MILLS COMMERCIAL
REAL ESTATE GROUP, LLC

8,500 SF Office-Warehouse in Sebastian Florida



181 Sebastian Boulevard
Sebastian, FL 32958

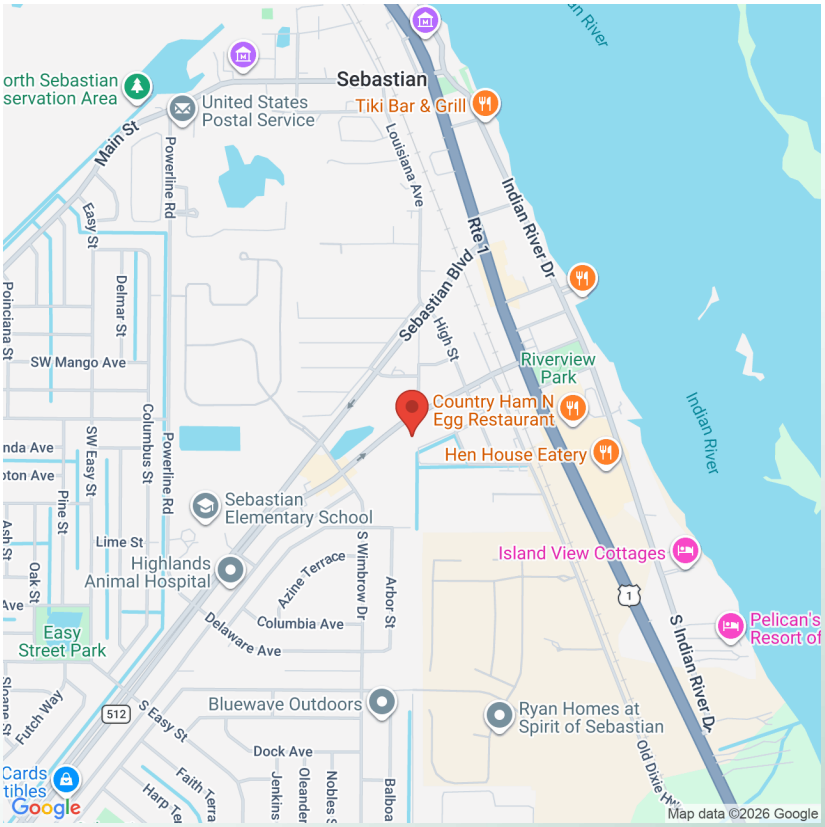
Price
$2,000,000.00

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- The property features a well-maintained concrete-paved parking lot with approximately 16 parking spaces, including two ADA-compliant spaces. Additional site enhancements include perimeter fencing along the southern boundary and an on-site drainage pond providing effective stormwater management.



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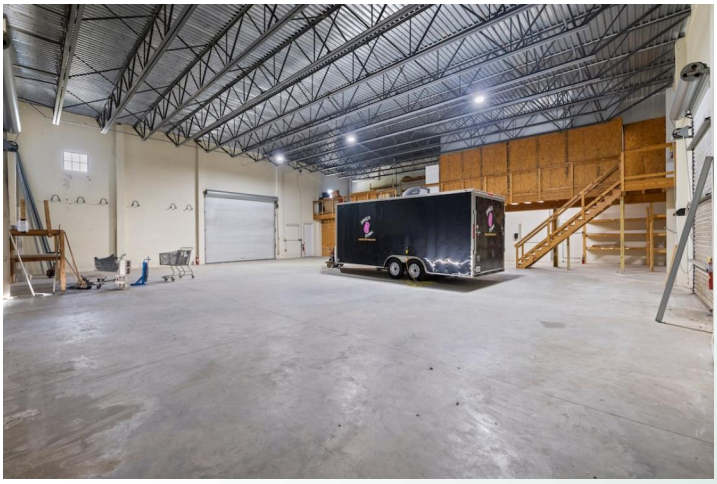




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Status:	Sold
Price:	$2,000,000.00
Type:	Commercial
Square Footage:	8,500
Lot Size:	1.29 or 56,193
Parcel Number:	31390700000300000003.4
Ceiling Heights:	Offices 12'-Warehouse 18'
Type of Electric:	FPL
Zoning Type:	Commercial / Industrial
Flood Zone:	X/Map #12061C0111H
Parking Space:	16
Construction:	Masonry
Building Sprinkler:	No
Number / AC:	1
Year / Roof:	2025
Taxes / Year:	16,396 / 2024
Year Built:	2006

Building Improvements

The property consists of a high-quality, single-tenant office/warehouse facility constructed in 2006. Classified as Class C masonry construction, the building offers a Gross Building Area of approximately 9,892 square feet, with 8,500 square feet of usable Area. The design accommodates both functional office and operational warehouse use.

- Office Area: Approximately 2,620 square feet of climate-controlled space, featuring 12-foot ceilings and a modern, professional layout well-suited for administrative or customer-facing operations.

- Warehouse Area: Approximately 5,880 square feet, including a 980-square-foot mezzanine for additional storage or light assembly. The warehouse offers clear heights of approximately 18 feet, providing ample vertical space for racking or light industrial use.

Location

The property is strategically located in Sebastian, the largest and most populous city in Indian River County, Florida. Situated at the confluence of the St. Sebastian River and the Indian River, the city serves as the primary population hub between Palm Bay and Fort Pierce. Sebastian benefits from a strong tourism-based economy, growing residential demand, and a central position within the Treasure Coast region, offering both accessibility and exposure for businesses.

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