

# INDUSTRIAL WAREHOUSE & FLEX SPACES

657 NE Dixie Highway, Stuart, FL 34957



**SPACE 1**  
±9,800 SF

**SPACE 3A**  
±6,500 SF

**SPACE 2**  
±8,700 SF

**SPACE 3B**  
±6,500 SF

**SPACE 4**  
±5,000 SF

FOR LEASE | \$14.00/SF

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Driftwood Industrial Park offers versatile warehouse and flex spaces ideally located just off NE Dixie Highway in Jensen Beach. The property features multiple size configurations suited for warehouse, distribution, light industrial, service, and retail/office users.
- With 3-phase power, roll-up door access, tall clear heights, and a fully fenced site with dual gated entrances, the property provides both efficiency and security. Ownership is committed to enhancing the property with upcoming exterior improvements, including fresh paint and parking lot resealing.
- This is a rare opportunity to secure functional industrial space in a centrally located Jensen Beach corridor with direct frontage options.



<b>LEASE RATE</b>	\$14.00/SF
<b>BUILDING SIZE</b>	31,499 SF + 10,600 SF
<b>SPACE 1</b>	±9,800 SF
<b>SPACE 2</b>	±8,700 SF
<b>SPACE 3A</b>	±6,500 SF
<b>SPACE 3B</b>	±6,500 SF
<b>SPACE 4</b>	±5,000 SF
<b>FRONTAGE</b>	±415'
<b>TRAFFIC COUNT</b>	5,300 ADT
<b>YEAR BUILT</b>	1958 (2020s Renovations)
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>ZONING</b>	Rio Redevelopment District
<b>LAND USE</b>	Industrial

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# AVAILABLE SPACES

## ±9,800 SF Warehouse

- 17' Clear Ceiling Height
- Four (4) Roll-Up Doors (varying sizes)
- Ideal for distribution, equipment storage, service users, or light manufacturing

## ±8,700 SF Retail / Office / Flex Space

- Frontage on NE Dixie Highway
- Suitable for showroom, service retail, or office with warehouse component
- High visibility exposure

## Two Adjacent ±6,500 SF Warehouse Spaces

- 15' Clear Ceiling Height
- Multiple Roll-Up Doors
- Can be leased separately or combined (±13,000 SF total)
- Well-suited for contractors, storage, logistics, or trade services

## ±5,000 SF Warehouse

- 17' Clear Ceiling Height
- 400 Amp Power
- Four (4) Roll-Up Doors (varying sizes)
- Efficient footprint for high-utility users



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±9,800 SF PHOTOS



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# ±8,700 SF PHOTOS



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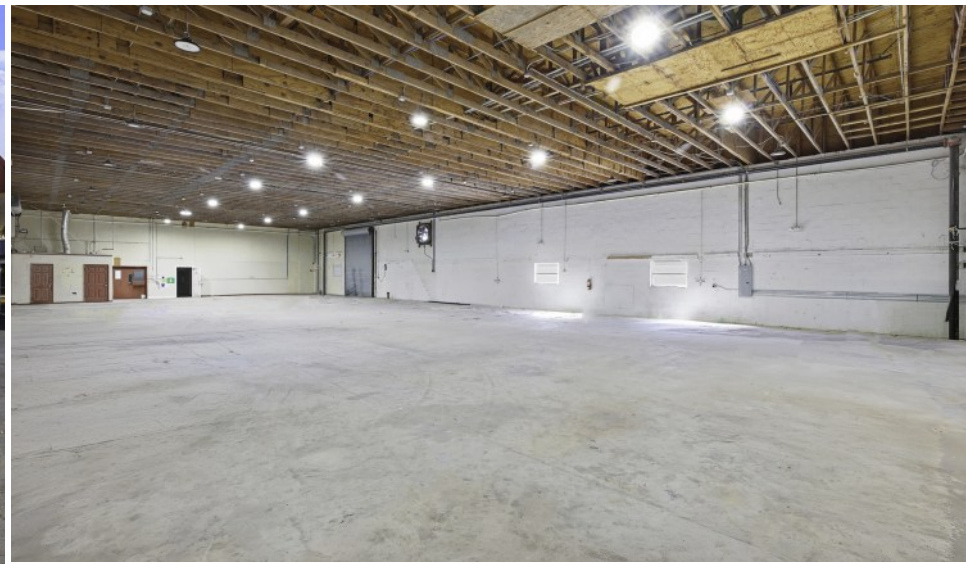
**Matt Crady**

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# ±6,500 SF PHOTOS



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±5,000 SF PHOTO



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# DEMOGRAPHICS

<b>Population</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
2020 Population	4,132	93,587	283,988
2024 Population	4,562	105,787	310,264
2029 Population Projection	4,860	116,819	355,425
Annual Growth 2020-2024	2.6%	3.3%	2.3%
Annual Growth 2024-2029	1.3%	2.1%	2.9%
Median Age	51.9	55.3	48.7
Bachelor's Degree or Higher	30%	34%	28%
U.S. Armed Forces	0	105	222

<b>Households</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
2020 Households	1,910	42,336	116,963
2024 Households	2,081	48,027	127,630
2029 Household Projection	2,215	53,111	145,544

