

4.7 Miles From



Oslo Rd

0.94 ACRES

Zoning: CH

7500SF



820 35TH CT SW
VERO BEACH, FL 32968

\$1,500,000



OFFERING MEMORANDUM

820 35th Court

Vero Beach, FL 32968 · Indian River County

+/-7,500 SF Industrial Flex Building · +/-1.0 Acre · CH Zoning

\$1,500,000

SALE PRICE

\$200 / SF

PRICE PER SF

7.0%

CAP RATE (PRO FORMA)



Presented by Flaig Commercial Group

Chris Flaig · (772) 356-2851

chris@flaigcommercial.com

A scarce CH-zoned flex asset on the I-95 / Oslo Road growth corridor

A rare industrial flex opportunity off Oslo Road in fast-growing Indian River County. This +/-7,500 SF building sits on +/-1.0 acre zoned Commercial Heavy (CH) — one of the most versatile and scarce zoning designations in the county — and is fully leased, delivering income in place with a clear path to repositioning as a multi-tenant investment or an owner-user headquarters.

The building is already configured for three independent bays, each with its own electric meter and restroom, letting an investor grow NOI through market-rate lease-up or an owner-user occupy one bay and offset overhead with income from the others. Metal framing with concrete-block perimeter walls, clear-span interiors, four grade-level roll-up doors, and 20-ft clear height support a wide range of industrial users.

The northern yard offers room for a +/-2,500 SF expansion or industrial outdoor storage (IOS). Positioned between 58th and 66th Avenue with quick access to I-95 and the new Oslo Road interchange (anticipated 2027), the property serves Vero Beach, Sebastian, and St. Lucie County.

Investment Highlights

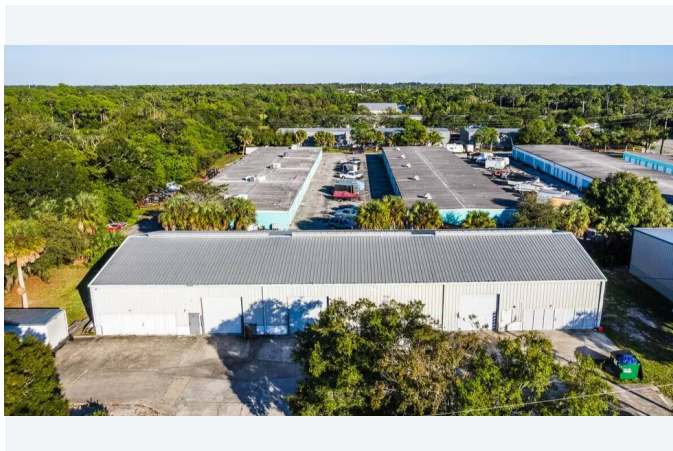
- Fully leased single tenant — income in place (+/-2 yrs remaining)
- 7.0% pro forma cap rate at \$1,500,000 (\$200/SF)
- Pro forma rents of \$14.00/SF NNN across +/-7,500 SF
- Pre-configured for 3 bays (separate meters + restrooms) for easy subdivision
- +/-2,500 SF expansion or industrial outdoor storage (IOS) on the north yard
- Minutes to I-95 and the NEW Oslo Road interchange (anticipated 2027)
- Scarce CH zoning — contractor shops, fabrication, storage yards, fleet, light mfg
- Ideal for investor or owner-user

Property Facts

SALE PRICE \$1,500,000	PRICE / SF \$200
CAP RATE (PRO FORMA) 7.0%	SALE TYPE Investment or Owner-User
RENTABLE BUILDING AREA +/-7,500 SF	LOT SIZE 0.94 AC (+/-1.0 Acre)
YEAR BUILT 1997	NO. STORIES 1
TENANCY Single	BUILDING CLASS B
CLEAR CEILING HEIGHT 20 ft	GRADE-LEVEL DOORS 4
PARKING RATIO 3.33 / 1,000 SF	PROPERTY TYPE Industrial - Flex / Warehouse
UTILITIES County water - septic - 3 meters	PARCEL 33-39-22-00022-0000-00005.0

ZONING — CH (COMMERCIAL HEAVY)

Permits contractor shops, repair & fabrication facilities, storage yards, fleet operations, and limited manufacturing — among the most flexible and supply-constrained industrial zoning in Indian River County.



Exterior — building & yard



Building & Site

The structure features durable metal framing with concrete-block perimeter walls and clear-span interiors that maximize usable space. Four grade-level roll-up doors and 20-ft clear ceiling height accommodate a wide range of industrial and flex users — from contractor and trade operations to fabrication, distribution, and service businesses.

