



OFFERING MEMORANDUM

10045 102nd Terrace | Sebastian, FL 32958

Industrial Manufacturing Facility

40,000 SF | 5.2 Acres | Immediately Available



ASKING PRICE: \$6,100,000 | \$154.25 PER SF*

**Price per SF based on verified building area of 39,546 SF. Building size rounded to approximately 40,000 SF for general reference throughout this document*

EXECUTIVE SUMMARY

Flaig Commercial Group presents 10045 102nd Terrace, Sebastian, Florida, a fully functional concrete constructed flex industrial facility totaling approximately 40,000 square feet on approximately 5.2 acres. The property is immediately available for owner user occupancy and offers a rare opportunity to acquire a well built, operationally ready industrial headquarters in a supply constrained Florida submarket.

The facility is offered at \$6,100,000, or \$154.25 per square foot based on the verified building area of 39,546 SF. This pricing represents a meaningful discount to current replacement cost for comparable concrete construction in this market. A comprehensive third party due diligence package has been assembled and is available to qualified buyers, materially reducing underwriting time and execution risk.

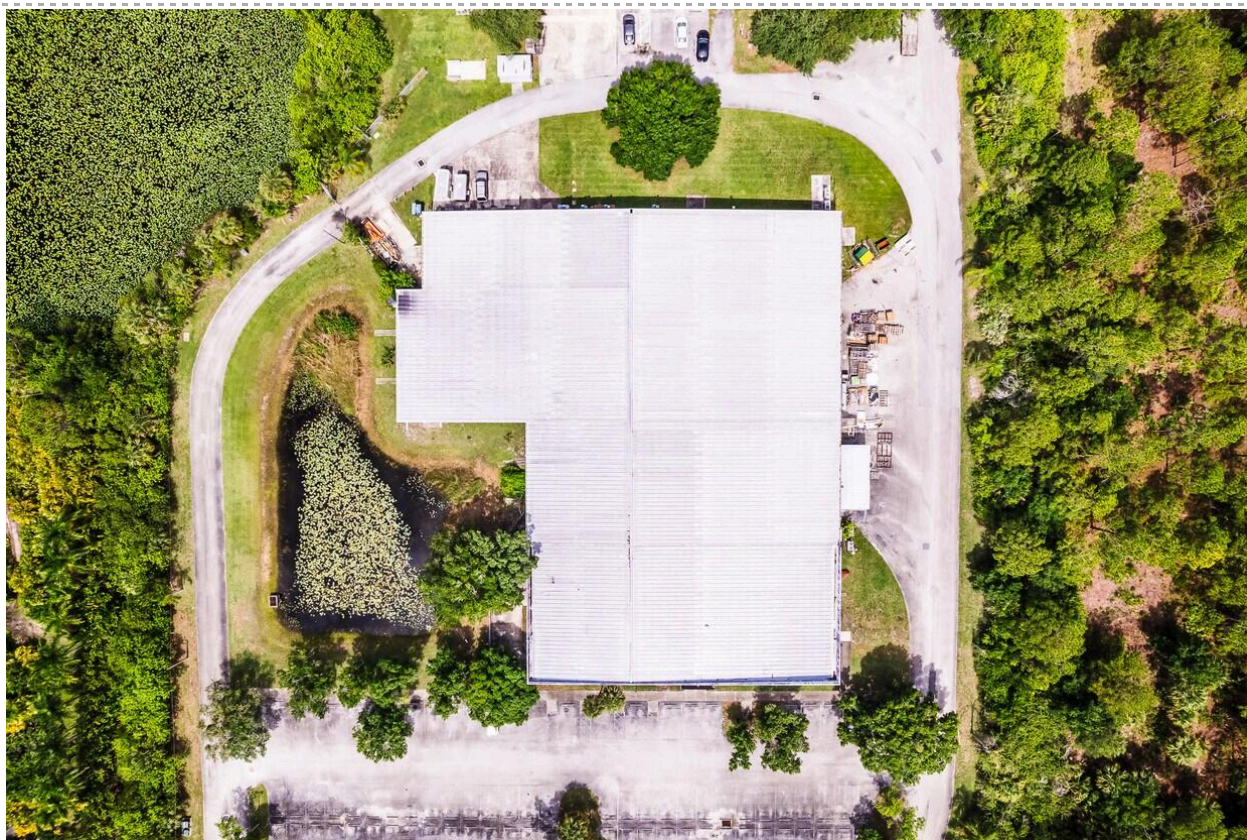
This asset is suited to manufacturing, distribution, assembly, fabrication, service operations, and similar industrial users seeking a functional headquarters with immediate move in capability and room for future growth. Owner users who require near term operational space will find this facility ready to support deployment without significant capital improvement.

