

Premier Packing Warehouse

625 66th Ave SW, Vero Beach, Florida 32968

Jeff Cusson, CCIM

772-473-8497

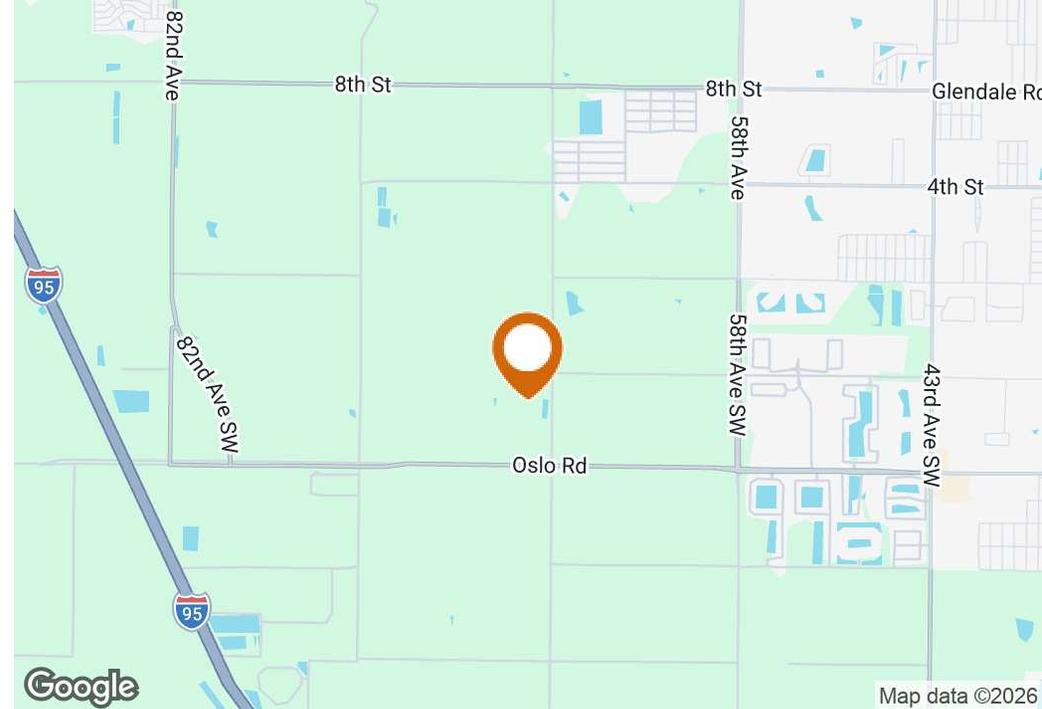
jeff@saundersrealestate.com

Tom Jerkins

772-473-9754

tom@premiercitrus.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$8,900,000
Building Size:	87,079 SF
Lot Size:	39.04 Acres
Year Built:	1994
Zoning:	A-1
APN:	33391900001009000002.0, 33391900001010000002.1, 33391900001010000002.0

Property Overview

Strategically located on nearly forty acres with A-1 zoning and improved with an expansive 87,079 SF fruit packing facility, 625 66th Ave SW, Vero Beach, FL, 32968 offers a prime investment opportunity with a diversity of potential uses. The County Commission recently approved expansion of the Urban Service Boundary to include the site, and are exploring options for a change in the Future Land Use in the coming months. Built in 1994, the well maintained facility includes 4,360 SF of office space, 31 foot ceilings in the warehouse portion, monolithic slab foundation, 9 dock high and 4 ground level bay doors, along with facilities for more than 100 employees. A nearly 10,000 SF cooler with 20' ceilings provides storage capacity for 780 pallets or 2,000,000# of product. The property is located in Vero Beach, just a 1/4 mi. north of Oslo Rd and less than three miles from the I-95 interchange, currently under construction and scheduled for completion in Summer of 2027.

Property Highlights

- Well constructed and maintained building
- Strategic location near I-95
- Nicely finished office space

PROPERTY DESCRIPTION



Location Description

Property is located on 66th Ave. just north of Oslo Rd in Vero Beach, Florida in South Indian River County. Oslo Road is currently undergoing a \$96 million construction project widening to four lanes, including a new I-95 interchange.

Site Description

Original Building Improvements:

Structure: Steel I-beam, clear span with clear height 31 feet on monolithic slab foundation. Painted metal siding and roofing with sky lights and ridge vent caps.

Offices: Approximately 4,360 SF, wood framed with drywall, acoustic ceilings and LED lighting and tiled floors.