<b>Income</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
Avg Household Income	\$80,899	\$89,769	\$88,291
Median Household Income	\$58,492	\$64,415	\$66,801

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# PERMITTED USES

<b>Commercial &amp; Business Use</b>	<b>Industrial</b>
Business & professional offices	P
Construction services, limited	P
Construction services, extensive	P
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	-
Marinas <sup>1</sup>	-
Medical offices	P
Microbreweries & Craft Distilleries	P
Parking lots and garages	-
Restaurants	P
Retail & services, limited impact	P
Retail & services, general impact	P
Retail & services, extensive impact	P
Recreational vehicle parks	P
Vehicular service and maintenance	P
Wholesale trades and services	P
Working waterfront	-
Limited impact industries	P
Extensive impact industrial industries	P

## Location Overview

Strategically located at 657 NE Dixie Highway, the property offers convenient access to US-1 and surrounding commercial corridors in Jensen Beach. The site benefits from proximity to residential growth, service-based businesses, and strong regional connectivity.

## Ideal Users

- Contractors
- Trade & Service Companies
- Distribution & Logistics
- Equipment & Fleet Storage
- Light Manufacturing
- Showroom/Warehouse Users

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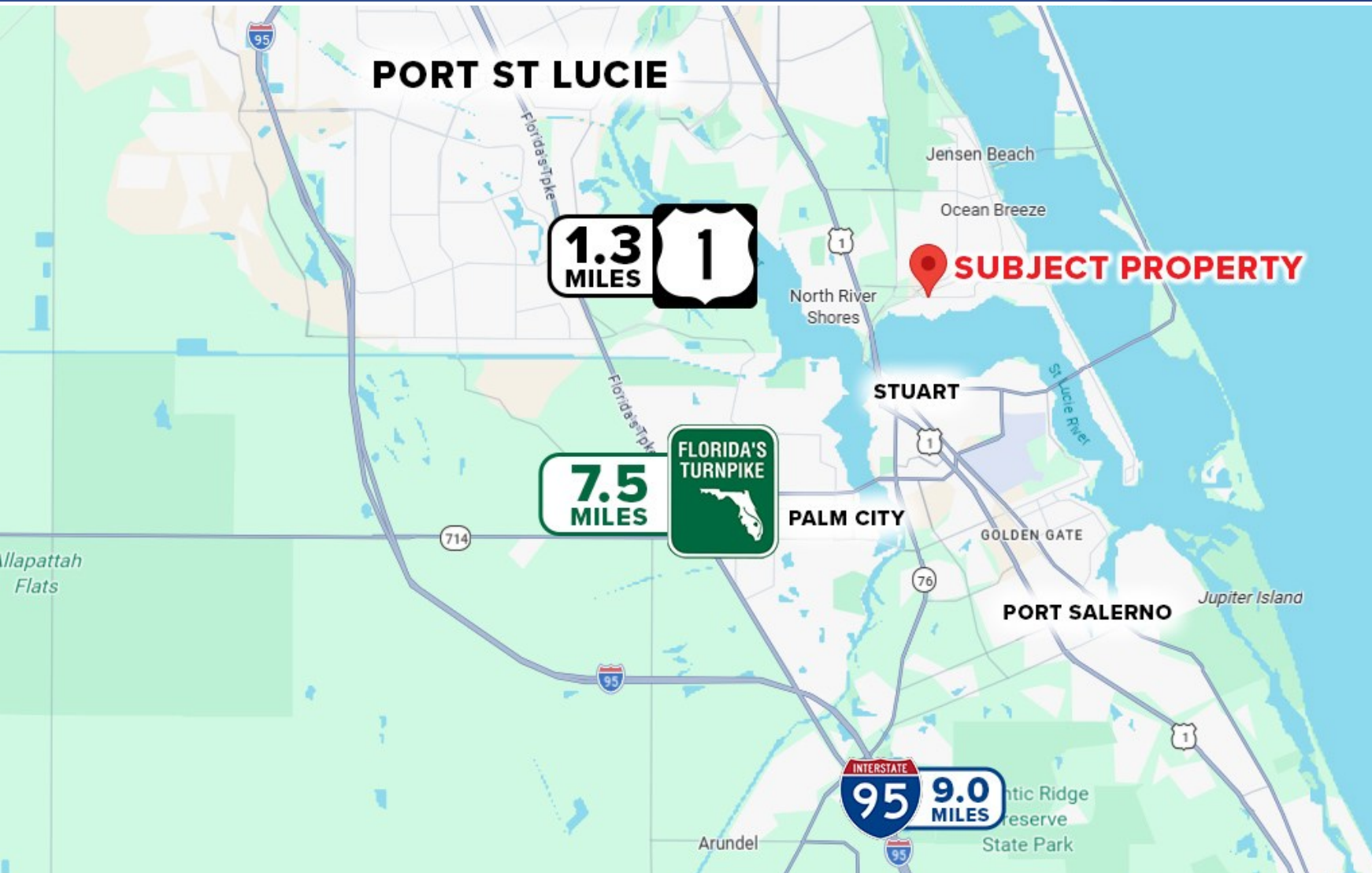
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# PROXIMITY MAP



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