



CONFIDENTIAL OFFERING MEMORANDUM

10045 102nd Terrace

Sebastian, FL 32958 · Indian River County

Industrial Manufacturing Facility · +/-40,000 SF · +/-5.2 Acres · Available Now

\$5,495,000

ASKING PRICE

\$138.95 / SF

PRICE PER SF*

\$5.8M

APPRAISED VALUE



Chris Flaig · Flaig Commercial Group · Brokered by LPT Realty LLC

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*Price per SF based on verified building area of 39,546 SF (rounded to ~40,000 SF for reference).

A move-in-ready concrete industrial HQ — priced below appraisal

Flaig Commercial Group presents 10045 102nd Terrace, Sebastian — a fully functional, concrete-constructed flex industrial facility of approximately 40,000 SF (39,546 SF verified) on approximately 5.2 acres. The property is immediately available for owner-user occupancy and offers a rare chance to acquire a well-built, operationally ready industrial headquarters in a supply-constrained Florida submarket.

Offered at \$5,495,000 (\$138.95/SF) — roughly \$305,000 below a recent third-party appraisal of \$5,800,000, and a meaningful discount to the replacement cost of comparable new concrete construction. A comprehensive third-party due-diligence package is assembled and ready for qualified buyers, materially reducing underwriting time and execution risk.

Acquisition Highlights

- Priced ~\$305K (~5%) below a recent third-party appraisal of \$5,800,000
- \$138.95/SF — a meaningful discount to replacement cost for concrete construction
- +/-40,000 SF (39,546 verified) on +/-5.2 acres — scarce 30-50k SF flex product
- +/-30,000 SF clear-span warehouse plus +/-10,000 SF finished office / showroom
- Heavy power: 3-phase 480V / 800A; fully sprinklered and climate-controlled
- 6 drive-in doors (5 @ 10x10 + 1 @ 12x10) with dock-conversion potential
- Immediately available for owner-user occupancy — no lease transition
- ~2 min to I-95 via CR-512 (Exit 156); Space Coast + Treasure Coast labor
- Comprehensive pre-completed DD package — appraisal, clean Phase I/II, inspection, survey

Property Snapshot

ADDRESS 10045 102nd Terrace, Sebastian, FL 32958	PROPERTY TYPE Flex Industrial / Manufacturing
TOTAL BUILDING +/-40,000 SF (39,546 verified)	WAREHOUSE +/-30,000 SF clear span
OFFICE / SHOWROOM +/-10,000 SF finished	SITE SIZE +/-5.2 acres
CONSTRUCTION Concrete & concrete masonry	YEAR BUILT 1994 (standing-seam roof 2005)
ZONING IL (Light Industrial)	POWER 3-phase, 480V / 800A
CLEAR HEIGHT 15 ft eave – 19 ft apex	DRIVE-IN DOORS 6 total (5 @ 10x10 + 1 @ 12x10)
FIRE PROTECTION Fully sprinklered	HVAC Climate controlled throughout
UTILITIES FPL; Indian River Co. water & sewer	OCCUPANCY Partially vacant — available now
ASKING PRICE \$5,495,000 (\$138.95/SF)	APPRAISED VALUE \$5,800,000 (in DD package)



Aerial & street-level views · +/-5.2-acre site

Building & Infrastructure

Purpose-built for demanding industrial operations and ready to run with minimal capital investment — durable concrete construction paired with heavy electrical capacity, full fire protection, and full climate control across warehouse and office.

480V / 800A

3-PHASE POWER

Full

FIRE SPRINKLERS

15-19 ft

CLEAR HEIGHT

2005

STANDING-SEAM ROOF

Structural & Mechanical

- Concrete and concrete-masonry construction throughout
- Fully sprinklered across the entire facility; climate controlled building-wide
- Three-phase electrical service: 480 volts at 800 amps
- Standing-seam metal roof (2005), reported in excellent condition
- Warehouse clear height ~15 ft at the eaves rising to ~19 ft at center apex
- ~10,000 SF finished office / showroom with adaptable corner suite



Finished office / reception · clear-span warehouse with racking

Loading & Site Functionality

The building offers six drive-in doors — five at approximately 10 ft by 10 ft plus one oversized 12 ft by 10 ft door — providing flexible access for trucks, equipment, and materials at multiple points. Existing openings may also offer potential conversion to loading-dock positions to improve inbound/outbound logistics for distribution or freight-intensive users.

