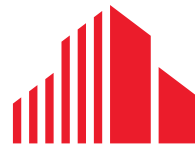




FOR SALE \$5,900,000 (SEE DETAILS)

MANUFACTURING/ DISTRIBUTION WAREHOUSE

**7756 130TH ST
SEBASTIAN, FL 32958**



**CUSHMAN &
WAKEFIELD**

MANUFACTURING/DISTRIBUTION WAREHOUSE

7756 130TH ST, SEBASTIAN, FL 32958

Property Overview

±38,000 SF manufacturing/distribution warehouse with ±2,800 SF of office space and 32' clear height. The property features two loading docks, four 18' overhead doors, and two 13' overhead doors, providing excellent functionality for logistics and industrial operations.

Situated on ±10.34 fully fenced acres, the site offers extensive outdoor storage, including a ±2-acre paved parking lot, and is serviced by a dedicated rail spur with five-car capacity. Heavy power users are accommodated with 277/480V, three-phase electrical service up to 6,000 amps.

Strategically located along Florida's Space Coast with easy access to I-95 and the US-1 corridor, allowing efficient distribution throughout the region.

Property Features

Address:	7756 130th St, Sebastian, FL 32958
Sale Price:	\$5,900,000: Existing Building
	\$6,900,000: Existing Building with building kit to construct additional 40,000 SF
	\$10,900,000: Sold with additional 40,000 SF building constructed - (77,980 SF)
Zoning:	IN - Industrial
Existing Building Size:	37,980 SF
Fire Safety:	Wet Sprinklers
Rail Spur:	5 car capacity
Ceiling Height:	32'
Dock-High Doors:	2
Grade-Level Doors:	4 (18' Height) & 2 (13' Height)
Land Size:	10.34 Acres