The building is already divided into three independent bays, each with its own electric meter and restroom — allowing easy subdivision for multi-tenant lease-up or owner-user occupancy. The +/-1.0-acre site offers ample parking (3.33/1,000 SF) and a northern yard suitable for a +/-2,500 SF building expansion or income-producing industrial outdoor storage (IOS).

3
INDEPENDENT BAYS

4
GRADE-LEVEL DOORS

20 ft
CLEAR HEIGHT

+/-1.0 AC
LOT SIZE



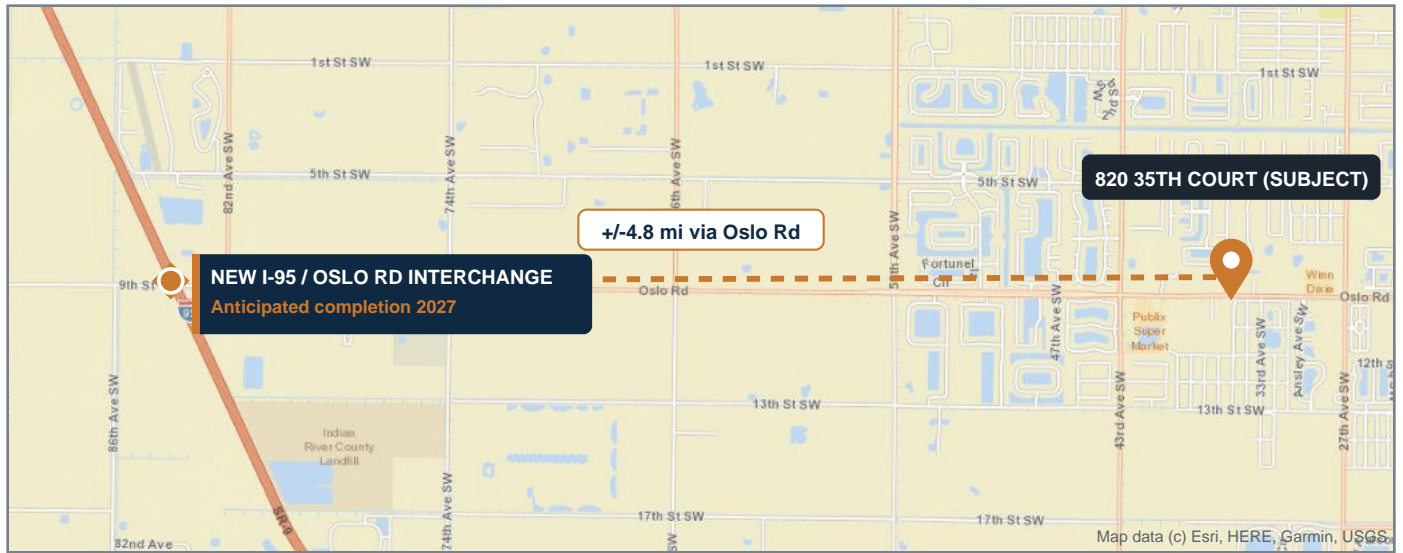
Aerial / yard · interior clear-span bay

Property Gallery

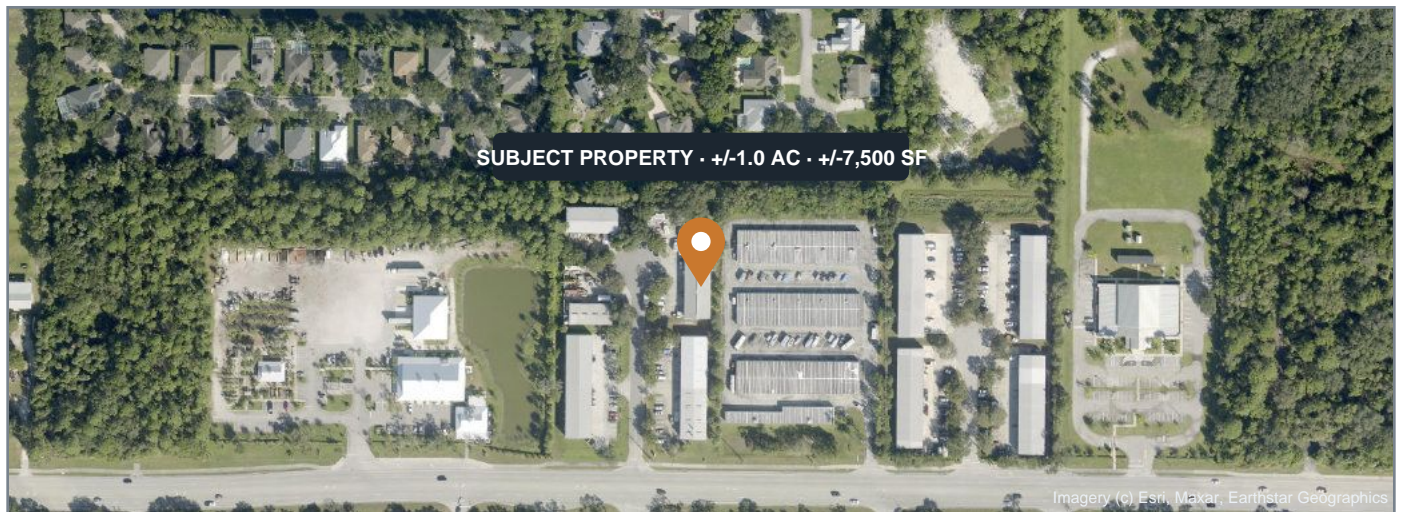


Interior bays, mezzanine & roll-up access · full photo set available on request

Location & Site Aerial



Corridor — I-95 / Oslo Road interchange to the subject property



Direct I-95 access
via the new Oslo Rd interchange (2027)

Regional reach
Serves Vero Beach · Sebastian · St. Lucie

90 / 100
"Exceptionally drivable" drive score

A Direct Beneficiary of the New I-95 Interchange

NEW I-95 INTERCHANGE AT OSLO ROAD (9TH ST SW)

\$95.78M

FDOT / US-DOT funded project

Aug 2023

Construction broke ground

Summer 2027

Anticipated completion

4.8 mi

Due west of the property via Oslo Rd

After decades in planning, FDOT is building a brand-new I-95 interchange at Oslo Road — directly along the corridor this property serves, about 4.8 miles due west. New on/off ramps and a four-lane Oslo Road will put interstate access minutes from the front door, sharply improving connectivity for tenants moving goods, fleets, and equipment.

The property sits between 58th and 66th Avenue, serving Vero Beach, Sebastian, and St. Lucie County. With an “exceptionally drivable” 90/100 drive score, limited industrial supply, rising construction costs, and a scarcity of CH-zoned parcels with expansion room, the interchange is a powerful long-term tailwind for rents and value.



Indian River / Treasure Coast Industrial Market

Indian River County sits on Florida’s Treasure Coast, one of the faster-growing regions in the state. Sustained in-migration and population growth continue to drive demand for warehouse, flex, and service-industrial space across Vero Beach, Sebastian, and neighboring St. Lucie County.

