



INDUSTRIAL SMALL BAY WAREHOUSE
645 Old Dixie Hwy, Sebastian, FL 32958

FOR SALE



EXECUTIVE SUMMARY

Apex Capital Realty presents a well-positioned industrial warehouse opportunity near US-1 in the growing Sebastian/Vero Beach market. The property offers rare IN (Industrial) zoning, a limited designation in this submarket providing broad operational flexibility for owner operators and investors alike.

The facility features three-phase electric service, an 80-gallon air compressor, dual roll-up bay doors, and 12-foot ceilings, making it ideally suited for contractor trades, light fabrication, fleet service, and distribution uses. A fully fenced, well-lit yard supports secure equipment and vehicle storage, while a newly installed air-conditioned office suite with private restroom enables seamless administrative and client-facing operations on-site.

The property retains substantial open yard area, offering flexibility for outdoor staging, operational expansion, or future development. This is a functional, infrastructure rich asset with the zoning, utility, and physical characteristics to support a wide range of industrial users in a supply-constrained submarket.

SANPSHOT

SPECS	
BUILDING	2,944 SF 2bay Office
LOT SIZE	18,760 SF
FLOOR AREA RATIO (F.A.R.)	16%
CEILING	12-foot ceilings
ACCESS/DOORS	2 Roll up 1 Office
ZONING	IN = Industrial zoning district
APN	31-39-06-00015-0040-00015.0
FEATURES	
POWER	Three-phase electric
INDUSTRIAL COMPRESSOR	80 gallon- 5HP
STRUCTURE	Concrete base, wood framed
EXTERIOR	Storage, security fence, well lit at night
OFFICE	Professional air conditioned(new) office with restroom

USES

 CONTRACTOR TRADES	 AUTO / FLEET SERVICE	 LIGHT FABRICATION
Plumbing Electrical	Auto detailing shops	Metal Welding shops
HVAC businesses	Tire & wheel shops	Custom woodworkers
Landscaping	Small Fleet Towing	Sign makers & printers
Pool & spa services	Mobile mechanic ops	Assembly & kitting ops
Roofing contractors	Auto glass services	Powder coating shops
Pest control	RV / trailer service	Small manufacturers

ASKING PRICE
\$720,000 | \$244 PSF

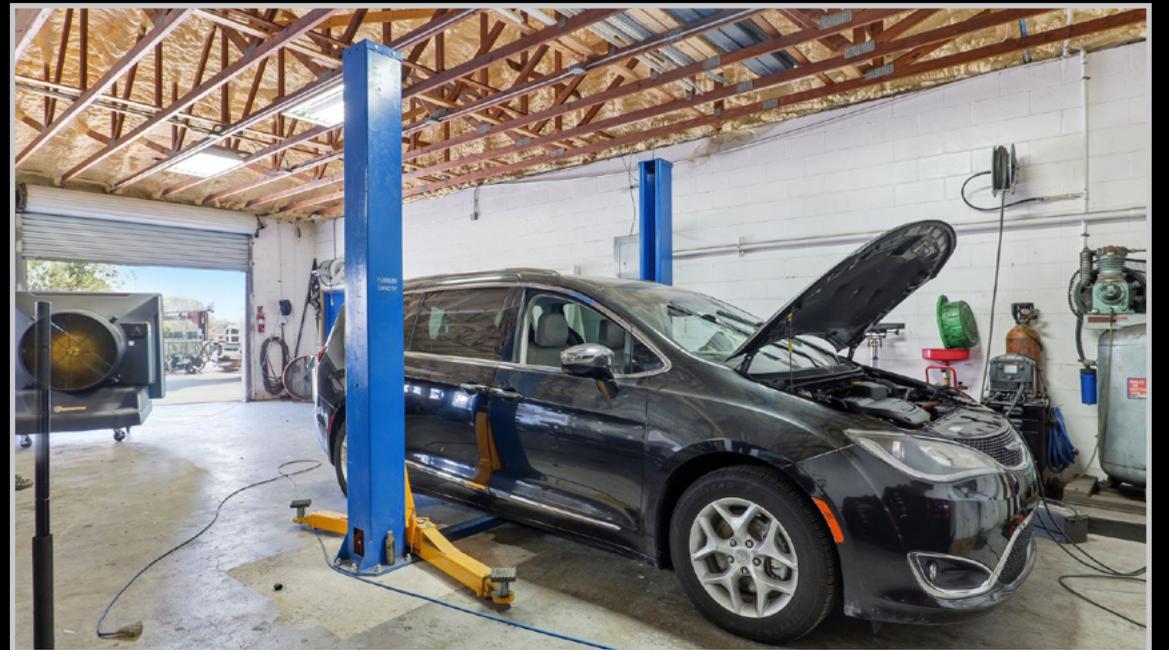
BIRD'S EYE VIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



CONTEXT MAP





561 NE 79 ST - SUITE 420

Miami, FL 33138

www.APEXCAPITALREALTY.com

BILL MIGNUCCI

COMMERCIAL ADVISOR

(786) 460-0889

BILL@APEXCAPITALREALTY.COM

LET'S SIMPLIFY YOUR DEAL!

REAL ESTATE + COMMERCIAL INSURANCE
IN ONE SEAMLESS PROCESS.

**GET A QUOTE FROM
APEX INSURANCE TODAY!**