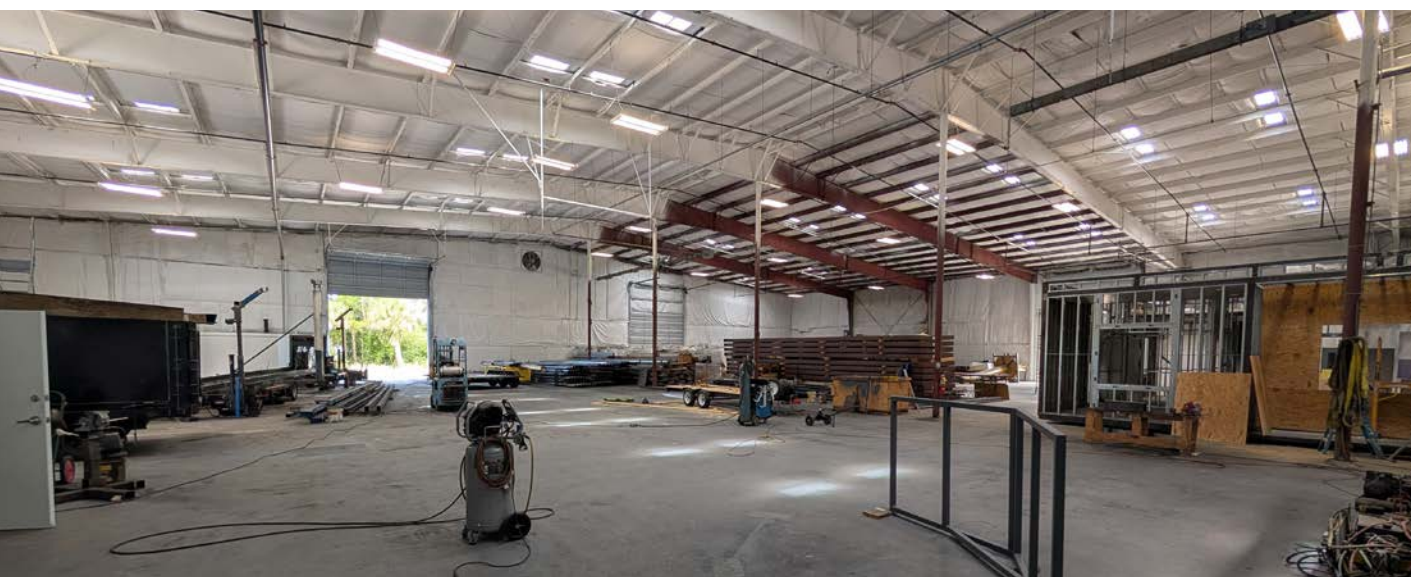
AERIAL VIEW

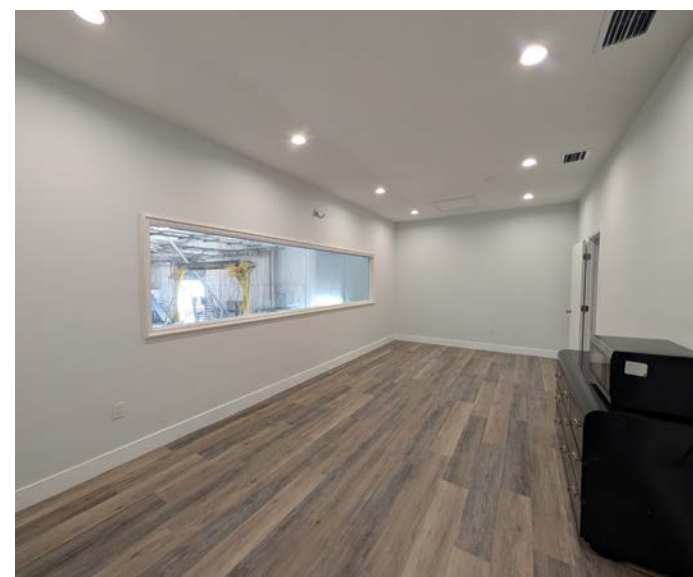


DOCK HIGH & GRADE LEVEL

OPTIONAL ENHANCEMENTS









PROPERTY
AERIAL



2025 DRIVE TIME



7756 130th St,