Property Snapshot

Address:	10045 102nd Terrace, Sebastian, FL 32958
Property Type:	Flex Industrial and Manufacturing Facility
Total Building Size:	Approximately 40,000 SF (39,546 SF verified)
Warehouse Area:	Approximately 30,000 SF clear span
Office and Showroom Area:	Approximately 10,000 SF finished
Site Size:	Approximately 5.2 acres
Construction:	Concrete and concrete masonry
Zoning:	IL (Light Industrial)
Occupancy:	Partially vacant - immediately available
Asking Price:	\$6,100,000 (\$154.25/SF)
Third Party Appraised Value:	\$5,800,000 (recent appraisal available in DD package)



PROPERTY OVERVIEW



10045 102nd Terrace is a purpose built industrial facility constructed with concrete masonry, providing long term structural durability and low maintenance obligations. The building sits on approximately 5.2 acres, a site footprint that supports a range of operational configurations including outdoor equipment laydown, fleet parking, materials staging, and potential future building expansion, subject to applicable local approvals.

The building is divided between approximately 30,000 square feet of clear span warehouse space and approximately 10,000 square feet of finished office and showroom area. The office component includes a corner suite configuration that can serve client facing, administrative, or ancillary support functions depending on occupant requirements. This combination of functional warehouse and finished office space positions the property as a true industrial headquarters rather than a simple storage or distribution shell.

The facility is fully sprinklered and climate controlled throughout. Three phase power at 480 volts and 800 amps is in place, providing electrical capacity that supports manufacturing, fabrication, and other power intensive industrial operations. The building is vacant and available for immediate owner user occupancy, offering operational flexibility and near term control of the facility without a lease transition period.



BUILDING FEATURES AND INFRASTRUCTURE

The building has been constructed and configured to support demanding industrial operations and does not require significant capital investment to become operational.

Structural and Mechanical

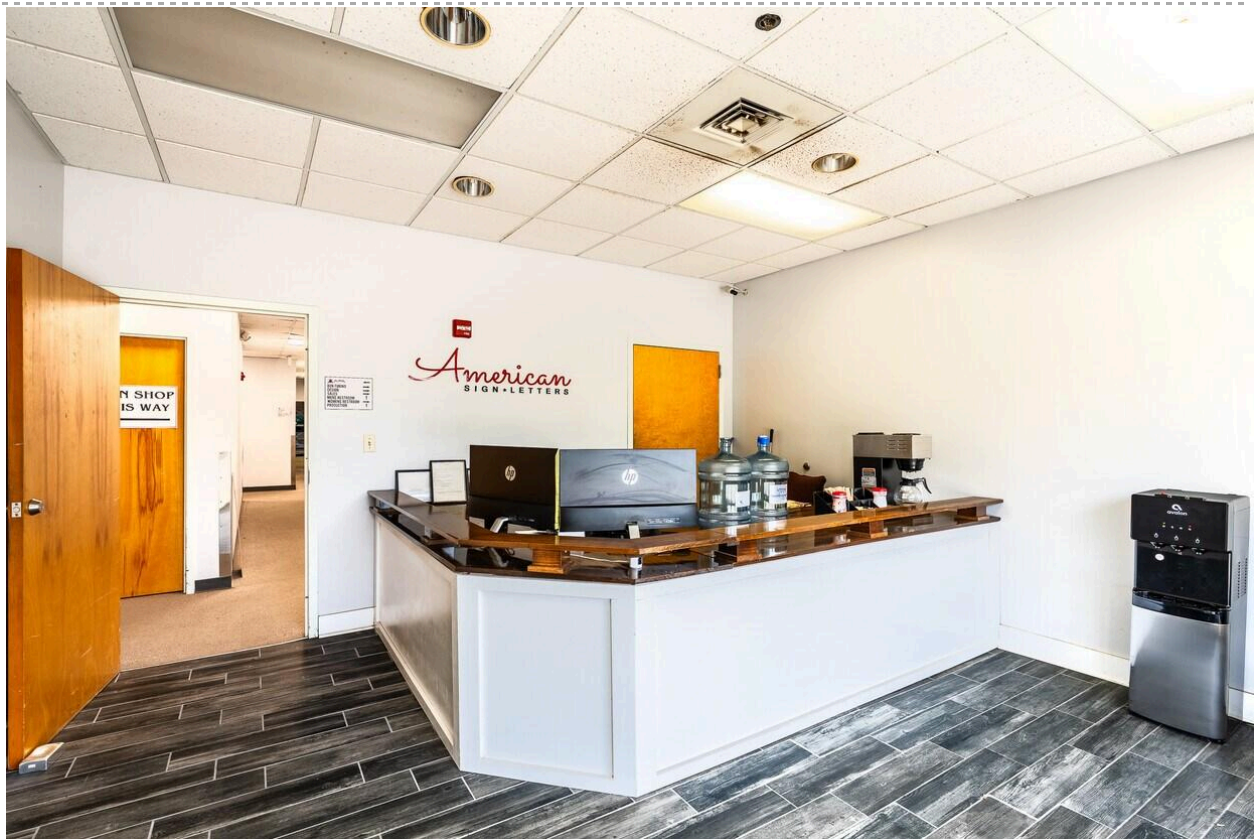
- Concrete and concrete masonry construction throughout
- Fully sprinklered throughout the entire facility
- Climate controlled across the full building area
- Three phase electrical service: 480 volts at 800 amps
- Standing seam metal roof installed in 2005, reported to be in excellent condition

