



**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**  
**\$680,000 | \$244 PSF**

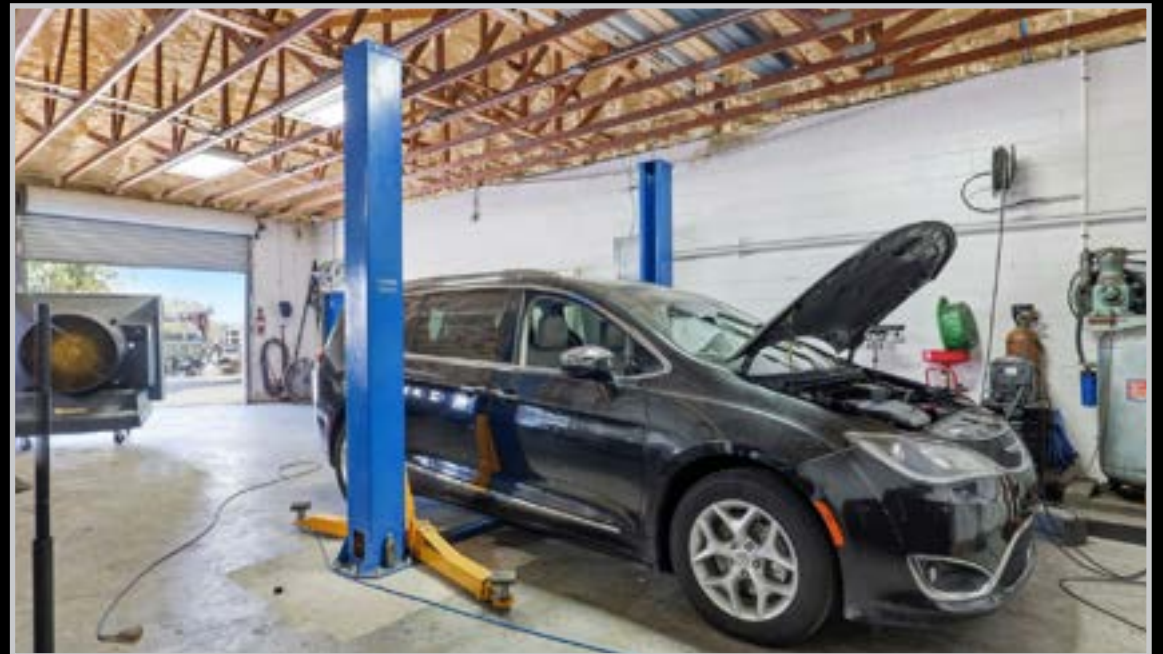
# BIRD'S EYE VIEW



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# CONTEXT MAP





**561 NE 79 ST - SUITE 420**

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