Original Site Improvements:

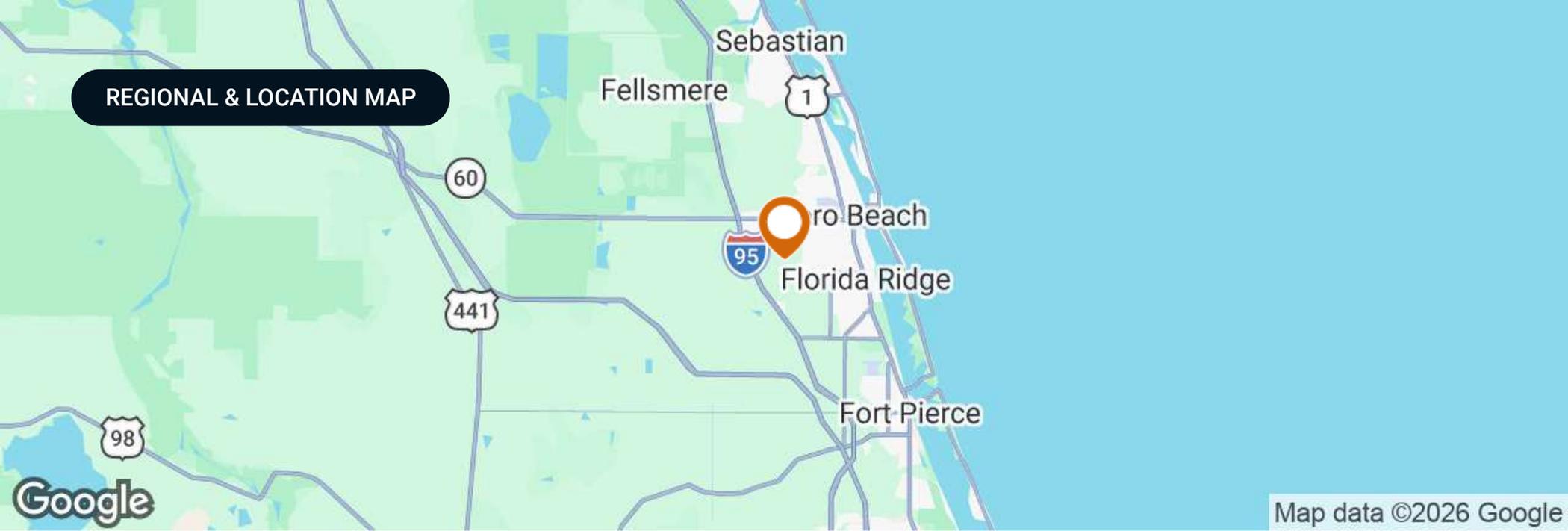
Parking: 110 marked asphalt parking spaces for customers and employees, with another 160,000 SF of asphalt surrounding the building for ample truck parking and positioning.

Loading Dock: A 4-foot-deep truck loading pit for horizontal loading on the east side of the main building, with nine loading stations, each with hydraulic loading ramps and locks, 10 X 10 roll up garage doors.