Sebastian, FL 32958

DRIVE TIME



15 MINUTE

37,409
POPULATION

\$91,323
AVG HH INCOME

30 MINUTE

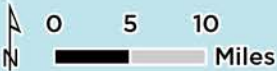
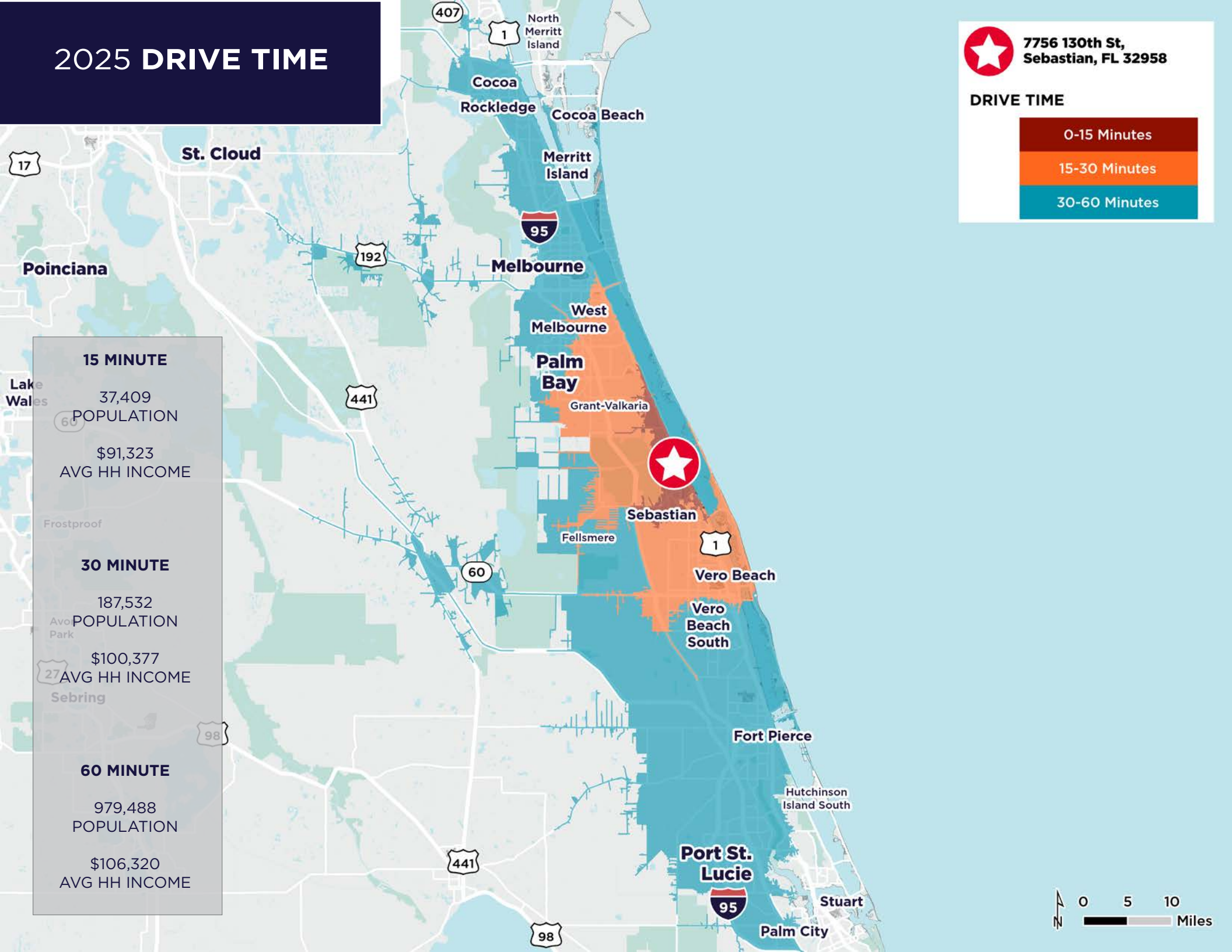
187,532
POPULATION

