

# FOR LEASE INDUSTRIAL BUILDING WITH OUTSIDE STORAGE

936 OLD DIXIE HIGHWAY

VERO BEACH, FL 32960

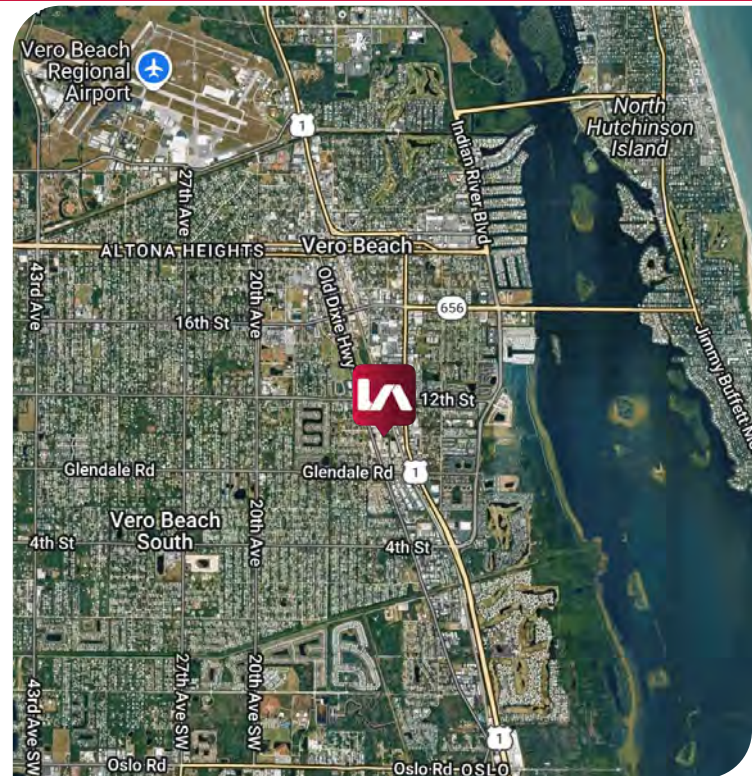
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

|                        |                                                                                                                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOTAL BUILDING:</b> | 12,042 SF                                                                                                                                                                                                           |
| <b>LAND SIZE:</b>      | 5.18 Acres                                                                                                                                                                                                          |
| <b>DOORS:</b>          | Six (6) 16'x16' grade level doors<br>One (1) 14'x16' grade level door                                                                                                                                               |
| <b>YEAR BUILT:</b>     | 1985                                                                                                                                                                                                                |
| <b>ZONING:</b>         | IG                                                                                                                                                                                                                  |
| <b>CLEAR HEIGHT:</b>   | 22'                                                                                                                                                                                                                 |
| <b>POWER:</b>          | 3-Phase 120/270 Volt 400 AMPS                                                                                                                                                                                       |
| <b>COMMENT:</b>        | This is a rare opportunity to lease one of the largest available industrial outdoor storage sites in all of Indian River County. Fully stabilized site with ample parking, and outdoor storage for heavy equipment. |

**LEASE RATE:** \$40,000/Mth NNN  
**OP EX ESTIMATED:** \$2,500/Mth



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