Clear Heights

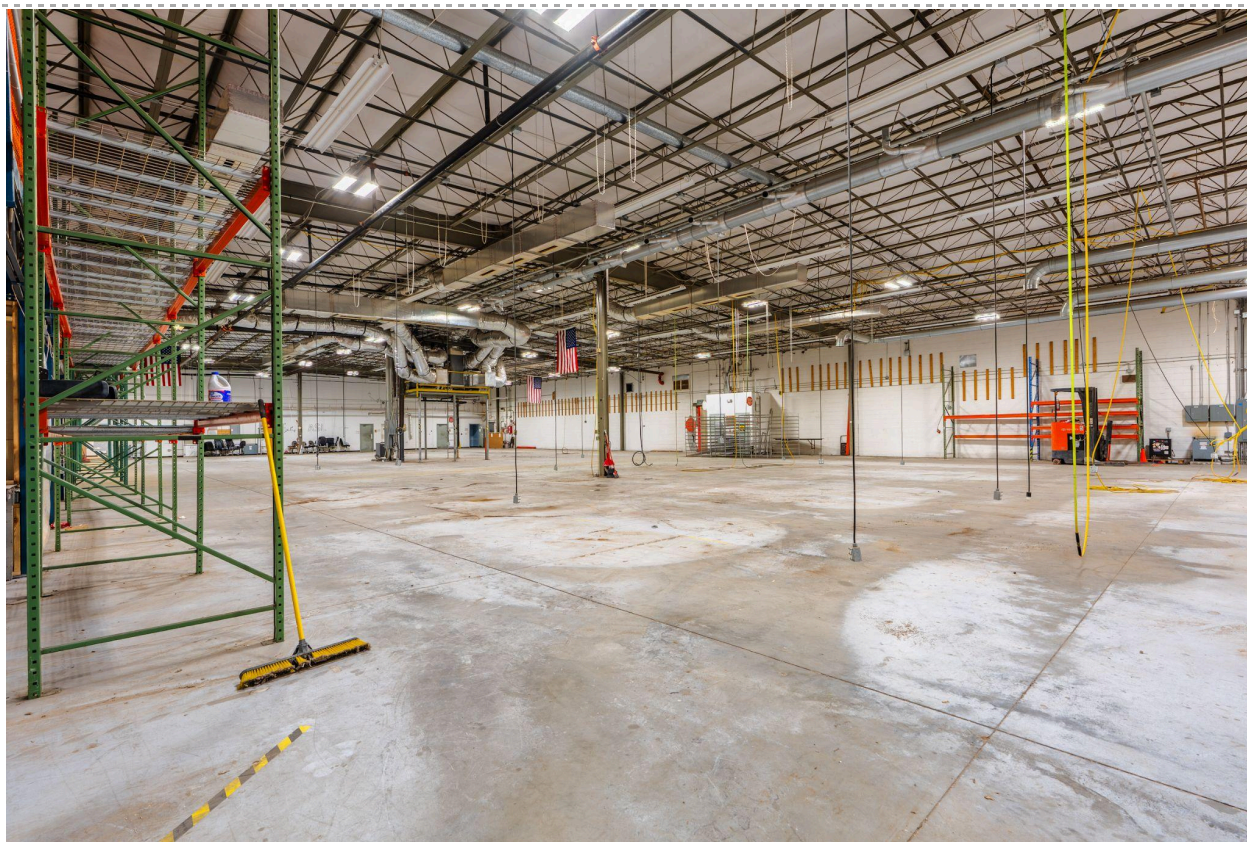
The warehouse features a clear height range of approximately 15 feet at the eaves rising to approximately 19 feet at the center apex. This profile supports racking systems, mezzanine installation, and equipment staging for a broad range of industrial users.

