



FLAIG COMMERCIAL GROUP

FOR LEASE

INDUSTRIAL / FLEX · MANUFACTURING FACILITY

10045 102nd Terrace

Sebastian, FL 32958 · Indian River County

5,000 – 34,000 SF DIVISIBLE FROM 5,000

CONTACT FOR LEASE TERMS

Chris Flaig

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Flaig Commercial Group
Brokered by LPT Realty LLC



A move-in-ready flex facility

10045 102nd Terrace is a concrete-constructed flex industrial facility in Sebastian offering up to **34,000 SF** of contiguous space for lease, divisible from 5,000 SF to fit a wide range of users.

Flexible demising lets warehouse, manufacturing, distribution, and service users take only the space they need, with room to expand as they grow.

The building pairs clear-span warehouse with finished office/showroom area, heavy power, full fire protection, and climate control — ready for immediate occupancy with minimal fit-up.



LEASING HIGHLIGHTS

- › 5,000 – 34,000 SF available; divisible from 5,000 SF
- › +/-30,000 SF clear-span warehouse + +/-10,000 SF office
- › Heavy power: 3-phase 480V / 800A
- › Fully sprinklered & climate-controlled throughout
- › 6 drive-in doors (5 @ 10×10 + 1 @ 12×10)
- › 15–19 ft clear height; concrete construction
- › ~2 min to I-95 via CR-512 (Exit 156)

34,000 SF

MAX CONTIGUOUS

Now

AVAILABLE

Flexible space – divisible from 5,000 SF

5,000–34,000

SF AVAILABLE FOR LEASE

5,000 SF

MINIMUM DIVISIBLE

+/-30,000

SF CLEAR-SPAN WAREHOUSE

+/-10,000

SF FINISHED OFFICE / SHOWROOM

Demising flexibility

Up to 34,000 SF contiguous — demisable in ~5,000 SF increments

5k

10k

15k

20k

25k

30k+

Spaces can be configured to a tenant's requirements, combining warehouse and office in flexible proportions — from a single 5,000 SF bay up to the full 34,000 SF. Reach out to discuss configurations, timing, and current lease rates.



Contact Chris Flaig at 772-356-2851 for current availability and lease terms.

Built for industry – ready to occupy

480V / 800A

3-PHASE POWER

100%

AIR CONDITIONED & FIRE
SUPPRESSED

15–19 ft

CLEAR HEIGHT

6

DRIVE-IN DOORS

SPECIFICATIONS

- › Concrete & concrete-masonry construction throughout
- › Fully sprinklered and climate-controlled building-wide
- › Three-phase electrical service: 480V / 800A
- › Standing-seam metal roof (2005), excellent condition
- › 6 drive-in doors — five 10×10 plus one oversized 12×10
- › 15–19 ft clear height; IL (Light Industrial) zoning
- › FPL power; Indian River County water & sewer
- › Clear-span warehouse with Mezzanine

