



PROPERTIES
OF INDIAN RIVER, INC.

US Highway One – Vacant Land & Warehouse 4790 Old Dixie Highway, Vero Beach, FL

Lot Size: #1 2.16 Acres +/- w/ warehouse
#2 1.5 Acres +/- w/ 292' of frontage on US-1
#3 2.7 Acres +/- w/ 210' of frontage on US-1
6.36 Acres +/-

Zoning: IL – Light Industrial

Taxes: \$17,868

Comments: Central location in the expanding north Vero Beach US-1 corridor, great access w/ frontage on US-1, Old Dixie, and 47th Street, over 24,000 cars per day in traffic count.

Location: West side of US-1 – property is on both the north and south sides of 47th Street.

Contact: Derek Arden (772) 234-2899

\$4,800,000

#1 - \$1,900,000 / #2 \$1,100,000 / #3 \$1,800,000



3001 Ocean Drive, Vero Beach, FL 32963
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