

FLEX WAREHOUSE BAYS

300 Industrial Park Blvd. Sebastian, FL 32958

FOR LEASE
\$12.00/SF NNN



Office

49 SW Flagler Ave. Suite 301
Stuart, FL 34994
www.cmbcommercial.com

Chris Bondi

772.286.5744 Office
772.233.2888 Mobile
cbondi@commercialrealestatellc.com

PROPERTY OVERVIEW

Newly renovated flex warehouse space available for lease at 300 Industrial Park Blvd in Sebastian, FL. Suites ranging from 2,500 to 6,000 SF are configured for industrial contractor and trade tenant use, with the following features:

- 14' x 14' drive-in doors
- Private bathroom in each suite
- Dedicated office space with new A/C
- 3-phase electrical power available
- Gated site entry for added security
- Recently renovated – Owners invested \$1.3M into the property
- Configured for industrial contractor bay use



LEASE RATE	\$12.00/SF NNN
CAM	\$3.50/SF
AVAILABLE SPACES	2,500 - 6,000 SF
CLEAR HEIGHT (300 BLDG)	20-22'
CLEAR HEIGHT (200 BLDG)	20-24'
DRIVE-IN SIZE	14' x 14'
ACREAGE	3.12 AC
FRONTAGE	±449'
YEAR BUILT	1990
YEAR RENOVATED	2020s
CONSTRUCTION TYPE	Rigid Steel Frame
ZONING	IN-Industrial
NEAREST HIGHWAY ACCESS	US-1

The information herein is deemed reliable but not guaranteed and is subject to change, prior sale/lease, or withdrawal without notice. Independent verification is recommended.

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS

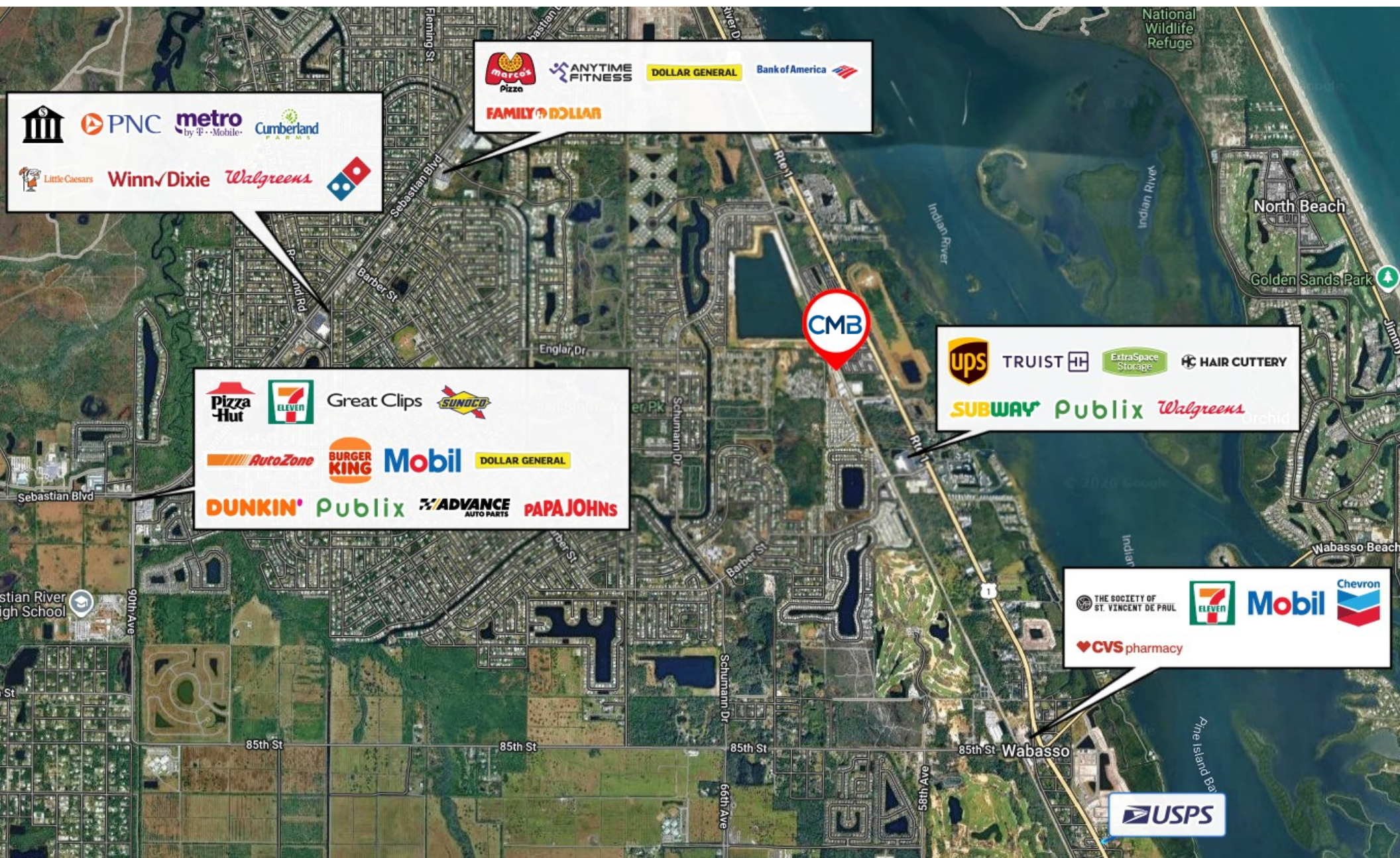
Radius	1 mile	5 miles	10 miles
Population			
2020 Population	4,277	38,724	99,353
2025 Population	4,956	42,676	110,721
2030 Population Projection	5,314	45,352	118,113
Annual Growth 2020-2025	3.2%	2.0%	2.3%
Households			
2020 Households	2,031	17,600	45,503
2025 Households	2,346	19,284	50,657
2030 Household Projection	2,513	20,461	54,007
Housing			
Owner Occupied Households	2,010	17,388	42,836
Renter Occupied Households	503	3,073	11,171
Households By Income			
Avg Household Income	\$92,770	\$99,806	\$96,299
Median Household Income	\$69,728	\$75,902	\$70,634

ZONING INFORMATION

Industrial District Permitted Uses

- Utilities, public and private
- Business and professional offices with or without drive-through facilities
- Gasoline sales
- Crematory
- Commercial retail with $\leq 5,000$ sq. ft.
- Pharmacies
- Medical marijuana dispensaries
- Commercial amusements, enclosed
- Storage facilities
- Plant nurseries
- Restaurants with or without drive-through facilities
- Trades and skilled services, including marine-related
- Wholesale trades and services
- Farmer's market
- Fish markets and packing facilities
- Veterinary services
- Industrial activities
- Parking garages
- Parking lots without buildings on the lot
- Clubs and lodges, public and private
- Schools, public and private
- Educational institutions, marine related
- Administrative services, public and private
- Vehicular sales and related services
- Accessory watchman or custodian facilities
- Medical services
- Vehicular services and maintenance
- Marine power sales and service
- Wet/dry storage of boats
- Accessory uses to permitted uses

TRADE AREA MAP



DRIVE TIME FROM LOCATION (5 MIN - 15 MIN - 30 MIN)