— PROPERTY GALLERY

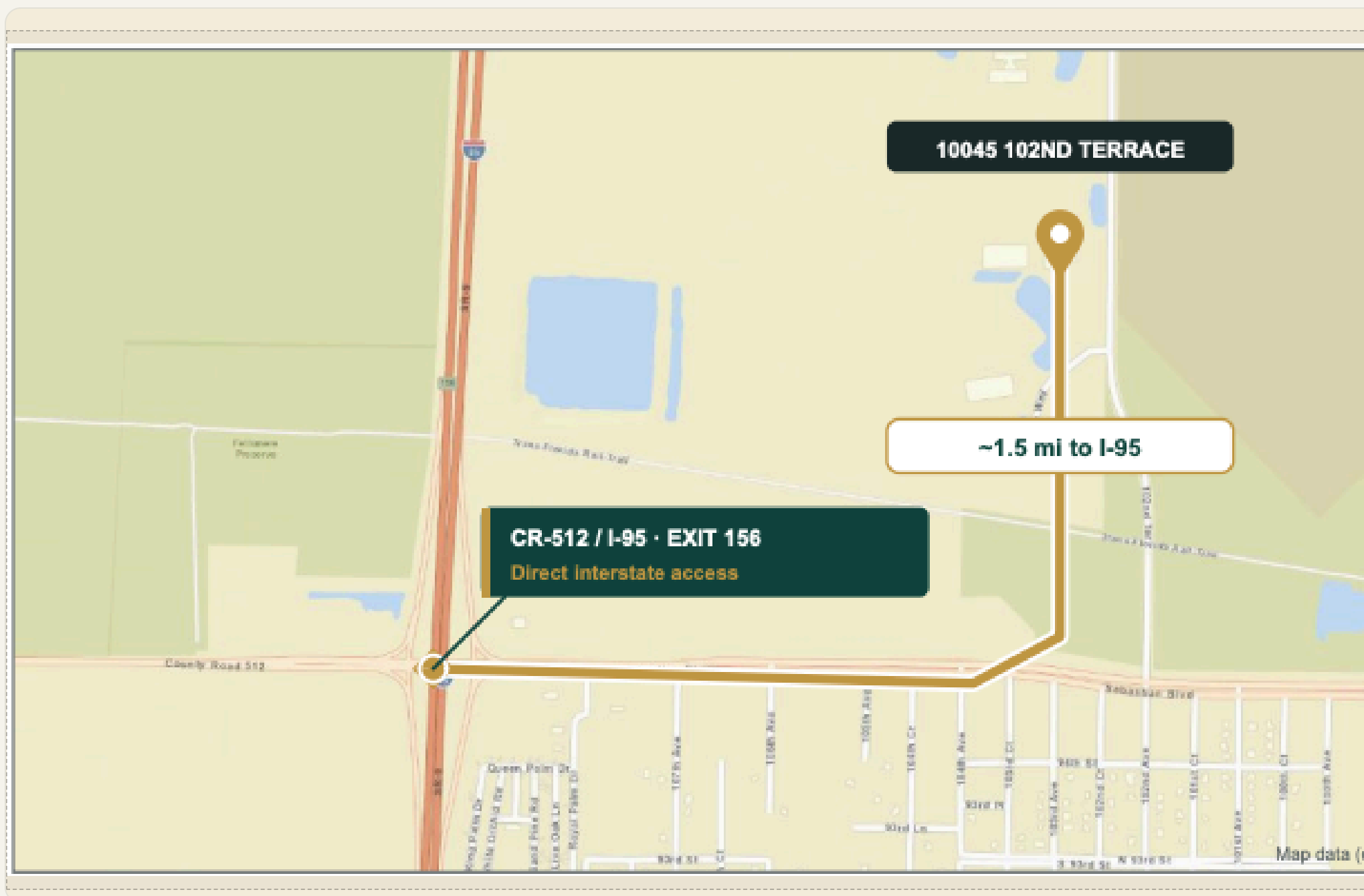
Inside & around the facility

Aerial, clear-span warehouse & finished offices · full
28-photo set available on request



— LOCATION & ACCESS

Minutes to I-95 via CR-512 (Exit 156)



~1.5 MI TO I-95 · EXIT 156

10045 102ND TERRACE

~1.5 mi to I-95

CR-512 / I-95 · EXIT 156
Direct Interstate access

~2 min
TO I-95 · CR-512 / EXIT 156

~2.5 hrs
TO MAJOR PORTS & AIRPORTS

★ Dual labor markets — Space Coast + Treasure Coast

Space Coast + Treasure Coast advantage

15,000+

NEW SPACE COAST JOBS (3 YRS)

~4,000

BLUE ORIGIN (BREVARD)

1,500

PIPER AIRCRAFT (COUNTY)

~2.5 hrs

TO MAJOR PORTS & AIRPORTS

WORKFORCE & DEMAND

- › Space Coast aerospace & defense cluster (Kennedy Space Center)
- › Treasure Coast general-industrial & service-trade labor
- › Lower operating costs and taxes vs. South Florida
- › Sebastian aviation base — Piper, Whelen, Velocity

REGIONAL REACH

- › I-95 spine connecting Miami to Jacksonville
- › Orlando metro reachable within a manageable drive
- › Port Canaveral & Port Everglades within ~2.5 hours
- › Limited supply of 30,000–50,000 SF flex product locally



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LEASE INQUIRIES

Contact us for lease terms & availability

5,000 – 34,000 SF AVAILABLE

Divisible from 5,000 SF

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