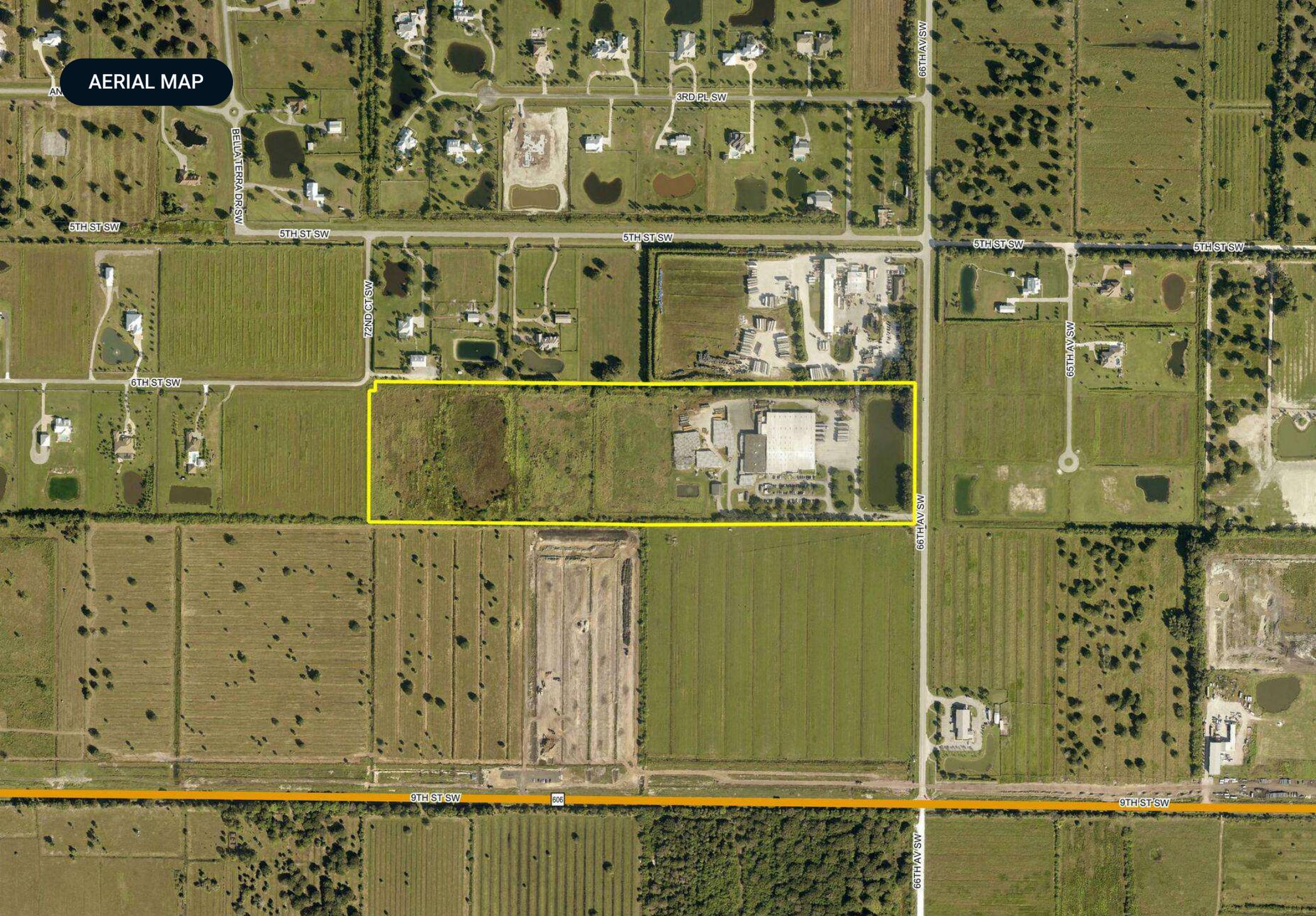
Building Coverage: /FAR is 10.7%, and 818 SF floor area/parking space

Security Lighting: Ample security and operational lighting exist throughout all of the parking, including 10 concrete pole mounted dual LED lighting.