6

DRIVE-IN DOORS

1

OVERSIZED 12x10

+/-5.2 AC

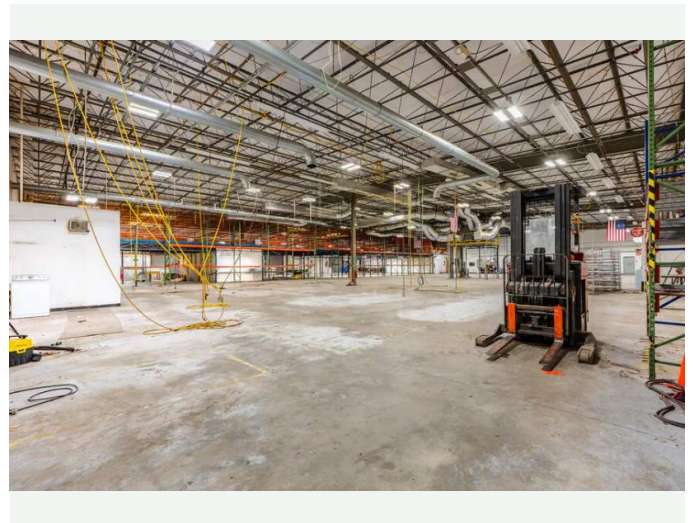
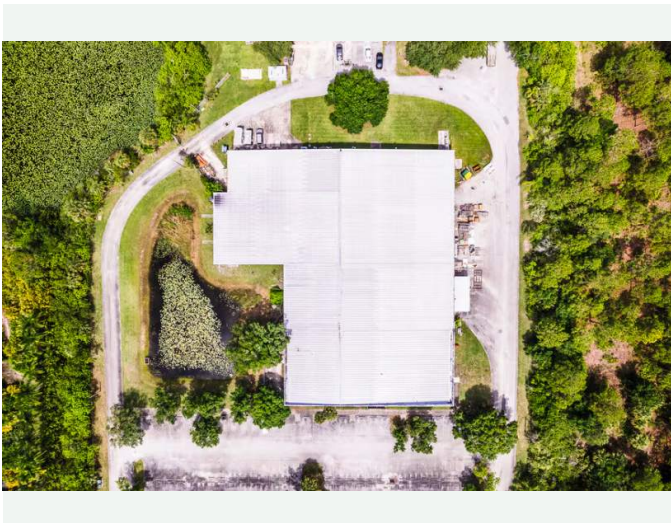
TOTAL SITE