\$100,377
AVG HH INCOME

60 MINUTE

979,488
POPULATION

\$106,320
AVG HH INCOME



2025 DEMOGRAPHICS



7756 130th St,
Sebastian, FL 32958

DISTANCE

5 Miles

10 Miles

15 Miles

Area Demographics

Population

• 5 Mile:

37,489

• 10 Mile:

76,491

• 15 Mile:

200,611

Average Household Income

• 5 Mile:

\$89,402

• 10 Mile:

\$112,544

• 15 Mile:

\$110,071

Median Age

• 5 Mile:

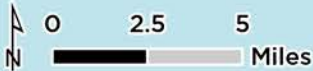
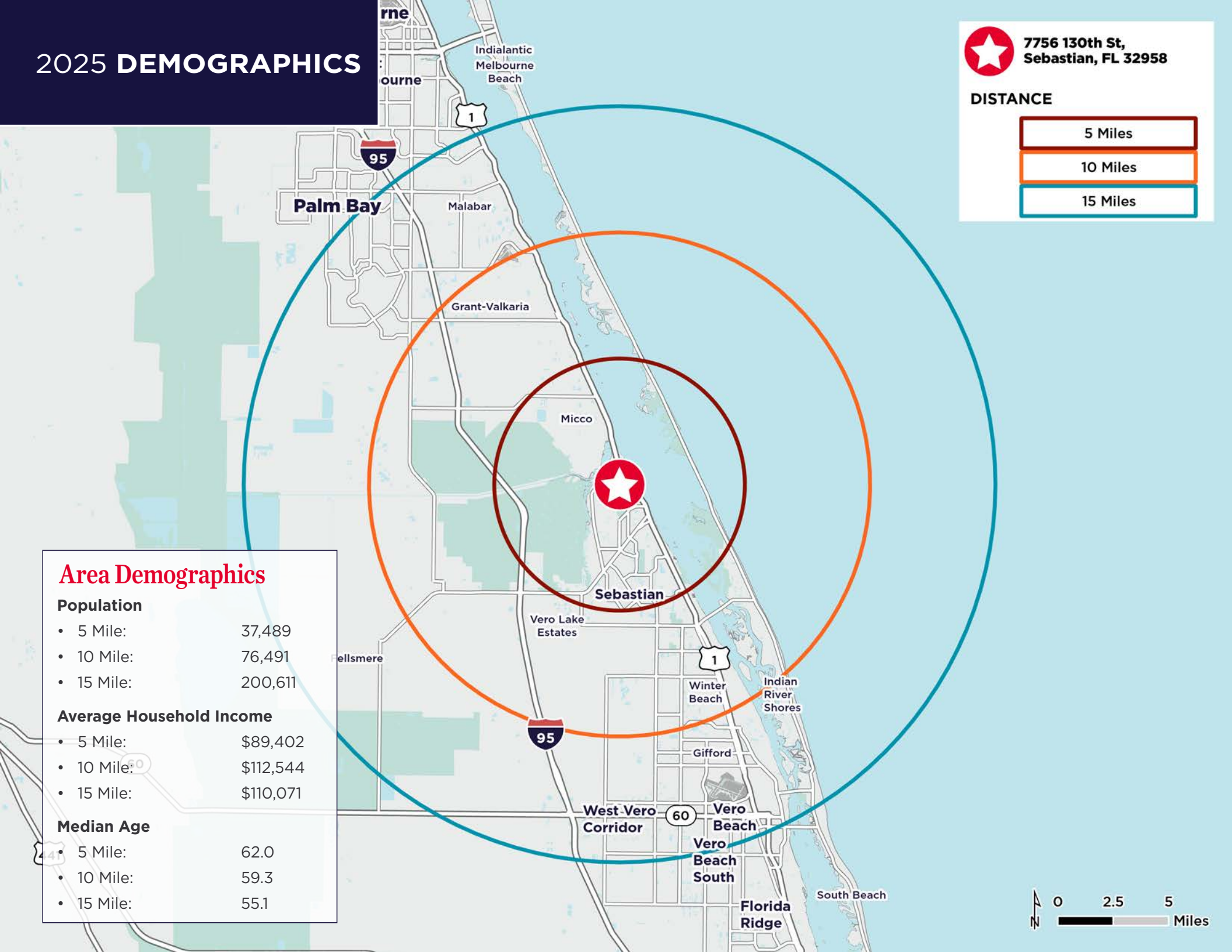
62.0

• 10 Mile:

59.3

• 15 Mile:

55.1



REGIONAL OVERVIEW

Indian River County, Florida

Indian River County has a friendly, unpretentious atmosphere. Centrally located 70 miles south of the Kennedy Space Center and an hour's drive north of West Palm Beach, the 543 square miles contain 26 miles of unspoiled beaches, groves of renowned Indian River grapefruit, immaculate oceanfront estates and riverfront communities - free from urban sprawl and congestion. Located within a 3-hour drive of 17.9 million potential customers - 90% of Florida's population.

Indian River County, Florida offers the best of both worlds: a desirable location for business and pleasure with a balance that helps build your business in the sun. Those who live, work or visit here find that the communities are safe, modern and loaded with ecological, cultural, educational and technological amenities. Indian River County also offers a cost-competitive place to grow or expand your business.

FEI introduced a proposal for a high-speed rail service known as Brightline, offering passenger service between Miami and Orlando with additional stations in Fort Lauderdale and West Palm Beach. Brightline has now been operational for several years, providing a convenient and efficient rail connection between these major Florida cities. The service includes a number of daily trains passing through Indian River County, improving regional transportation options.

The Brightline service has significantly reduced travel times and enhanced connectivity, catering to both local commuters and tourists. Trains now operate at high speeds, with a maximum proposed speed between West Palm and Cocoa, further streamlining travel between these key destinations. While the project faced extensive local government discussions during its initial announcement and planning stages, it has since become an integral part of the regional transportation network, contributing to the overall accessibility and convenience of Indian River County and its neighboring regions.

Over the past 20 years, the U. S. Highway No. 1 corridor south of Highway 60 was one of the most popular retail areas of Indian River County. As has been typical of most South Florida cities, growth has expanded westward. Over the past several years the State Road 60 corridor west of the City of Vero Beach has expanded rapidly with new retail and restaurant uses. Two large retail centers, The Outlets of Vero and the Indian River Mall, have opened.



SEBASTIAN-ROSELAND
MUNICIPAL AIRPORT

130TH ST

INDUSTRIAL CIRCLE

FOR MORE INFORMATION, CONTACT:

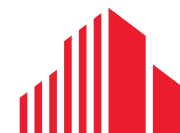


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