



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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REMODELED IN 2023 / INDUSTRIAL PROPERTY FOR LEASE

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# Commercial / Industrial Complex For Lease

7750 9th St. SW Vero Beach, FL 32968

UP TO +/-55,250 SF OF INDUSTRIAL AND OFFICE SPACE

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

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# LARGE INDUSTRIAL COMPLEX

Warehouse / Manufacturing Complex on 5.57 Acre Lot • 7750 9th St. SW Vero Beach, FL 32968



## OFFERING SUMMARY

**Available SF:** +/-55,250 SF

**Lease Rate:** \$8.00/psf Gross  
Tenant Pays All Utilities

**Lot Size:** 5.57 Acres

**Year Built:** 1989

**Building Size:** +/-55,250 SF

**Zoning:** IL

## 2023 COMPLETELY RENOVATED NEW WINDOWS, ROOF, HVAC

Zoned IL ( Heavy Industrial - Indian River County)

Large Campus Suitable for Many Uses Including:

Heavy Industrial, Manufacturing, Large Machine Shop, Auto or Aircraft Plant

LED Lighting Throughout

120 Striped Parking Spaces & Attached Garage with 3 Doors & Parking for 6 Vehicles

### +/- 31,750 /sf of High and Low Bay

#### Warehouse, Manufacturing Areas Configured As:

+/- 9,000/sf Non HVAC Shipping- Receiving Area

+/- 8,250/sf High Bay Warehouse with Additional +/- 2,250/sf Mezzanine Space

+/- 6,000/sf HVAC Warehouse with 20' to 40' Bay Height

+/- 8,500/sf HVAC Warehouse ( +/- 7,000/sf High Bay, 40' Ceiling Height

+/- 1,500/sf 20' Ceiling Height)

### +/- 23,500/sf of Office Space Configured As:

+/- 10,000/sf First Floor General Office Space

+/- 13,500/sf Second Floor Offices with Separate Atrium Entrance

Completely Remodeled, Paint and Flooring

Multiple Offices and Large Open Work Areas

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## Lightle Beckner Robison, Inc.

