

Vero Beach Industrial

3825 71st St, Vero Beach, FL 32967

Owner/User
Investment Opportunity

Offering Memorandum



MATTHEWSTM

Exclusively Listed By



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Property Overview

Vero Beach Industrial
3825 71st St, Vero Beach, FL 32967



Property Overview

Summary

City	Vero Beach
State	FL
Zip	32967
County	Indian River County
West Building Warehouse SF	± 10,740
West Building Office SF	± 3,600
East Building SF	± 10,950
Combined RBA	± 25,290 SF
Total Lot Size	± 2.44 AC
Coverage Ratio	23.79%
Warehouse Clear Heights	14'-20'
Loading Docks	West Building - 1
Van High Docks	West Building - 5
Concrete Loading Ramp	West Building, 1 - 30 ft x 12
Grade Level Doors	East Building - 7
Power Supply - Each	3 - Phase 400-Amp, 240-Volt
Zoning	IG (General Industrial)
Construction	Concrete/Metal
Parking	30+ paved parking spaces, including two (2) ADA spaces
Exhaust Ventilation Hood	1 - West Warehouse
Air Piping System	Throughout West Warehouse
Septic System	2
Water Wells	4
Retention Pond	± 0.25 AC
Security System	Cameras, Burglar Alarm, Exterior Security Lights
Fenced	Fully Fenced with 2 Access Gates

14,340 SF



10,950 SF



Investment Highlights

Property Highlights

- **Flexible Two-Building Investment Opportunity** - ±25,290 SF across two separate buildings on ±2.44 acres, offering flexibility for multi-tenant occupancy, an owner-user, or a combination of both. The two-building configuration allows for multiple users and the potential to generate diversified income streams.
- **Functional Warehouse & Office Layout** - The West Building includes ±10,740 SF of warehouse space and ±3,600 SF of office space, while the East Building provides an additional ±10,950 SF of industrial space, accommodating a variety of operational needs.
- **Strong Loading Capabilities** - The West Building features five van-high docks, one loading dock, and one drive-up concrete ramp, while the East Building offers seven grade-level doors, providing convenient access for shipping, receiving, and daily operations.
- **Industrial Power & Infrastructure** - Each building is equipped with 3-phase, 400-amp, 240-volt power. The West Building also features an air piping system throughout the warehouse and an exhaust ventilation hood, supporting a variety of industrial uses.
- **Functional Clear Heights** - The East Building features 14'-15' clear heights, while the West Building offers 15'-20' clear heights, providing flexibility for warehousing, storage, manufacturing, and other industrial operations.
- **Secure, Fully Fenced Site** - The property is fully fenced with two access gates and features security cameras, a burglar alarm, exterior security lighting, and 30+ paved parking spaces, providing a secure and functional operating environment.
- **General Industrial Zoning** - Zoned IG (General Industrial), the property accommodates a broad range of industrial activities and provides flexibility for multiple users and potential future uses.





BRANDT'S
APPLIANCE SERVICE

Subject Property

MASCHMEYER

Proaquatix
aquacultured marine ornaments

69th St ± 43,000 VPD

± 27,000 VPD

OTG
LIQUIDATION CENTER

Construction
In Progress

High Pointe by GHO Homes
± 278 Single Family Homes

MASSEY
SERVICES INC.

INTEGRITY METALS
Architectural Fabrication

Rosewood Magnet School
± 558 Students

Bent Pine
Golf Club

Grand Imperial
Quartz - Granite & Marble

STARK
EXTERMINATORS

62
YEARS YOUR

Golden Eagle
UPHOLSTERY SERVICES

MECKS
PLUMBING

SPACE BOX
STORAGE

Public Storage

Construction
In Progress

Waterway Village by DiVosta
± 1,400 Single Family Homes & Villas

TITAN
AMERICA

Publix
McDonald's
Orangetheory

Consolidated Electrical Distributors Inc.
VERO BEACH
SERVICE • INTEGRITY • RELIABILITY

