

OFFERING MEMORANDUM

INDUSTRIAL SMALL BAY WAREHOUSE · OWNER-USER OPPORTUNITY

645 OLD DIXIE HWY

SEBASTIAN, FL 32958

WAREHOUSE · OFFICE · SHOWROOM · FENCED YARD

ASKING PRICE

\$680,000

\$230 PSF · 2,944 SF



EXECUTIVE SUMMARY

Apex Capital Realty presents 645 Old Dixie Highway, a small-bay industrial warehouse and turnkey owner-user facility one block off US-1 in the growing Sebastian / Vero Beach market. The property carries rare IN (Industrial) zoning, a limited designation in this submarket that gives an owner-operator unusually broad latitude in how the site is used, including outdoor storage and retail sales to the public by right.

What separates this asset from typical small-bay product is that all four pieces of an operating business are already built and separated: a 12-foot-clear warehouse with dual roll-up bay doors, three-phase electric service and an 80-gallon compressor; a newly renovated, air-conditioned office suite with private restroom and kitchenette; a finished, customer-facing showroom; and a fully fenced, well-lit yard. The interior has been freshly painted and detailed and is ready for day-one occupancy.

The site is built to only 16% floor area ratio against a permitted 50%, leaving roughly 15,800 SF of open yard for equipment, vehicle staging and outdoor storage today, and meaningful room to expand tomorrow. For a contractor, fleet operator or fabricator renting space with no yard and no way to serve a customer at the counter, this is a rare chance to own the entire operation at one address.

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
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\$680,000 | \$230 PSF

ASKING PRICE



2,944 SF | 2 BAY | OFFICE

BUILDING SIZE



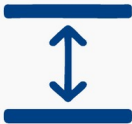
18,760 SF

LOT SIZE



16% BUILT / 50% MAX

FLOOR AREA RATIO



12-FOOT CEILING

CEILING



2 ROLL UP | OFFICE

ACCESS / DOORS



IN - INDUSTRIAL

ZONING



THREE-PHASE

ELECTRIC SERVICE

FEATURES

POWER	Three-phase electric service
INDUSTRIAL COMPRESSOR	80 gallon - 5 HP, installed
CEILING / DOORS	12-foot ceilings, two roll-up bay doors
OFFICE	New, air conditioned, private restroom + kitchenette
SHOWROOM	Finished, customer-facing, service counter
STRUCTURE	Concrete base, wood framed
EXTERIOR	±15,800 SF fenced yard, gated, well lit at night

THE OWNER-OPERATOR CASE

Four pieces of an operating business, already built, already separated, already permitted.



WAREHOUSE

- Two roll-up bay doors, drive-through access
- 12-foot clear ceilings, bright LED lighting
- Three-phase electric service
- 80-gallon, 5 HP compressor installed



OFFICE

- Newly renovated and air conditioned
- Private restroom
- Kitchenette and back-of-house
- Separate staff entry off the front elevation



SHOWROOM

- Finished, customer-facing space
- Service counter and display walls
- Retail permitted by right in the IN district
- No second lease on a retail strip



YARD

- ±15,800 SF of open, usable area
- Fully fenced, gated and well lit
- Equipment and vehicle staging
- Outdoor storage and expansion room

Own the whole operation at one address.

Most operators in this market rent a bay with no yard, keep the office in a truck, and have nowhere to put a customer. Here all four functions sit on one fenced parcel in a district zoned for exactly this use. As an owner-user acquisition, the property may qualify for SBA 504 / 7(a) financing with as little as 10% down for a qualified buyer, and Apex can introduce lenders and insurance quotes under one roof.

BIRD'S EYE VIEW



Building, concrete apron and open yard within the parcel lines. 18,760 SF site, only 16% of the permitted floor area is built.



Looking east toward the Indian River Lagoon. One block off US-1, minutes from Sebastian Blvd and CR-512.

EXTERIOR PHOTOS



Full frontage: gated entry, concrete apron and two roll-up bays



Freshly painted elevation with separate office entry



Depth of the parcel and open yard alongside the building



Security fencing and gate, well lit at night

WAREHOUSE



12-foot ceilings, two roll-up bays and drive-through access



Full shop depth with direct doors into the office suite



Freshly painted and detailed, ready for day-one occupancy



Plumbed wash station and workbench wall

OFFICE & SHOWROOM



Showroom: finished, air conditioned and built for public access with service counter



Kitchenette and private restroom, with back-of-house cabinetry and sink



Private office, freshly painted, with separate entry



Additional showroom / office with built-in work counter and kitchenette

ZONING & FLEXIBILITY

City of Sebastian IN, Industrial District · Land Development Code Sec. 54-2-5.6

PERMITTED BY RIGHT · SEC. 54-2-5.6(b)

- Industrial activities
- Trades and skilled services
- Wholesale trades
- Storage facilities (including outdoor storage)
- Commercial retail up to 5,000 SF
- Business and professional offices
- Marine-related services
- Parking and accessory uses

The showroom is not a variance.

