INDUSTRIAL WAREHOUSE & FLEX SPACES

Driftwood Industrial Park | ±3,000 – 5,700 SF Available

657 NE Dixie Highway, Stuart, FL 34957

FOR LEASE

$14.00/SF



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COMMERCIAL REAL ESTATE

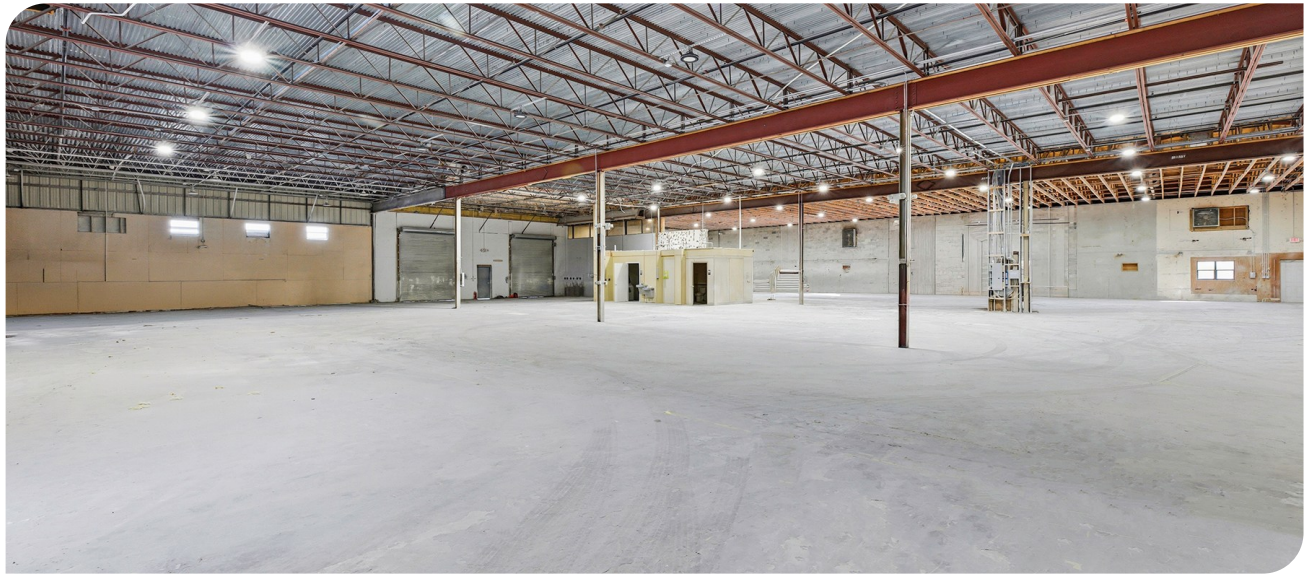
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PROPERTY OVERVIEW

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- 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.



Lease Rate	**$14.00/SF**
Building Size	**31,499 SF + 10,600 SF**
Space 1	**±9,800 SF**
Space 2	**±5,700 SF**
Space 3	**±4,950 SF**
Space 4	**±3,000 SF**
Space 5	**±5,400 SF**
Frontage	**±415’**
Traffic Count	**5,300 ADT**
Year Built	**1958 (2020s renovations)**
Construction	**Block with Stucco**
Zoning	**Rio Redevelopment District**
Land Use	**Industrial**

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AVAILABLE SPACES

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±5,700 SF **Retail / Office / Flex Space**

- Frontage on NE Dixie Highway
- 16’ roll-up door plus yard space
- Suitable for showroom, service retail, or office with warehouse component
- High visibility exposure

±4,950 SF **Warehouse**

- 15’ clear ceiling height
- 16’ roll-up door
- Well-suited for contractors, storage, logistics, or trade services

±3,000 SF **Warehouse**

- Corner unit adjacent to the ±5,700 SF space
- 16’ roll-up door

±5,400 SF **Warehouse**

- (3) 16’ roll-up doors plus yard space
- Newly renovated interior
- Features an A/C office space



