

925 13th Lane, Vero Beach, FL 32960



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**FCG**   
FLAIG COMMERCIAL GROUP

# Executive Summary

- 5,580 SF clear span warehouse in the center of Vero Beach's business corridor
- Located just off US Highway 1 within a major commercial corridor
- Industrial General IG zoning supporting broad industrial uses
- Never operated as an active commercial business
  - Historically utilized for private antique automobile storage
- Renovated in 2026 with updated exterior finishes and systems
- Strategic opportunity for owner occupant or investor acquisition



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5580ft.<sup>2</sup>  
Zoning: IG

\$1,290,000



# Property Overview

- Address: 925 13th Lane, Vero Beach, FL 32960
- Building Size: 5,580 SF
- Clear Height: 24'
- Renovated: 2026
- Clear span warehouse with private office
- Functional overhead doors (14')
- Central infill industrial location

# Location Analysis

- Immediate access to US Highway 1
- Minutes to 17th Street Bridge
- Direct connectivity to State Road 60
- Convenient access to Interstate 95
- Rapid dispatch capability across Indian River County

# Property Highlights

- Central Vero Beach infill industrial asset
- Renovated building in strong physical condition
- Immediate access to US1, SR 60, and I-95
- Strategically positioned near affluent residential markets

# Ideal User Profile

- Specialty trade contractors
- HVAC, plumbing, and electrical service operators
- Marine service businesses
- Light fabrication or assembly users
- Regional service providers seeking headquarters positioning



For Details Leasing Details:

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