Commercial retail up to 5,000 SF is a permitted use in the IN district. An owner-operator can sell to the public from this address without a rezoning, a special exception, or a second lease on a retail strip.

DIMENSIONAL STANDARDS · SEC. 54-2-5.6(d)

MAXIMUM F.A.R.	50%
BUILT F.A.R. TODAY	16%
MAX BUILDING COVERAGE	50%
MAX IMPERVIOUS SURFACE	80%
MAXIMUM HEIGHT	35 feet
MINIMUM LOT SIZE	15,000 SF
SETBACKS	Front 20' · Side 0' · Rear 10'
PROHIBITED	Salvage yards and junkyards

±6,400 SF of additional FAR.

18,760 SF at a permitted 50% FAR supports up to 9,380 SF of building. Roughly 6,400 SF of that capacity is unbuilt, subject to setbacks, parking, impervious limits and stormwater review.

Zoning summary per City of Sebastian Land Development Code. Buyers should verify current code text and any site-specific requirements with the City of Sebastian.

LOCATION MAP



Subject site at Old Dixie Hwy, one block west of US-1 at Sebastian Blvd, surrounded by auto parts, repair and trade businesses.

DRIVE DISTANCES

Sebastian Municipal Airport	3 mi
I-95 via CR-512	6 mi
Vero Beach	14 mi
Melbourne	22 mi
Port Canaveral	45 mi
Orlando	85 mi

Drive distances are approximate.

The neighbors are the proof.

O'Reilly, NAPA, Sherwin-Williams, two independent repair shops, a diesel specialist, a car wash and an HVAC contractor all operate within a few blocks. The parts supply chain, the labor pool and the customer traffic for a trades or automotive business are already here.

A growing buyer pool.

Indian River County is up 8.1% since the 2020 census to roughly 172,800 residents, with 4,820 employer establishments and 18,059 non-employer businesses (U.S. Census Bureau).

ON-MARKET COMPARABLES

ADDRESS	CITY	BUILDING SF	LOT	ASKING PRICE	\$ / SF
820 35th Ct SW	Vero Beach	7,500 SF	0.94 AC	\$1,500,000	\$200
1605-1613 91st Ct	Vero Beach	2,000 SF	-	\$425,000	\$213
925 13th Lane	Vero Beach	5,580 SF	0.32 AC	\$1,290,000	\$231
2590 Airport North Dr	Vero Beach	4,975 SF	-	\$1,325,000	\$266
1925 20th St	Vero Beach	1,710 SF	-	\$475,000	\$278
916 19th Ave SW	Vero Beach	3,500 SF	0.32 AC	\$1,100,000	\$314
954 12th St	Vero Beach	1,152 SF	-	\$389,999	\$339
7420 Old Dixie Hwy	Vero Beach	920-1,500 SF	18 Units	\$249,900 - \$429,900	\$272 - \$466
645 Old Dixie Hwy - Subject	Sebastian	2,944 SF	18,760 SF	\$680,000	\$230

Asking prices, not closed sales. Two downtown / US-1 frontage listings were excluded as location-driven outliers: 725 12th St (\$600 PSF) and 415 US Hwy 1 (\$550 PSF). The 7420 Old Dixie unit range is excluded from the statistics below. Sources: LoopNet, CityFeet and Realmo, August 2026.

Median asking, small bay

\$266 PSF

Average asking, small bay

\$263 PSF

Vero Beach industrial average

\$289 PSF

645 Old Dixie asking

\$230 PSF

Priced ~14% under the market, and nothing else in Sebastian is this size.

Small-bay industrial in the trade area asks a \$266 PSF median. The subject is priced at \$230. Sebastian itself currently offers three industrial buildings for sale: this one, a 34,720 SF plant and a 39,546 SF plant, so an owner-operator who needs 2,000 to 5,000 SF has no local alternative to shop against.

SALES COMPARABLES

PROPERTY ADDRESS	CITY	BUILDING SF	LOT SF	SALE DATE	SALE PRICE	\$ / SF
6820 Woodmere Rd	Sebastian	2,496 SF	10,454	Mar 2026	\$580,000	\$232
1615 91st Street Ct	Vero Beach	1,971 SF	1,742	Mar 2026	\$640,000	\$325
645 Old Dixie Hwy - Subject	Sebastian	2,944 SF	18,760	Available	\$680,000	\$230

WHAT THE PRICE PER FOOT DOES NOT SHOW	645 OLD DIXIE HWY	6820 WOODMERE RD	1615 91ST STREET CT
IN - Industrial zoning	Yes	Not IN-zoned	Not IN-zoned
Three-phase electric service	Yes	-	-
Customer-facing showroom	Yes	-	-
Air-conditioned office with restroom	Yes	-	-
Land area	18,760 SF	10,454 SF	1,742 SF

Zoning shown for the comparables reflects Apex Capital Realty records. "-" indicates the feature is not present or was not identified in available records. Buyers should verify zoning and building systems independently.