The regional industrial market is currently absorbing a wave of recent speculative deliveries, which has temporarily lifted vacancy; at the same time, asking rents have climbed sharply — by double digits year-over-year in recent reporting. As new supply leases up, the area is expected to tighten, reinforcing its role as a logistics and trade-services hub.

Against that backdrop, small-bay, CH-zoned infill product like 820 35th Court is scarce. Heavy-commercial zoning that permits contractor yards, fabrication, fleet, and outdoor storage — paired with on-site expansion capacity — is difficult to replicate given rising construction costs and limited developable parcels. The new Oslo Road / I-95 interchange adds a durable, location-specific catalyst.

Treasure Coast

High-growth, in-migration market

Double-digit

Recent YoY asking-rent growth

Scarce

CH-zoned infill w/ expansion room

2027

Oslo Rd interchange catalyst

Key Demand Drivers

- Population growth & business in-migration across the Treasure Coast
- Limited supply of heavy-commercial (CH) industrial land
- New I-95 / Oslo Road interchange improving regional access
- Owner-user demand for small-bay flex with yard / IOS capability

Market statements reflect third-party regional reporting (CoStar/LoopNet and public market summaries) and are provided for context only. They are not a guarantee of future performance; buyer to verify.

Pro Forma Snapshot

Illustrative pro forma based on market rent of \$14.00/SF on a triple-net (NNN) basis, under which the tenant reimburses operating expenses (taxes, insurance, CAM). Actual in-place lease terms available upon request.

Rentable Building Area	+/-7,500 SF
Pro Forma Market Rent	\$14.00 / SF NNN
Pro Forma Gross Rental Income	\$105,000 / yr
Operating Expenses (NNN — tenant paid)	—
Net Operating Income (Pro Forma)	\$105,000 / yr
Asking Price	\$1,500,000
Price / SF	\$200 / SF
Going-In Cap Rate (Pro Forma)	7.0%

Value-Add & Upside

- Mark in-place rent to market on renewal and lease the +/-7,500 SF at \$14.00/SF NNN
- Subdivide into three separately-metered bays to capture multi-tenant premiums
- Add +/-2,500 SF expansion or monetize the north yard as industrial outdoor storage (IOS)
- Owner-user option: occupy one bay and offset overhead with income from the others



CONTACT FOR MORE INFORMATION

Let's talk about 820 35th Court



Chris Flaig

Flaig Commercial Group

(772) 356-2851

chris@flaigcommercial.com

820 35th Ct, Vero Beach, FL 32968 · Listing ID 38475566

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