IOS

YARD / LAYDOWN

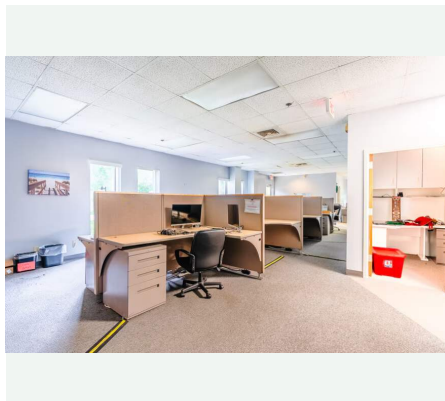
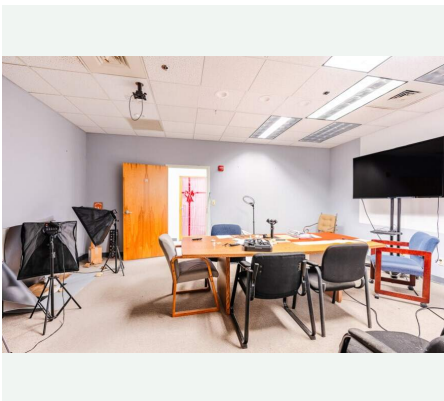
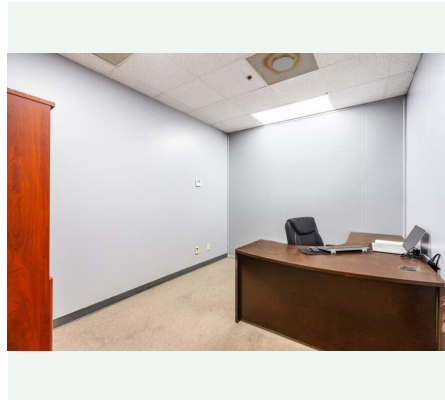
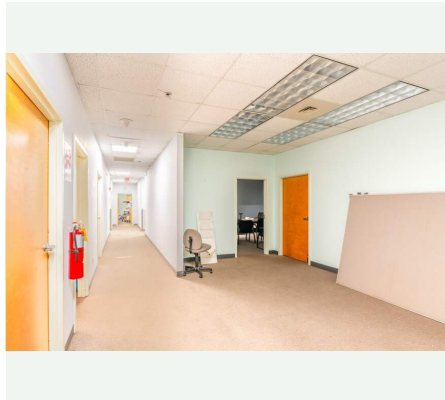
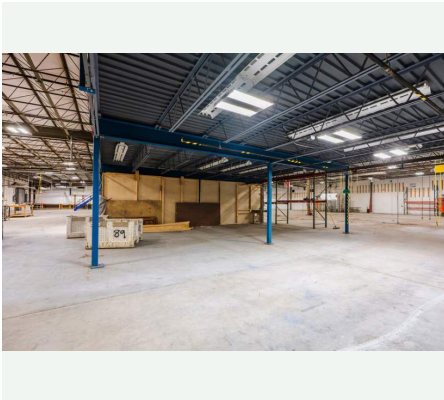
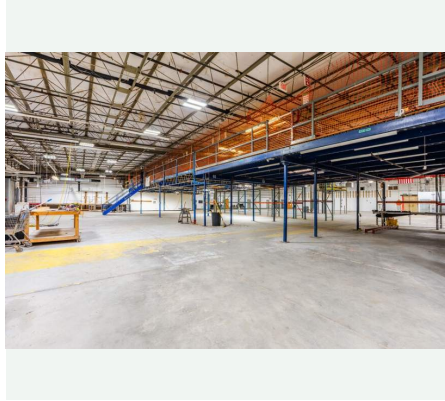
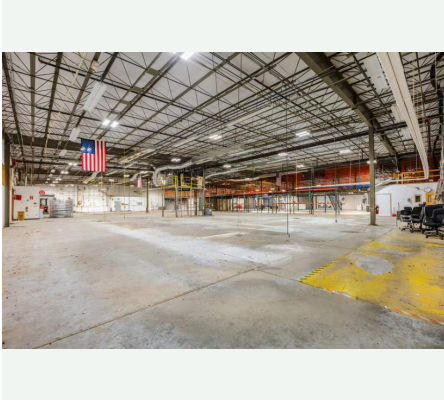
Site Characteristics

- +/-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 & trailer staging
- Site size supports potential future building expansion (subject to approvals)
- Large maneuvering area accommodates heavy equipment and large-vehicle access



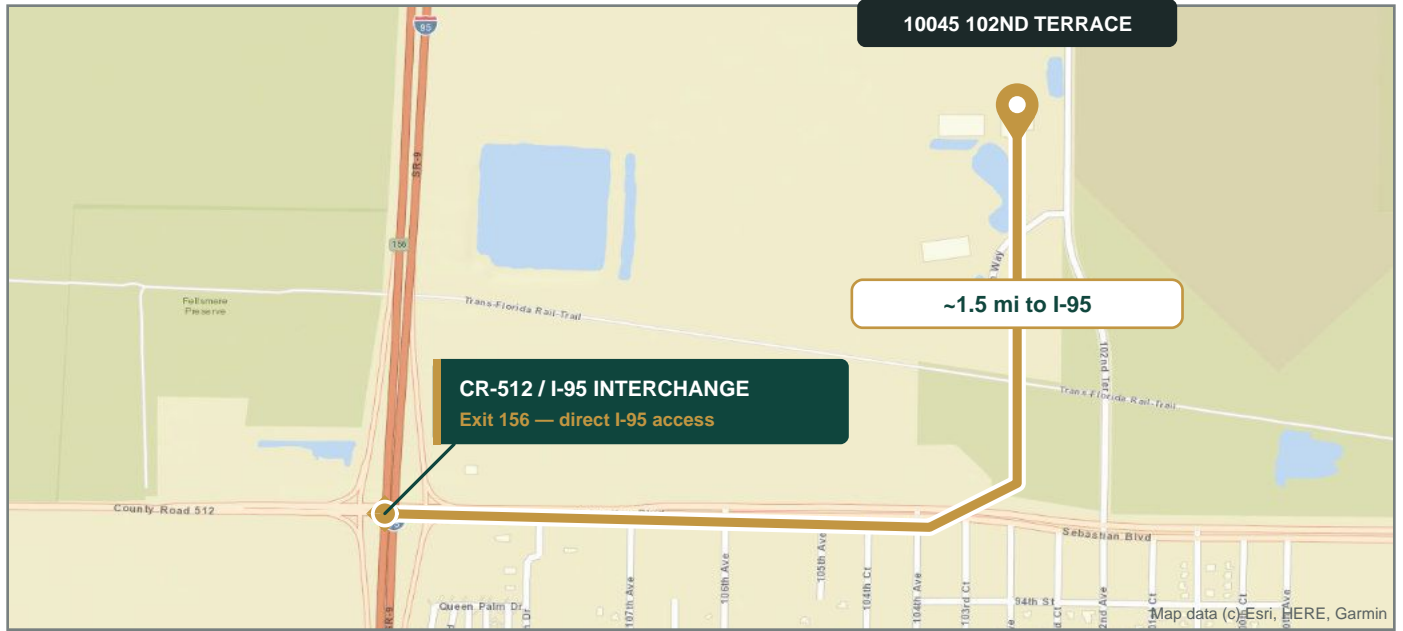
Top-down site footprint · warehouse interior with drive-in access