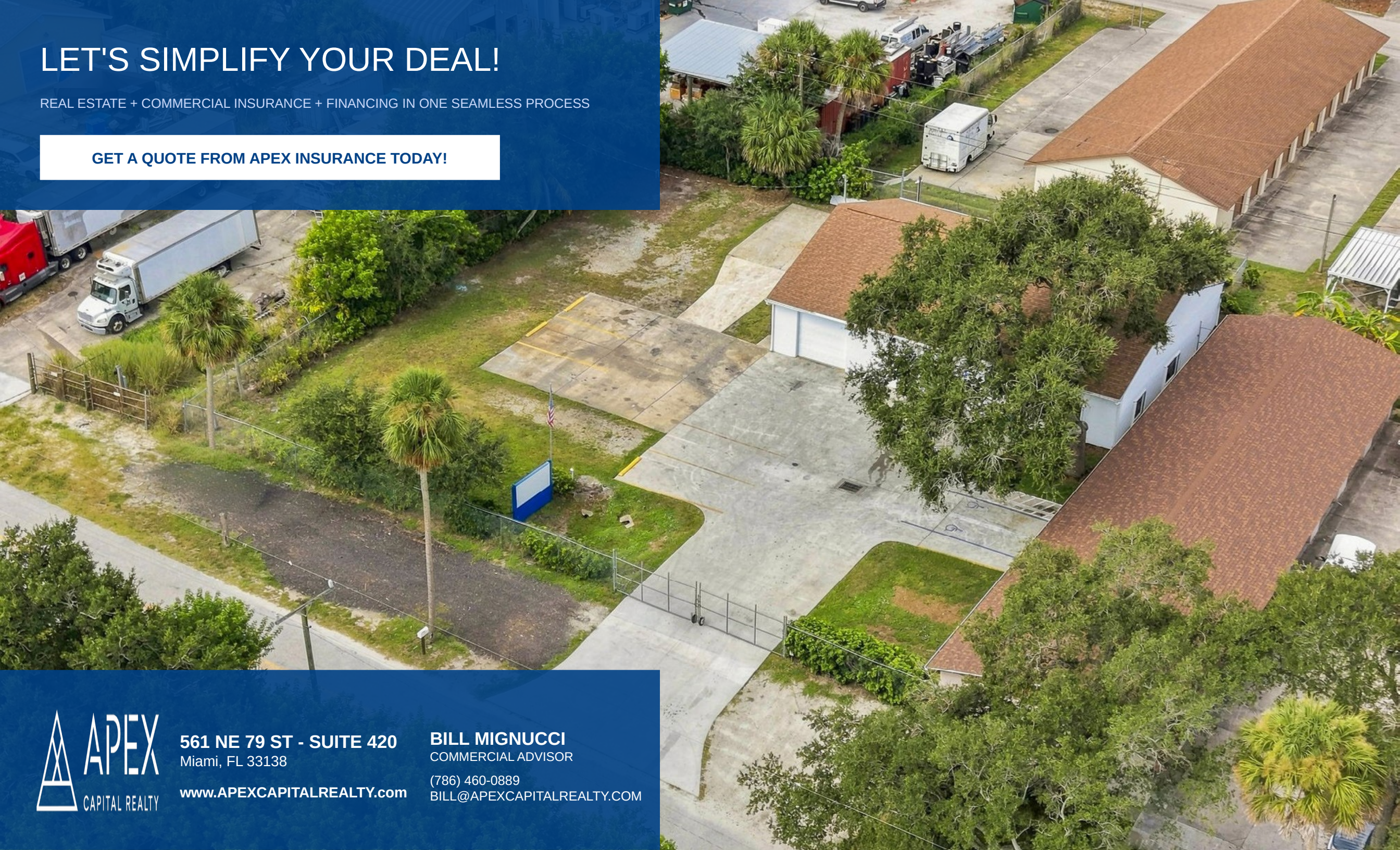
Priced below both, and neither one is zoned IN.

Both comparables traded on square footage alone. Neither carries IN Industrial zoning, the designation that permits outdoor storage and a retail showroom by right, and neither offers three-phase electric service, a customer-facing showroom or a finished air-conditioned office. At \$230 PSF the subject prices under both while delivering all three, on 18,760 SF of land with ±15,800 SF of fenced yard.

LET'S SIMPLIFY YOUR DEAL!

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GET A QUOTE FROM APEX INSURANCE TODAY!



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