

## Description

**OWNERS WILL BUILD TO SUIT FOR LONG TERM QUALIFIED TENANTS!**

**BUILDING RENTAL RATES:** Starting from \$8.00 net per square foot P/YR for brand new warehouse space, (with annual rate increases).

Rental rates will vary depending upon the scope of work to be performed.

**CONSTRUCTION TIME:** Typical construction periods range from 12 to 15 months.

**LOT SIZES:** Flexible property sizes designed to accommodate buildings from 50,000 to 1,000,000 square feet.

**TOTAL PARK SIZE:** 145 ACRES (approximately, including roadways and drainage) with approximately 95 acres developable.

Retention Areas are located off site.

## PROPERTY HIGHLIGHTS:

- Prime I-95 Interchange Location
- Custom designed building
- Sites Ready to build!
- Flexible building sizes!
- Off Site Retention Areas!
- S.R. 60 / I-95 INTERCHANGE!
- Traffic Signaled Access!
- Reasonable Rates!

### Economic Development Contact

Indian River County Economic Development  
W: <https://indianrivered.com/>

#### Mark Litten

VP, Economic Development  
E: [mark@indianrivered.com](mailto:mark@indianrivered.com)  
P: (772) 567 - 3491 Ext. 121  
M: (614) 648 - 5155

### Location

- **Property Name:** INDIAN RIVER INDUSTRIAL PARK
- **Property Type:** Site
- **Property SubType:** Vacant Land; Industrial
- **Property Address:** 20th Street
- **Property City:** Vero Beach
- **Property State:** Florida
- **Property County:** Indian River County
- **Property Zip Code:** 32966
- **Latitude:** 27.640382
- **Longitude:** -80.530944

### Sale / Lease

- **For Lease:** Yes
- **Lease Terms:** \$8.00 /sf

### Building

- **Status:** Build to Suit for Long Term Qualified Tenants
- **Business/Industrial Park:** Indian River Industrial Park

### Site

- **Min Available (acres):** 145
- **Max Available (acres):** 145

### Incentive / Zoning

- **Federal Opportunity Zone:** Yes
- **Site Zoning:** IL (Industrial Light)

### Broker

- **Company:** Lambert Commercial Real Estate
- **Name:** Lynn Hamilton
- **Phone:** (772) 778 - 2334
- **Email:** [lynn@lambertcommercial.com](mailto:lynn@lambertcommercial.com)

### Electric

- **Electric Service Available:** Yes
- **Electric Provider:** Florida Power & Light

### Sewer

- **Sewer Service Available:** Yes
- **Sewer Provider:** Indian River County Utilities

### Water

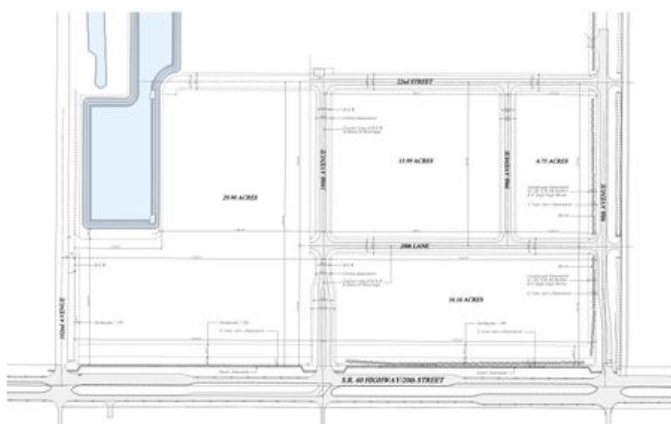
- **Water Service Available:** Yes
- **Water Provider:** Indian River County Utilities

Property Detail Link: [View Details](#)

### Property Detail QR Code







INDIAN RIVER PARK of COMMERCE SITE PLAN