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# ADDITIONAL PHOTOS

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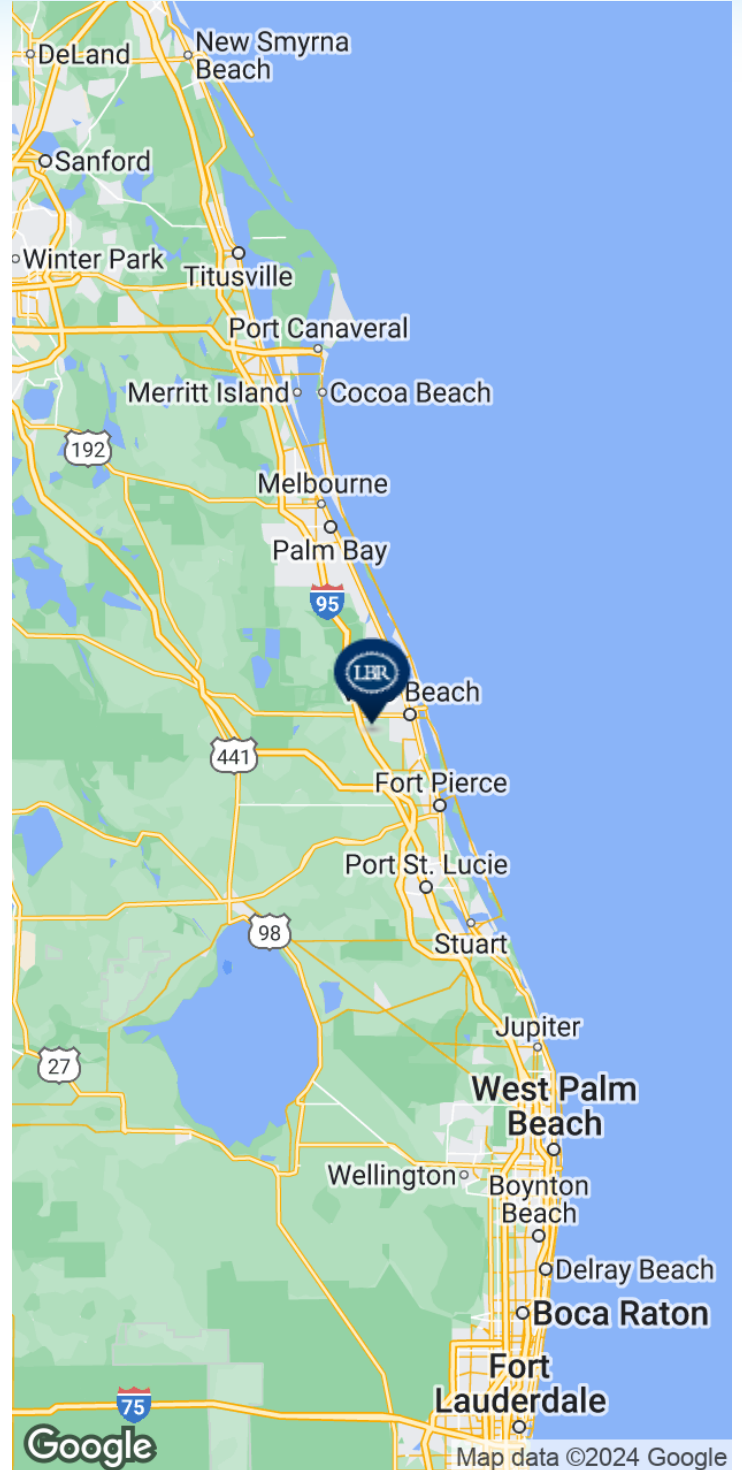
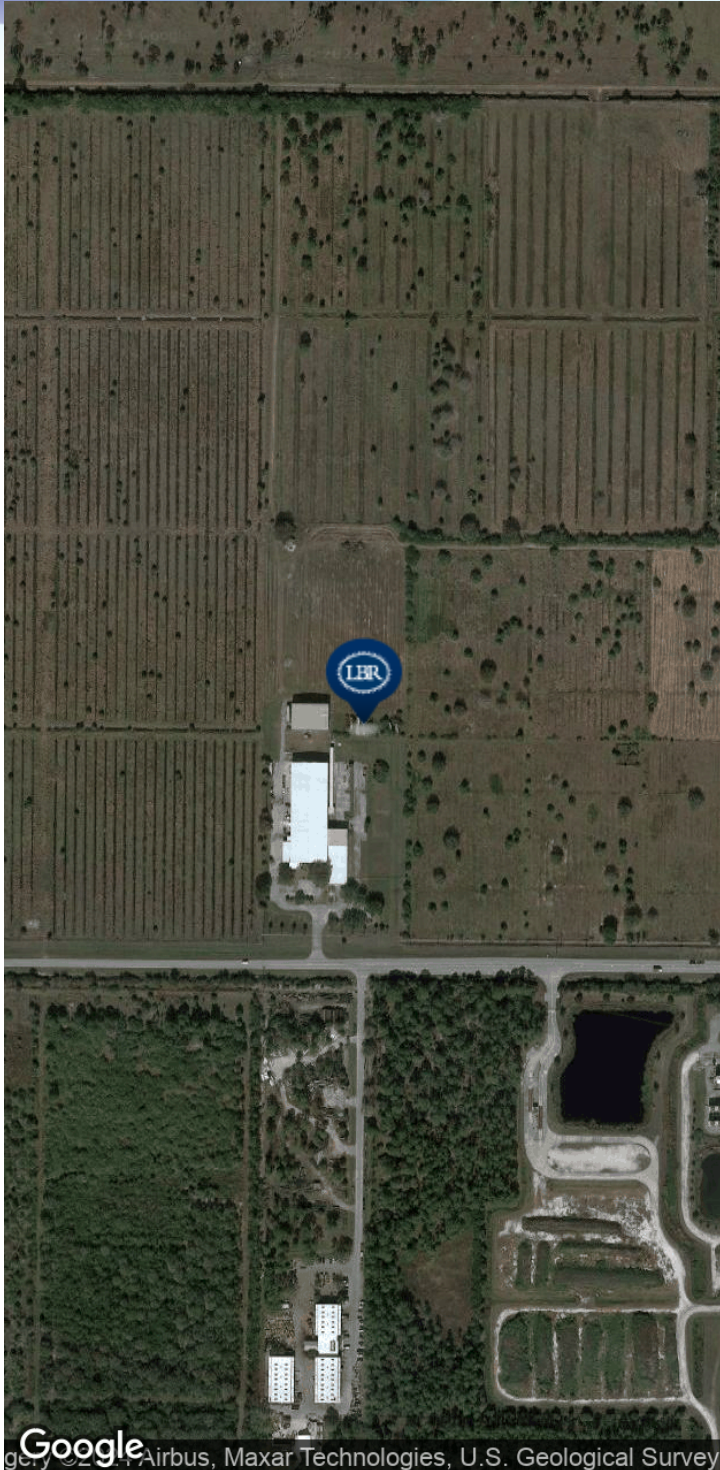
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# LOCATION MAP

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