Property Gallery

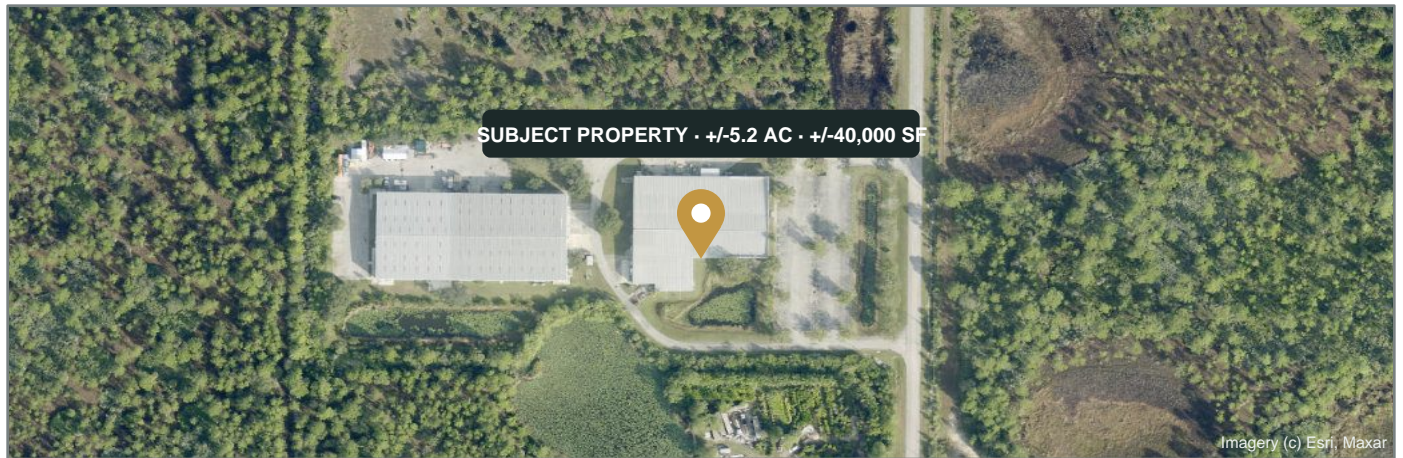


Clear-span warehouse, finished offices & aerial views · full 28-photo set available on request

Location & Site Aerial



Drive route via CR-512 to the I-95 interchange (Exit 156)



~2 min to I-95
via CR-512 / Exit 156

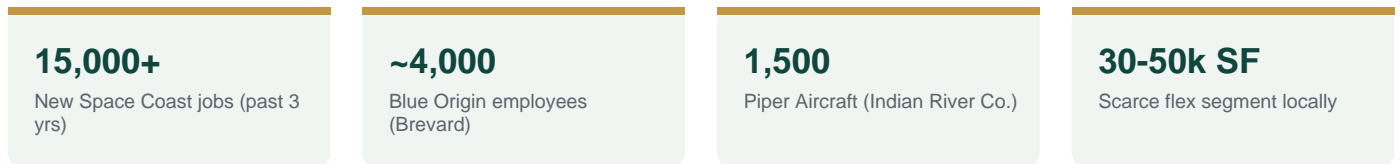
Dual labor markets
Space Coast + Treasure Coast

~2.5 hrs
to major ports & airports

Location, Market & Workforce

Sebastian sits on a strategic corridor between the Space Coast to the north and the Treasure Coast to the south, with direct CR-512 access and I-95 — the primary north-south arterial from Miami to Jacksonville — about two minutes away. Orlando, Port Canaveral, Port Everglades, and the Orlando and Fort Lauderdale airports are reachable within a manageable drive (most within ~2.5 hours).