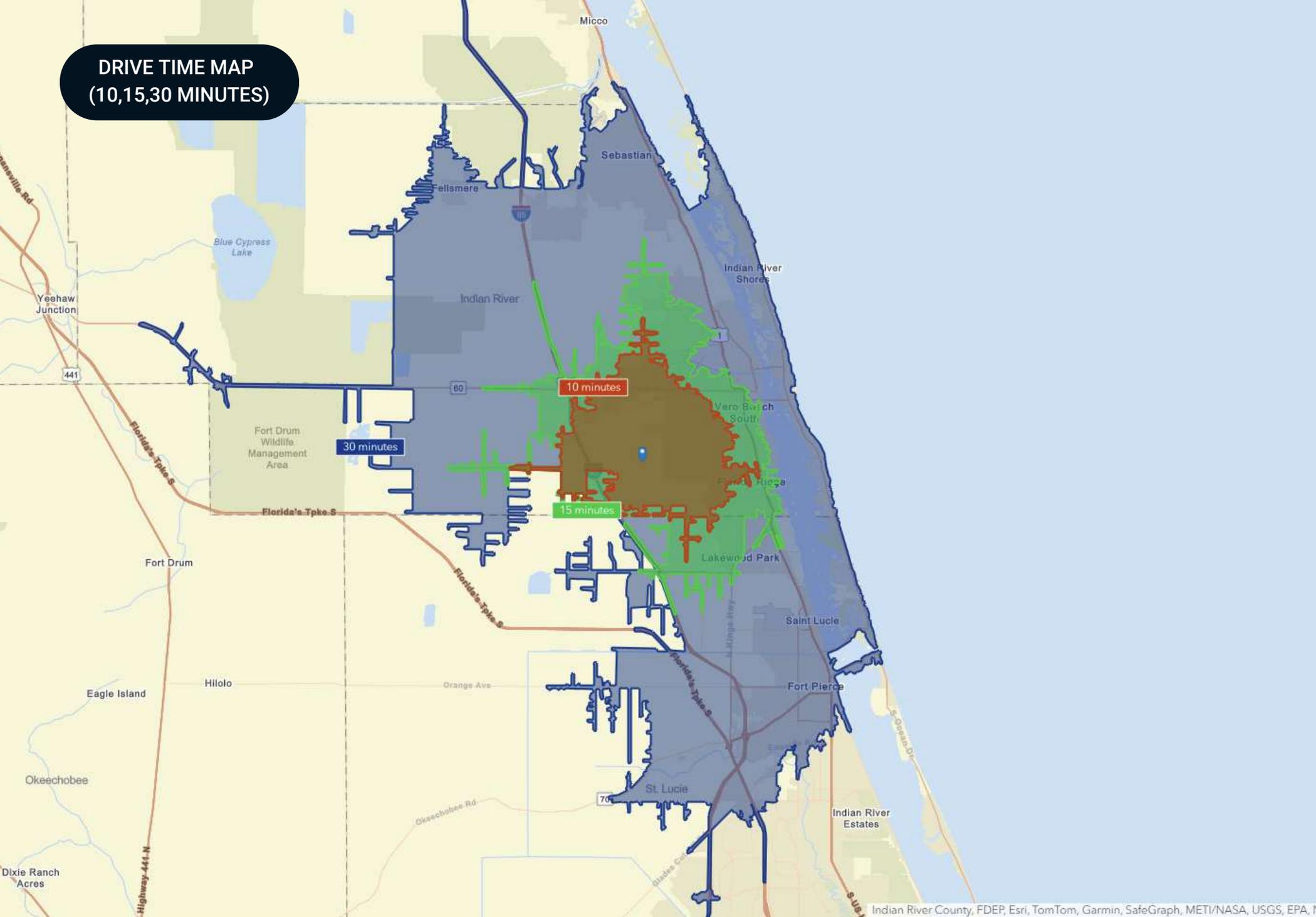
REGIONAL & LOCATION MAP



AERIAL MAP



DRIVE TIME MAP (10,15,30 MINUTES)



Indian River County, FDEP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NOAA

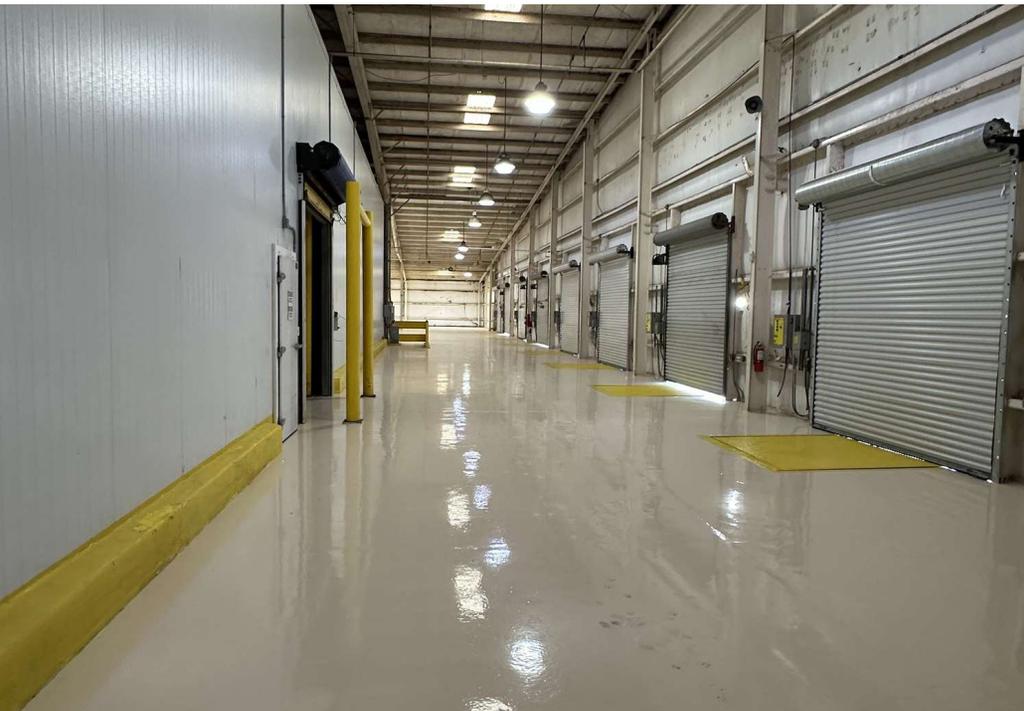
EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com