

Driftwood Industrial Complex For Lease

657 NE Dixie Highway, Jensen Beach, FL 34957

NAISouthcoast

Atlantic Ocean

Indian River



| Space # | SF | Status |
|---------|--------|-----------|
| 1 | 8,094 | Available |
| 2 | 4,656 | Available |
| 3 | 16,721 | Available |
| 4 | 5,400 | Available |
| 5 | 5,400 | Available |
| 6 | 10,600 | Available |



Presented by

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FOR LEASE:

\$15.00/SF NNN

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Property Details

- Address: 657 NE Dixie Hwy, Jensen Beach, FL 34957
- Space Available:
 - Space 1: 8,094 SF - Warehouse
 - Space 2: 4,656 SF - Office
 - Space 3: 16,721 - Warehouse
 - Combined Building 1: 29,471 SF
 - Space 4: 5,400 SF - Warehouse
 - Space 5: 5,400 SF - Warehouse
 - Space 6: 10,600 SF - Warehouse
- Total Leasable Space: ±50,871 SF on ±4 Acres
- Construction: Concrete block and wood frame
- Base Rent: \$15/SF NNN
- Power: 3-phase

Future Enhancements: Property will be painted in 2026

Property Overview

The site includes four buildings ranging from 5,400 SF to 29,471 SF which are equipped with 3-phase power, a significant amount of tall roll up doors, fully fenced with two separate gate entrances, and tall ceilings. The landlord additionally has plans to paint the exterior of the buildings in 2026 to provide a fresh, renewed look to this well laid out property.

Building 1 is 29,471 SF in total and is comprised of 4,656 SF of office space/showroom; an 8,094 SF warehouse space with pull-through capability, a loading dock, four total roll-up doors, and an open floorplan; and a 16,721 SF warehouse with tall ceilings, six large roll-up doors, pull-through capability, and limited interior support beams allowing for easy maneuverability within.

Space 4 and 5 are both 5,400 SF. They are comprised of open span warehouse with tall clear-height and two oversized roll up doors on one side and drive-through capability with a large door on the other side of the building. the space.

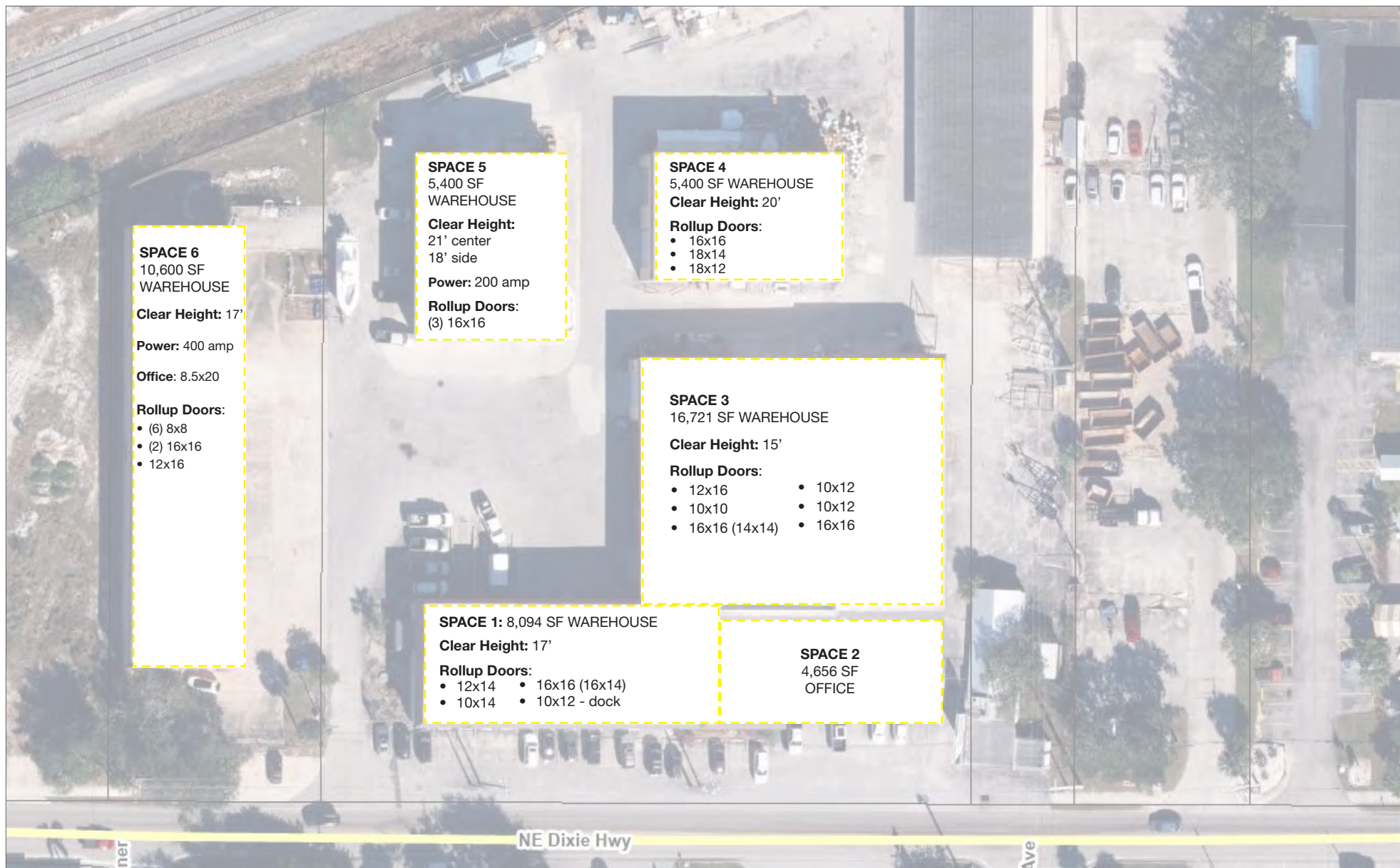
Space 6 is 10,600 SF and has multiple roll-up doors, a dock high loading dock, ~200 SF of office space, two restrooms, and open layout. This building could be fully fenced providing a tenant with full control of the surrounding yard space for outdoor storage.