The location draws on two distinct labor pools: the Space Coast aerospace and defense cluster around Kennedy Space Center supplies skilled manufacturing and engineering talent, while the Treasure Coast adds a broad general-industrial and service-trade workforce. Indian River County anchors an aviation base led by Piper Aircraft, with Whelen Aerospace and Velocity Aircraft in Sebastian.



Why This Location

- I-95 / CR-512 access for regional distribution and supply-chain reach
- Aerospace & defense growth on the Space Coast (SpaceX Starship, Blue Origin)
- Skilled manufacturing labor plus lower costs and taxes vs. South Florida
- Limited inventory of 30,000-50,000 SF concrete flex product in the submarket

Market and employment figures reflect third-party reporting (Space Coast EDC, Indian River County EDC, public sources) for context only; not a guarantee of future performance. Buyer to verify.

Pricing & Acquisition Rationale

\$5,495,000

ASKING PRICE

\$5,800,000

RECENT APPRAISAL

~\$305K

BELOW APPRAISAL

\$138.95

PRICE / SF

Priced Below Recent Appraisal

Asking Price



\$5.495M

Recent Appraisal



\$5.800M

The asking price sits roughly \$305,000 (about 5%) below a recent third-party appraisal and at a meaningful discount to the cost of developing comparable concrete-constructed industrial space at today's construction prices — a favorable build-vs-buy equation.

Acquisition Rationale

- Move-in-ready: concrete construction, full sprinklers, climate control, heavy power
- Below appraisal and below replacement cost — embedded value vs. new construction
- Scarcity: 30,000-50,000 SF concrete flex rarely trades in this submarket
- Optionality: owner-user now, with 5.2 acres for expansion, IOS, or future lease-up
- Execution certainty: pre-completed third-party DD package compresses timeline & risk



Pre-Completed Due Diligence

A key advantage of this acquisition is a comprehensive, pre-assembled third-party due-diligence package — prepared to reduce underwriting time, increase buyer confidence, and compress the typical transaction timeline. Available to qualified buyers upon execution of a confidentiality agreement.



Recent third-party appraisal

Confirms value of \$5,800,000



Phase II Environmental

Clean — no remediation required



Phase I Environmental (2020)

No identified conditions of concern



Building inspection report

No major deficiencies identified



Recent insurance policy

Available for review



Survey

Available for review

Utility Infrastructure

POWER

Florida Power & Light (FPL)

WATER & SEWER

Indian River County — county-maintained

County-maintained sewer reduces the long-term maintenance burden on the owner. Buyers should independently verify all materials through their own counsel and consultants; the package accelerates decisions but does not substitute for independent review.

Operational Fit & Potential Uses

Suited to a wide range of owner-users needing functional industrial space, clear-span warehouse, heavy power, and a professional office or customer-facing component. Representative profiles:

- **Manufacturing & Fabrication**
Heavy power, clear-span warehouse, full climate control
- **Distribution & Fulfillment**
Large floor plates, multiple drive-in access, ample site for fleet/trailers
- **Assembly Operations**
Column-free configuration, conditioned environment, loading flexibility
- **Service & Maintenance**
Multi-door layout supports simultaneous inbound/outbound flow
- **Contractor Headquarters**
Large paved & unpaved area for equipment laydown and fleet parking
- **Aerospace & Defense Supply**
Space Coast proximity, electrical capacity, confirmed clean environmental
- **Marine & Outdoor Products**
Warehouse depth, site area, proximity to the Indian River Lagoon & coast

Illustrative, not exhaustive. Buyers should confirm compatibility with their specific use, applicable zoning, and any industry-specific regulatory standards before proceeding.

CONTACT & TOURS

Let's talk about 10045 102nd Terrace



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