340 Lineal Feet on Four lane highway 19
Electrical	Three Phase
Zoning	Commercial Industrial



PROPERTY HIGHLIGHTS

Price	These Building is competitively priced, providing excellent value for the area.
Building Layout	The building has a total 16,528 square feet. It host 14,000 square feet of warehouse space and 2,528 square feet of office space. Ceiling height varies from 14 feet (mostly in the office) to 22 feet in the warehouse.
Doors and Power	The building has one overhead door and six dock high doors. The building has three phase power and is zoned commercial industrial.



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

UNITS FOR LEASE

Monticello Industrial Complex

2854 North Jefferson ST, Monticello, FL 32344

UNIT	SIZE	RATE	OVERHEAD DOORS		OFFICE SPACE SF	NOTES
			DRIVE IN	DOCK HEIGHT		
2854	21,144 SF	\$8.00 PSF	1	6	2,500 SF	Recently Renovated Office/Warehouse



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

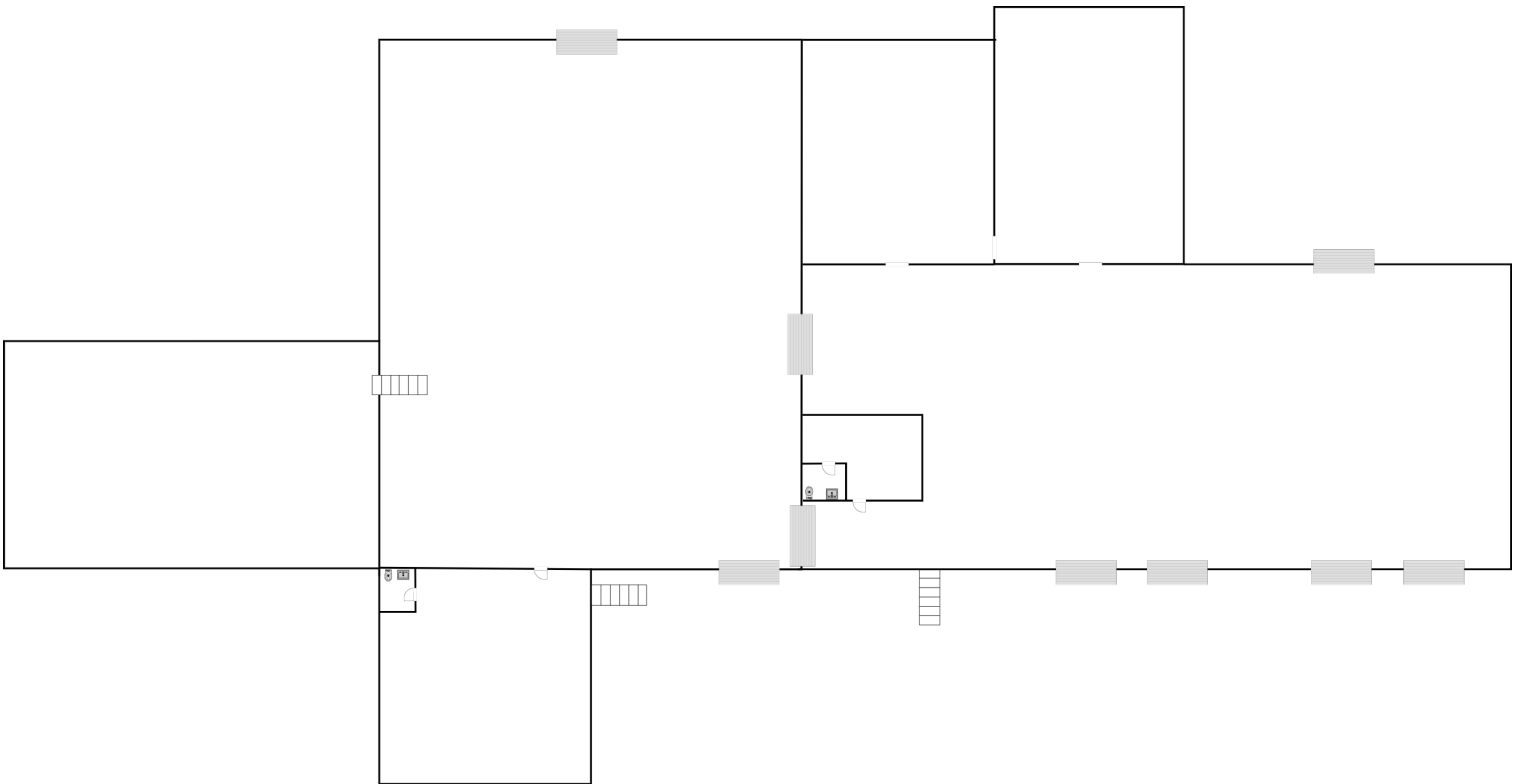
CONTACT INFO:

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

Floor Plan

Monticello Industrial Complex

2854 North Jefferson ST, Monticello, FL 32344



21,144 SF



1963

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

AERIAL

Monticello Industrial Complex

2854 North Jefferson ST, Monticello, FL 32344



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

AERIAL

Monticello Industrial Complex

2854 North Jefferson ST, Monticello, FL 32344



1963

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

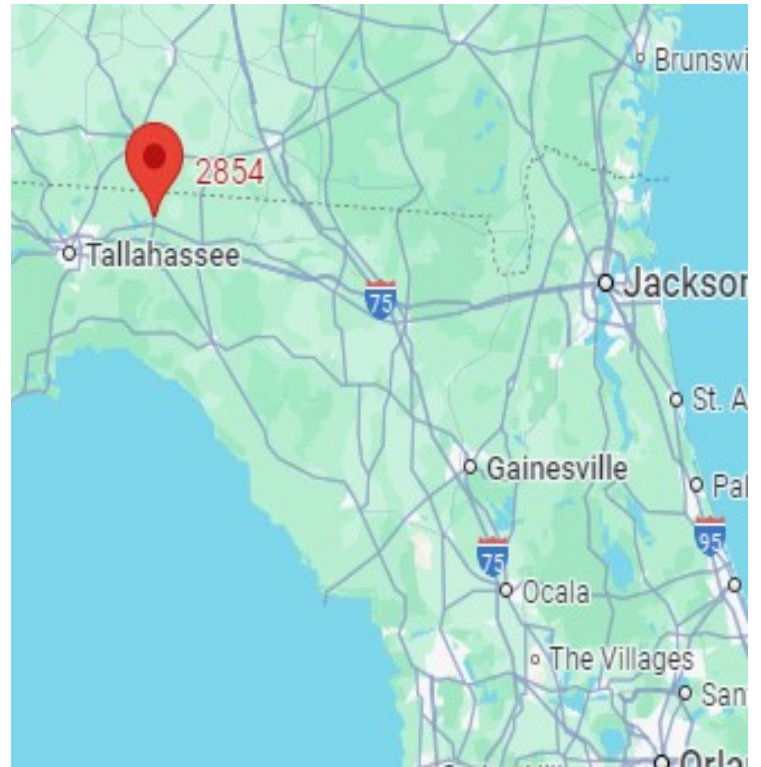
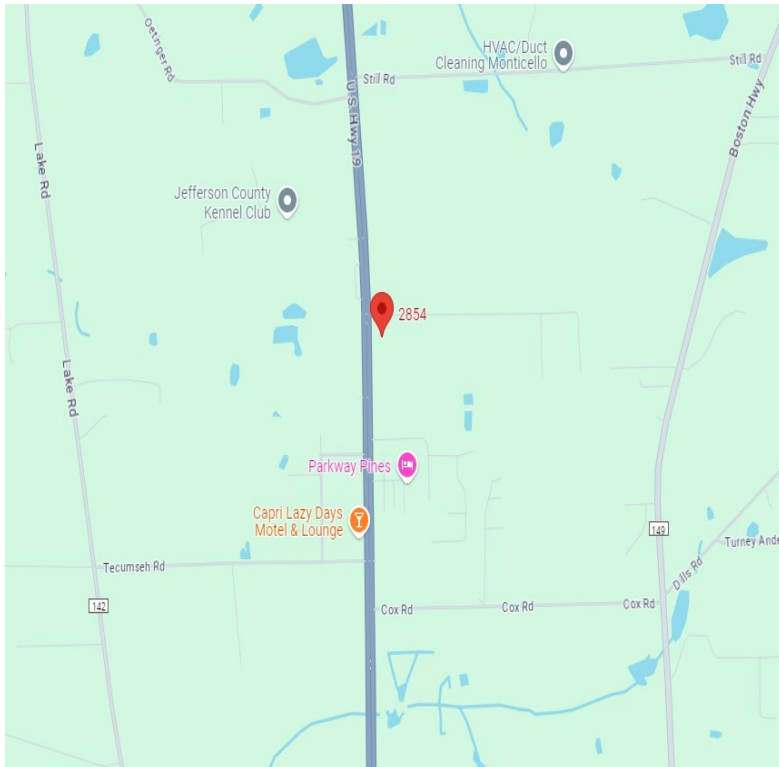
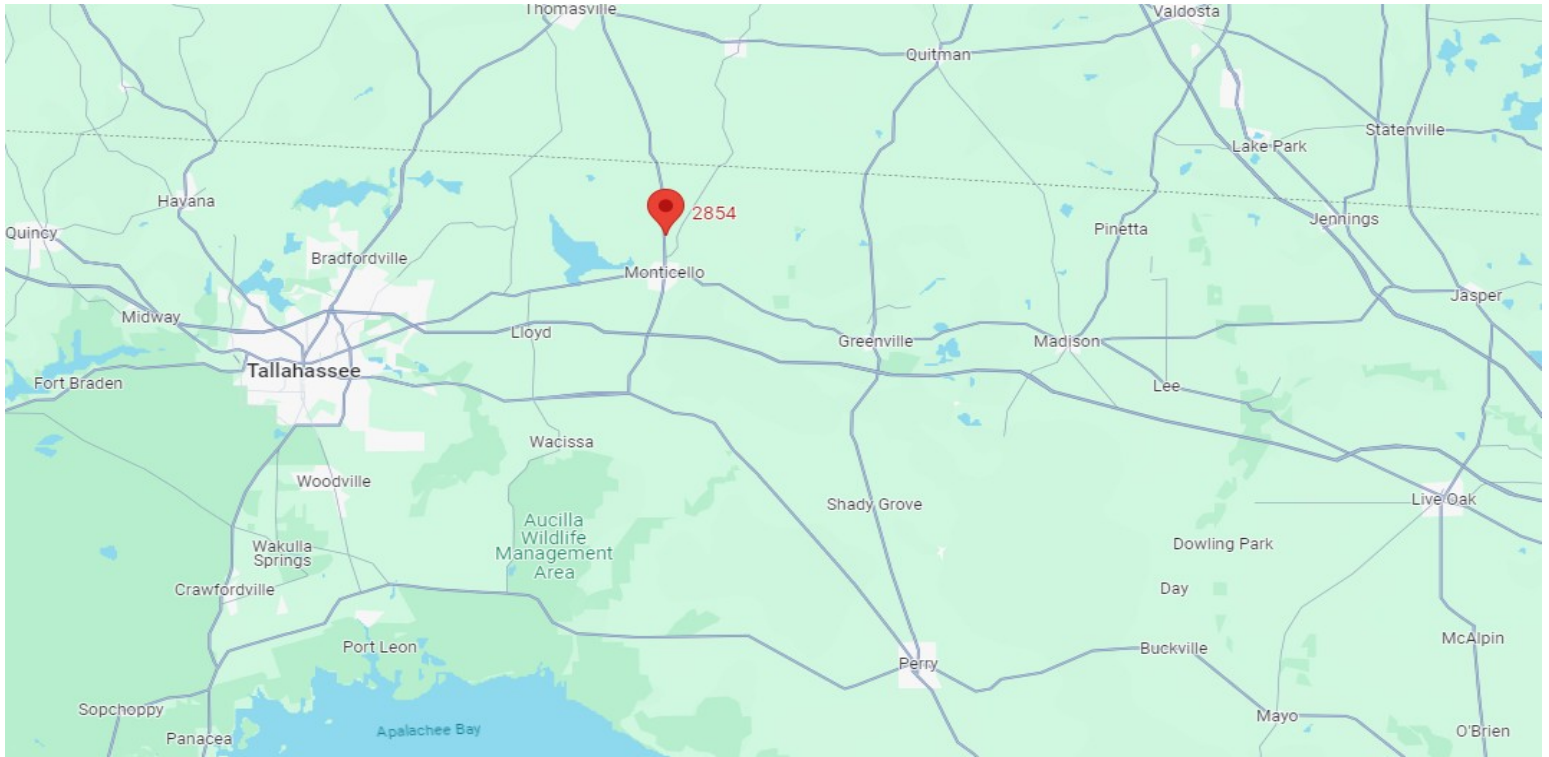
CONTACT INFO:

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

LOCATION MAPS

Monticello Industrial Complex

2854 North Jefferson ST, Monticello, FL 32344



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscore.com

CONTACT INFO:

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