±5,700 SF PHOTOS

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±2,600–5,200 SF PHOTOS

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DEMOGRAPHICS

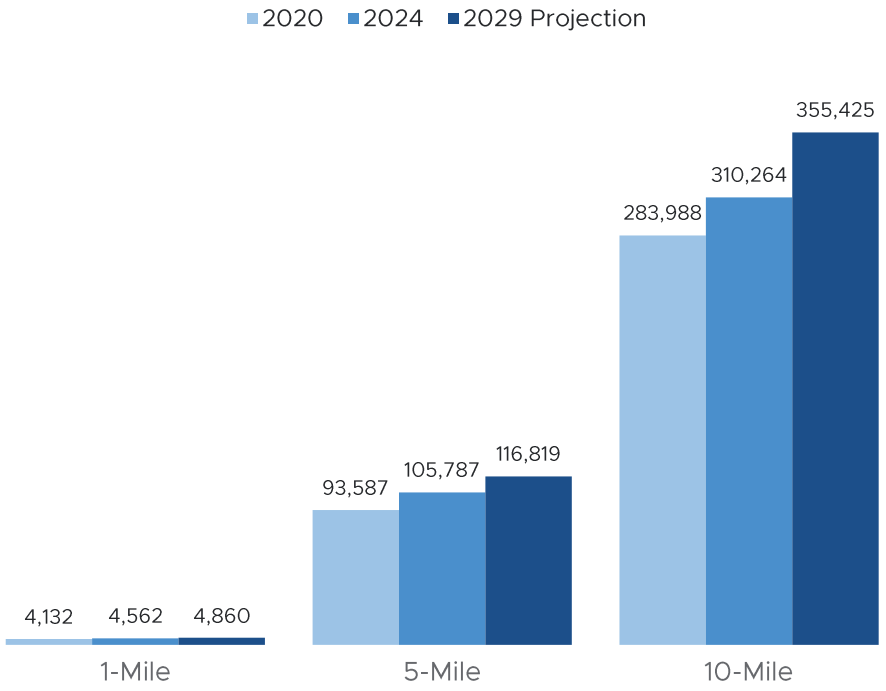
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1-Mile Radius	
2024 Population	**4,562**
2029 Projection	**4,860**
2024 Households	**2,081**

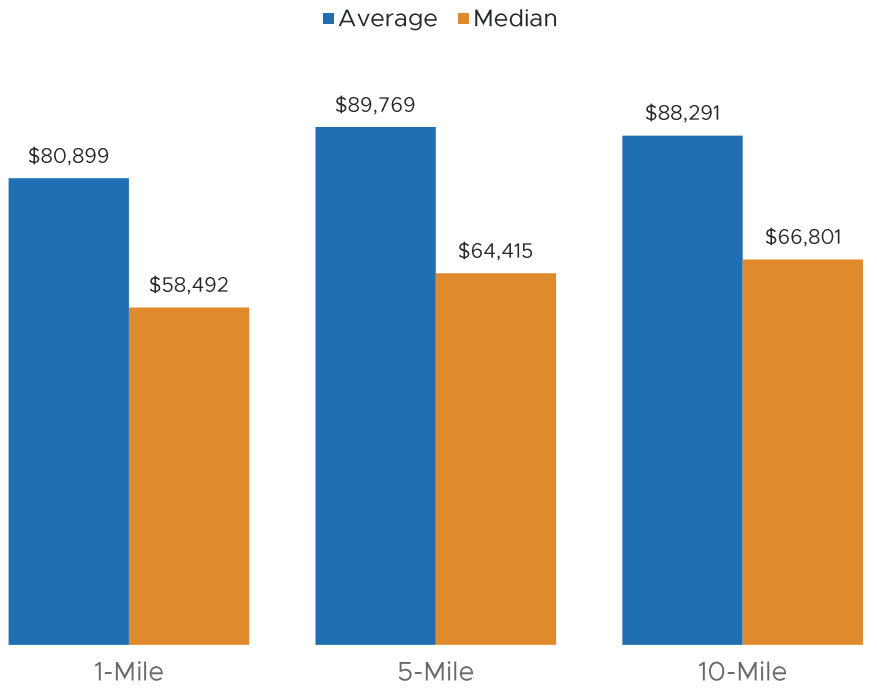
5-Mile Radius	
2024 Population	**105,787**
2029 Projection	**116,819**
2024 Households	**48,027**

10-Mile Radius	
2024 Population	**310,264**
2029 Projection	**355,425**
2024 Households	**127,630**

Population Growth



Household Income



PERMITTED USES

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Commercial & Business Uses (Industrial land use). P = permitted; – = not permitted.

Business & professional offices	**P**	**Restaurants**	**P**
Construction services, limited	**P**	**Retail & services, limited impact**	**P**
Construction services, extensive	**P**	**Retail & services, general impact**	**P**
Convenience store with fuel	–	**Retail & services, extensive impact**	**P**
Drive-through facility	–	**Recreational vehicle parks**	**P**
Drive-through restaurant	–	**Vehicular service and maintenance**	**P**
Hotels, motels, resorts, spas	–	**Wholesale trades and services**	**P**
Marinas	–	Working waterfront	–
Medical offices	**P**	**Limited impact industries**	**P**
Microbreweries & craft distilleries	**P**	**Extensive impact industrial industries**	**P**
Parking lots and garages	–		

Location Overview

Well 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**

PROXIMITY MAP

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