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REAL ESTATE GROUP, LLC

8,500 SF Office-Warehouse in Sebastian Florida

181 Sebastian Boulevard
Sebastian, FL 32958









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

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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