Pricing Summary

\$4,075,000

Price

±25,290 SF

GLA

±2.44 AC

Lot Size

\$161.13

PPSF



3825 71st St
Vero Beach, FL 32967

±25,290 SF
Combined GLA

23.79%
Coverage Ratio

14'-20'
Warehouse Clear Heights

2 Access Gates
Fully Fenced

±2.44 AC
Lot Size



Warehouse & Office



Loading Docks & West Warehouse Interior



± 3,600 SF Two Story Office



7 Grade-Level Doors & East Warehouse Interior

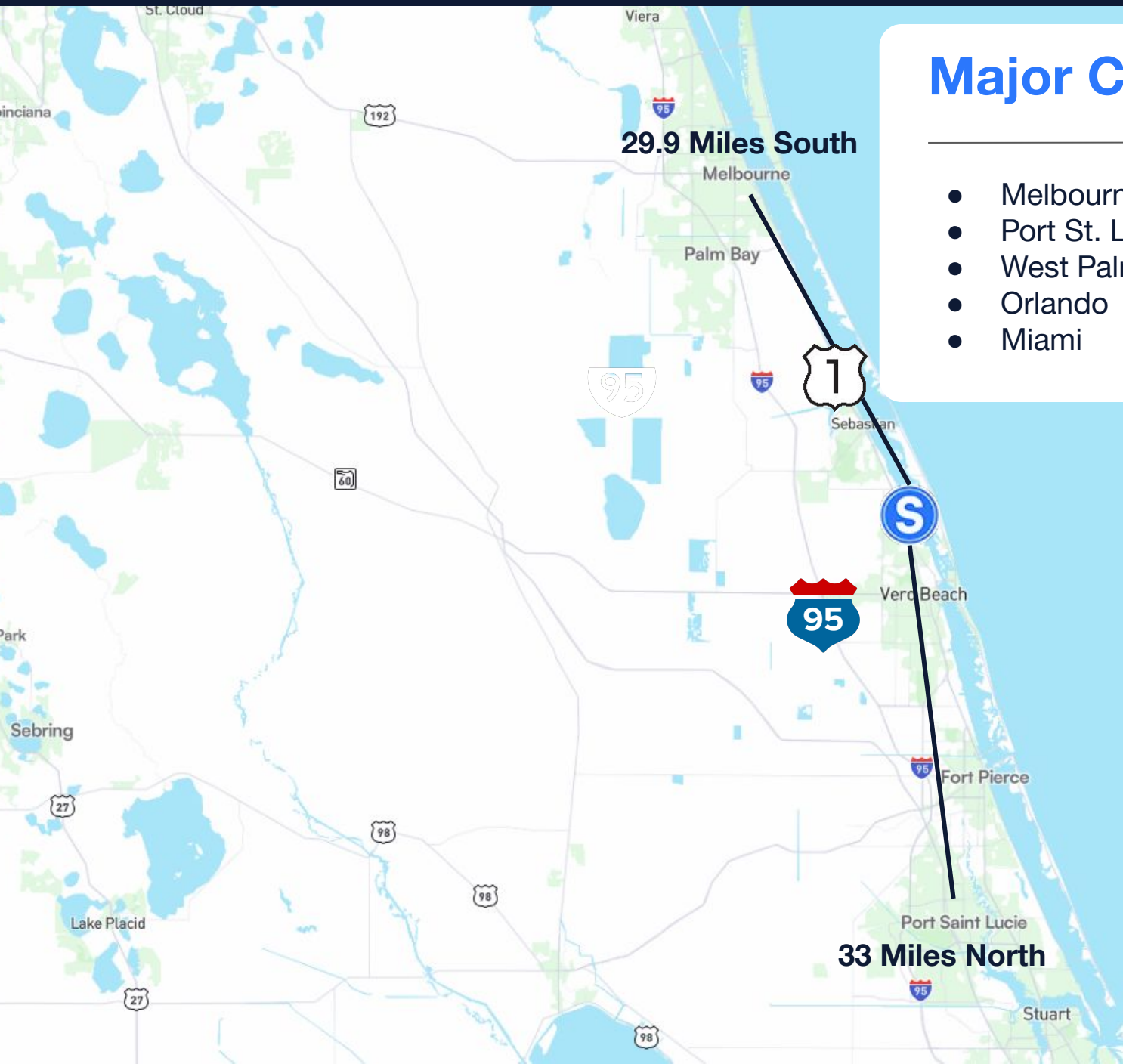


Market Overview

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Regional Map



Major Cities

- Melbourne 33 Miles North
- Port St. Lucie 29.9 Miles South
- West Palm Beach 67 Miles South
- Orlando 86 Miles NorthWest
- Miami 145 Miles South

Vero Beach, FL



Local Market Overview

Vero Beach, Florida is a desirable coastal community along the state's Treasure Coast, recognized for its affluent demographics, exceptional quality of life, and steadily growing economy. Conveniently located along U.S. Highway 1 and Interstate 95, the city offers excellent regional connectivity to major Florida markets while maintaining the charm and accessibility of a smaller coastal destination. Its economy is supported by healthcare, professional services, retail, tourism, marine industries, and a growing retiree population, creating a stable foundation for long-term commercial growth.

The area's strong consumer spending power, continued residential development, and steady population growth have attracted a diverse mix of national retailers, restaurants, healthcare providers, and service-oriented businesses. Vero Beach also benefits from year-round tourism driven by its beaches, golf courses, cultural attractions, and outdoor recreation, providing consistent demand for local businesses beyond the permanent resident base.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,816	18,747	47,015
Current Year Estimate	1,539	17,202	44,764
2020 Census	1,166	14,106	39,433
Growth Current Year-Five-Year	17.99%	8.98%	5.03%
Growth 2020-Current Year	31.96%	21.95%	13.52%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	803	8,773	21,911
Current Year Estimate	694	8,256	21,375
2020 Census	497	6,331	17,884
Growth Current Year-Five-Year	15.61%	6.26%	2.51%
Growth 2020-Current Year	39.68%	30.41%	19.52%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$133,184	\$162,334	\$160,170

Sebastian–Vero Beach–West Vero Corridor MSA

220,453

Total Population

184,813

Employed Population

43.7

Median Age

9.95% (5-Mile)

Growth Current Year-Five-Year

Local Market Overview

The Sebastian–Vero Beach–West Vero Corridor Metropolitan Statistical Area is one of Florida's most desirable coastal markets, known for its affluent demographics, steady population growth, and exceptional quality of life. Anchored by Vero Beach and Sebastian, the region continues to attract retirees, seasonal residents, professionals, and families seeking a business-friendly environment with convenient access to Florida's major metropolitan areas.

Strategically positioned along Florida's Atlantic Coast between Orlando, Palm Beach, and the Space Coast, the MSA benefits from direct connectivity via U.S. Highway 1, Interstate 95, and nearby airports. The area boasts a diversified economy supported by healthcare, tourism, marine industries, aviation, agriculture, and professional services, providing a stable foundation for long-term economic growth.

The region's high household incomes, growing population, and strong consumer spending have attracted a broad mix of national retailers and service providers. Combined with limited development opportunities along many established commercial corridors, these fundamentals continue to support strong retail performance and long-term real estate values.

With its combination of affluent residents, expanding consumer base, and favorable economic trends, the Sebastian–Vero Beach–West Vero Corridor MSA remains one of Florida's premier markets for retail and commercial real estate investment.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3825 71st St, Vero Beach, FL, 32967** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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