

CHARLES A. VON STEIN, INC.

COMMERCIAL PROPERTY MANAGEMENT, SALES AND LEASING SPECIALISTS SINCE 1963

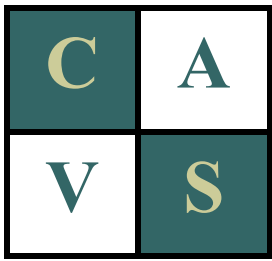
BUILDING FACTS

Building Sq. Ft.	36,000 Sq. Ft.
Parcel Size	5.73 +/- Acres
Configuration	Two Buildings 24,000 Square Foot and 12,000 Square Foot
Construction	Metal Building
Overhead Doors	Overhead Doors in Front and Rear of Both Buildings
Roof	New Metal Roof 2016
Ceiling Height	Sixteen Feet
Power	Three Phase Power
Year Built	1973
Zoning	IL Industrial Warehouse
Building Height	Single story
Features	Fenced Storage
Unit Size	16 Units 1,500 Square Feet to 6,000 Square Feet

- Near Wabasso Bridge and High End Beachside communities
- Limited Supply of Industrial Zoning in Indian River County
- Located directly off U.S. Highway One

VERO BEACH INDUSTRIAL PARK
3807 and 3855 65th STREET
VERO BEACH, FLORIDA 32967
SPACE FOR LEASE
\$7.00 PER SQUARE FOOT
INDUSTRIAL WAREHOUSE SPACE





CHARLES A. VON STEIN, INC.

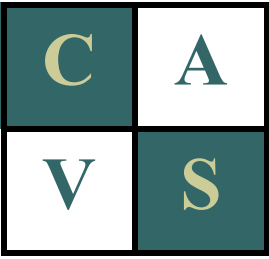
COMMERCIAL PROPERTY MANAGEMENT, SALES AND LEASING SPECIALISTS SINCE 1963

UNITS FOR LEASE

VERO BEACH INDUSTRIAL PARK
3807 AND 3855 65th Street
Vero Beach, Florida 32967

Building	Unit #	Square Footage	Rental Rate	Monthly Payment	Potential Space Configurations and Uses
3855	2 & 3	3,000	\$7.00 PSF Gross	\$1,759.00	HIGH BAY WAREHOUSE SPACE
3855	4 & 5	3,000	\$7.00 PSF Gross	\$1,759.00	HIGH BAY WAREHOUSE SPACE
FENCED STORAGE	2	4,416	\$1.00 PSF Gross	\$368.00	
FENCED STORAGE	3	3,552	\$1.00 PSF Gross	\$296.00	

CHARLES A. VON STEIN, INC.
626 Old Dixie Highway SW
Vero Beach, Florida 32960
Phone: 772-778-4885
Fax: 772-778-4908



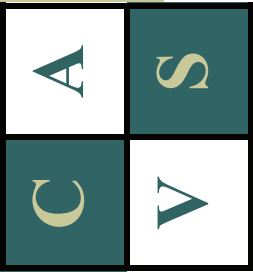
CHARLES A. VON STEIN, INC.

COMMERCIAL PROPERTY MANAGEMENT, SALES AND LEASING SPECIALISTS SINCE 1963



AERIAL
36,000 Square Feet Industrial Warehouse Space
3807 and 3855 65th Street
Vero Beach, Florida 32967

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



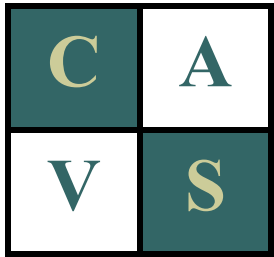
CHARLES A. VON STEIN, INC.

COMMERCIAL PROPERTY MANAGEMENT, SALES AND LEASING SPECIALISTS SINCE 1963



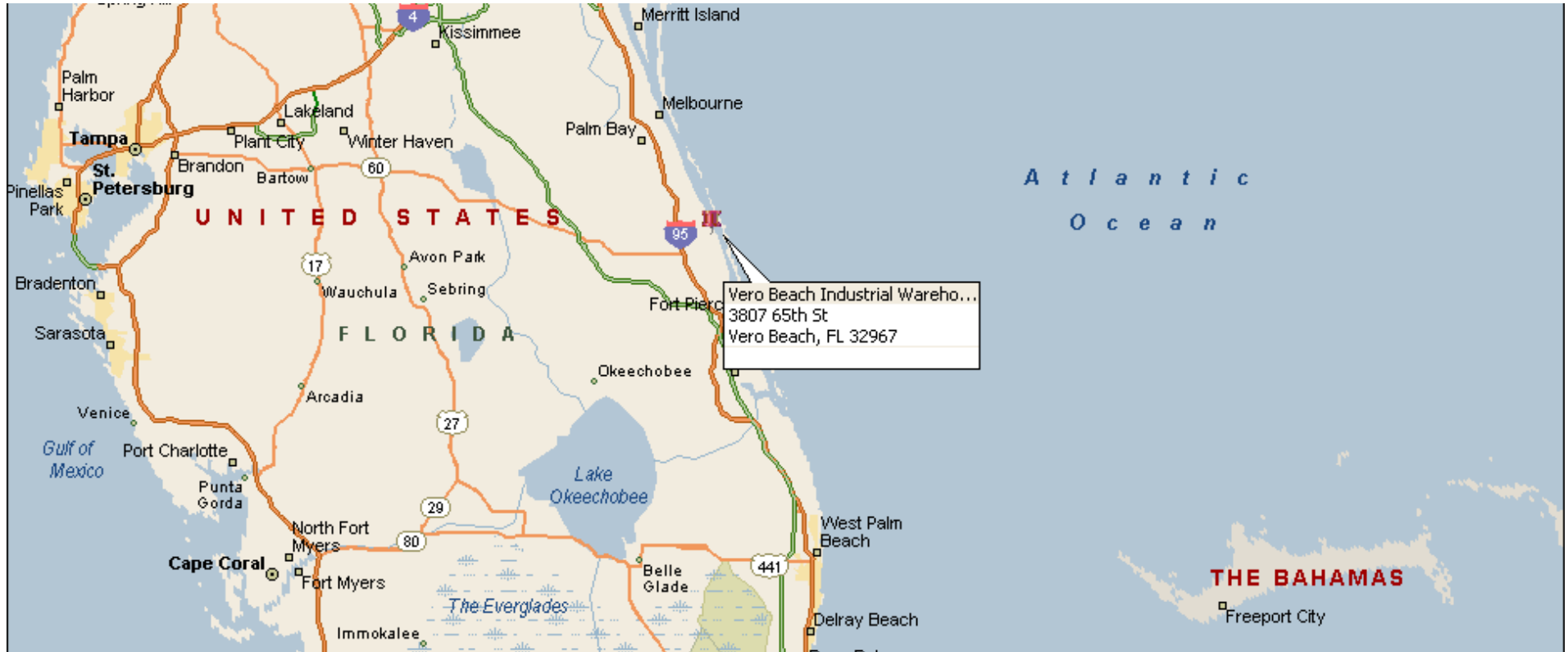
LOCATION MAP
36,000 Square Feet Industrial Warehouse Space
3807 and 3855 65th Street
Vero Beach, Florida 32967

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



CHARLES A. VON STEIN, INC.

COMMERCIAL PROPERTY MANAGEMENT, SALES AND LEASING SPECIALISTS SINCE 1963



LOCATION MAP

36,000 Square Feet Industrial Warehouse Space
3807 and 3855 65th Street
Vero Beach, Florida 32967

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.