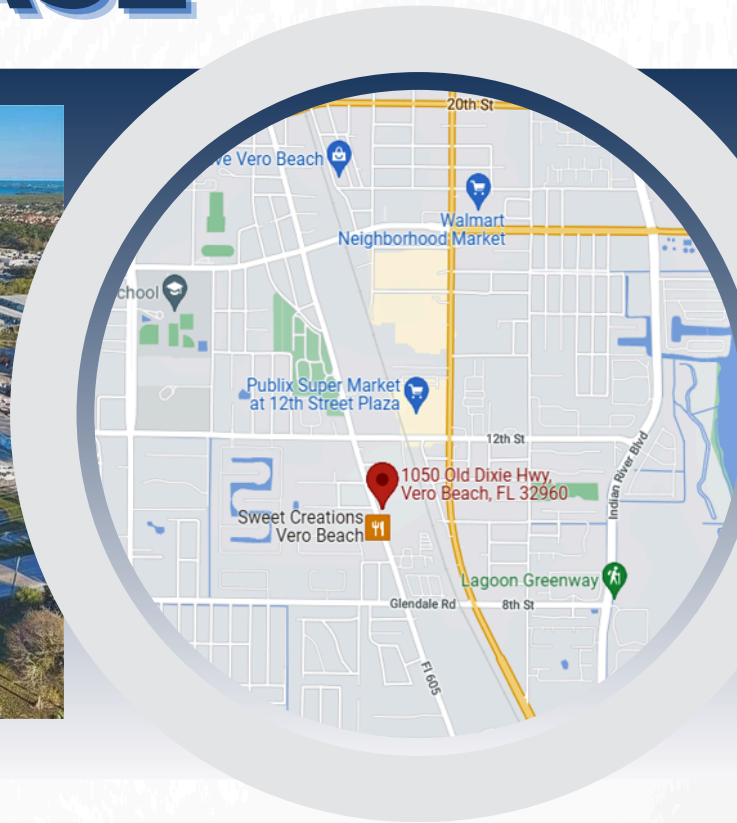


FOR SALE/LEASE



This secure 2-acre industrial site is a rare find in Vero Beach. The property is paved and secured by perimeter fencing, making it a high-capacity site for heavy equipment, vehicle fleets, or material staging. With outside storage permitted, all utilities on-site, and an occupational license (BTR) already in hand, this site is ready for immediate operation.

PROPERTY HIGHLIGHTS



LAND
2 Acres +/-



FRONTAGE
High visibility exposure with 180 feet of frontage on Old Dixie Hwy



BUILDINGS
Some of the prior existing buildings have been demolished to maximize outdoor storage use



OUTDOOR STORAGE
Fully fenced/gated
90% concrete & 10% modified gravel



ZONING
CH (Commercial Heavy)
Indian River County
Approval for outdoor storage



AVAILABILITY
Immediately

COMMERICAL / INDUSTRIAL LAND

1050 OLD DIXIE HWY
VERO BEACH, FL 32960

GREG LYON

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COMPANIES