Office and Showroom Component

The approximately 10,000 SF office component is finished to a professional standard and includes a corner suite area adaptable for showroom, client reception, or executive office use. This configuration allows an occupant to operate a customer facing presence within the same facility as production or warehouse operations, which is a meaningful operational and cost efficiency advantage for many industrial businesses.



LOADING AND SITE FUNCTIONALITY



The building is configured with five drive-in doors, each measuring approximately 10 feet by 10 feet, providing flexible access for trucks, equipment, and materials across multiple points. The existing door openings may offer the potential to be converted to loading dock positions, which could improve inbound and outbound logistics efficiency for distribution or freight intensive users.

An additional door unit is included with the property but is not yet installed. Provisions for installation are already in place at the southwest corner of the building, providing a sixth access point that can be completed as needed. This allows a buyer to configure loading access to match their specific operational flow.

Site Characteristics

- Approximately 5.2 acres total, substantially larger than the building footprint
- Combination of paved and unpaved surface area across the site
- Suitable for outdoor equipment storage, materials laydown, fleet parking, and trailer staging
- Site size supports potential future building expansion, subject to applicable zoning and permitting approvals
- Large maneuvering area accommodates heavy equipment and large vehicle access



UTILITY INFRASTRUCTURE

The facility is serviced by Florida Power and Light and is connected to Indian River County water and sewer. The sewer infrastructure brought to the site is maintained by Indian River County, reducing the long term maintenance burden on the property owner. Confirmed utility connections of this type represent a significant operational asset for industrial users who require reliable and scalable service, and they can be difficult to replicate on undeveloped sites in this submarket.

PRE-COMPLETED DUE DILIGENCE

One of the most significant advantages of this acquisition is the availability of a comprehensive, pre-assembled third party due diligence package. These materials have been prepared to reduce underwriting time, increase buyer confidence, and minimize third party evaluation costs during the acquisition process.

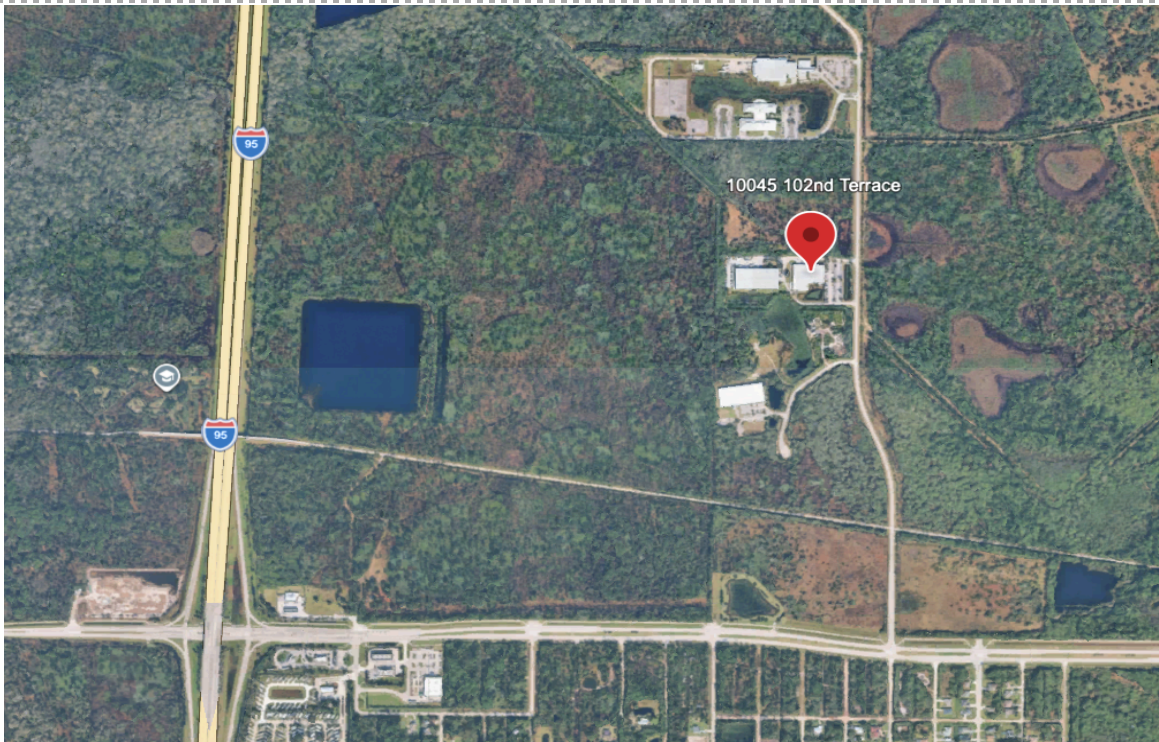
For owner users who need to move efficiently toward occupancy, and for investors conducting standard acquisition diligence, the availability of these materials meaningfully compresses the typical transaction timeline. The following documents are available to qualified buyers upon execution of a confidentiality agreement:

1. Recent third party appraisal confirming a value of \$5,800,000
2. Phase II Environmental Site Assessment returned clean with no recognized environmental conditions requiring remediation
3. Phase I Environmental Site Assessment completed in 2020 with no identified conditions of concern
4. Building inspection report with no major deficiencies identified
5. Recent insurance policy available for review
6. Survey available for review

Buyers are encouraged to independently verify all materials through their own counsel and consultants. The availability of this package is intended to reduce friction and accelerate decision making, not to substitute for independent buyer review.



LOCATION AND MARKET POSITION



Sebastian, Florida occupies a strategically positioned corridor between the Space Coast to the north and the Treasure Coast to the south. The property has direct access to County Road 512 and is within approximately two minutes of Interstate 95, the primary north to south arterial serving the eastern Florida corridor from Miami to Jacksonville.

This location provides efficient regional reach to a broad market area. The Orlando metropolitan area, Port Canaveral, Port Everglades, Fort Lauderdale Hollywood International Airport, and Orlando International Airport are all reachable within a manageable drive. For companies with distribution, supply chain, or customer service requirements, the I 95 proximity provides meaningful operational connectivity across a wide geography. The facility is located within approximately 2.5 hours of tertiary Florida markets, major seaports, and commercial airports.

Workforce and Talent Access

The Sebastian location draws from two distinct labor markets. The Space Coast corridor, anchored by the growing aerospace and defense cluster centered around Cape Canaveral and Kennedy Space Center, provides a technically skilled workforce with experience in precision manufacturing, engineering, and advanced production. The Treasure Coast corridor, extending through Vero Beach, Port St. Lucie, and Stuart, adds a broad general industrial and service trade labor pool.

Companies relocating from higher cost Florida markets or from out of state will find the combination of talent availability, relative affordability, lower taxes, and quality of life factors in this region to be a compelling total cost of operations argument.

Submarket Supply Context

The Indian River County industrial market has limited inventory of larger scale flex industrial product in the 30,000 to 50,000 SF size range. Facilities of this size, quality, and configuration are rarely available in this submarket. The cost to develop comparable concrete constructed industrial space at current construction costs would substantially exceed this asking price, reinforcing the value proposition for buyers evaluating build versus buy alternatives.



OPERATIONAL FIT AND POTENTIAL USES

This facility is designed for a wide range of owner users whose operations require functional industrial space, clear span warehouse area, heavy power capacity, and a professional office or customer facing component. The following represent operational profiles for which this building is well suited:

- Manufacturing and fabrication - heavy power capacity, clear span warehouse, and climate controlled environment
- Distribution and fulfillment - large floor plates, multiple drive in access points, and substantial site area for fleet and trailer management
- Assembly operations - column free warehouse configuration, conditioned environment, and loading flexibility
- Service and maintenance operations - multi door configuration supports simultaneous inbound and outbound traffic flow
- Contractor headquarters - large paved and unpaved area suitable for equipment laydown and fleet parking
- Aerospace and defense supply chain - Space Coast proximity, electrical capacity, and confirmed clean environmental status
- Marine and outdoor products - warehouse access depth, site area, and proximity to Indian River Lagoon and coastal markets

This list is illustrative rather than exhaustive. Buyers should confirm compatibility with their specific use requirements, applicable zoning designations, and any industry specific regulatory standards before proceeding.

DUE DILIGENCE ACCESS

A complete due diligence package is available to qualified buyers upon execution of a confidentiality agreement. The package is accessible via a secure shared drive and includes all documents referenced in the Pre-Completed Due Diligence Package section of this memorandum.

[*Click to View Due Diligence Package*](#)



To request access or to schedule a property tour, contact the listing broker directly using the information provided below.

CONTACT INFORMATION

Chris Flaig

Flaig Commercial Group

Brokered by LPT Realty

+1(772)-766-2001

chris@flaigcommercial.com

DISCLAIMER

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