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Site Overview



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Spaces 1 through 3
29,471 SF

SPACE 1

8,094 SF
WAREHOUSE

Clear Height: 17'

Rollup Doors:

- 12x14
- 10x14
- 16x16 (16x14)
- 10x12 - dock



SPACE 2

4,656 SF OFFICE

SPACE 3

16,721 SF
WAREHOUSE

Clear Height: 15'

Rollup Doors:

- 12x16
- 10x10
- 16x16 (14x14)
- 10x12
- 10x12
- 16x16



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Space 4
5,400 SF

SPACE 4

5,400 SF
WAREHOUSE

Clear Height:

20'

Rollup Doors:

- 16x16
- 18x14
- 18x12



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Space 5
5,400 SF

SPACE 5

5,400 SF
WAREHOUSE

Clear Height:

21' center
18' side

Power:

200 amp

Rollup Doors:

(3) 16x16



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Space 6
10,600 SF

SPACE 6

10,600 SF
WAREHOUSE

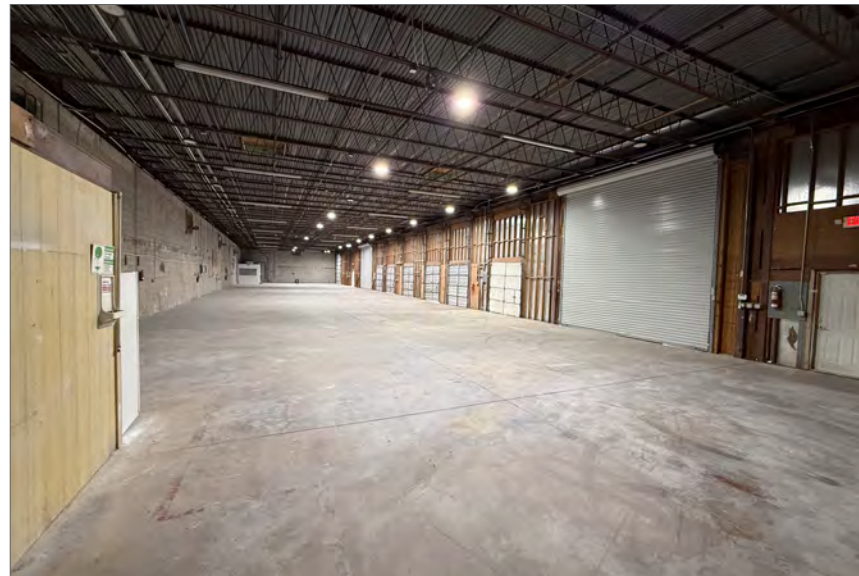
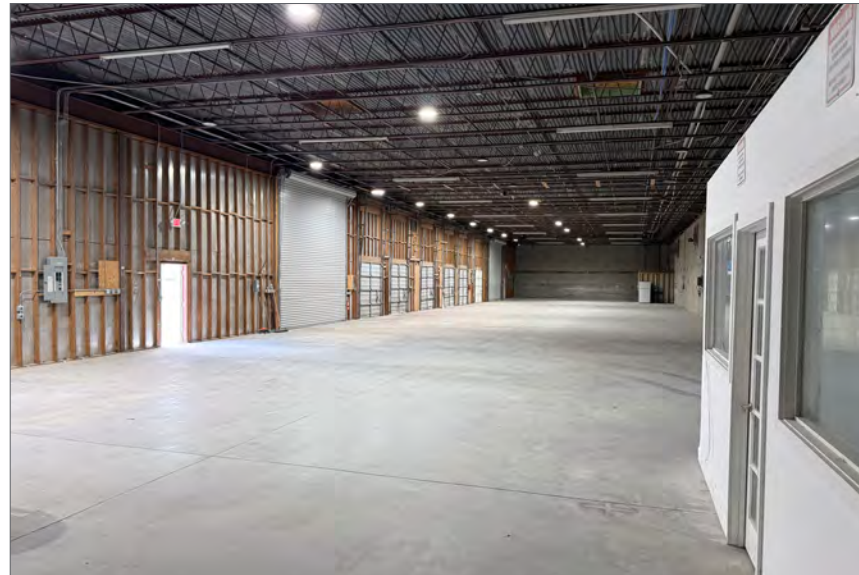
Clear Height: 17'

Power: 400 amp

Office: 8.5x20

Rollup Doors:

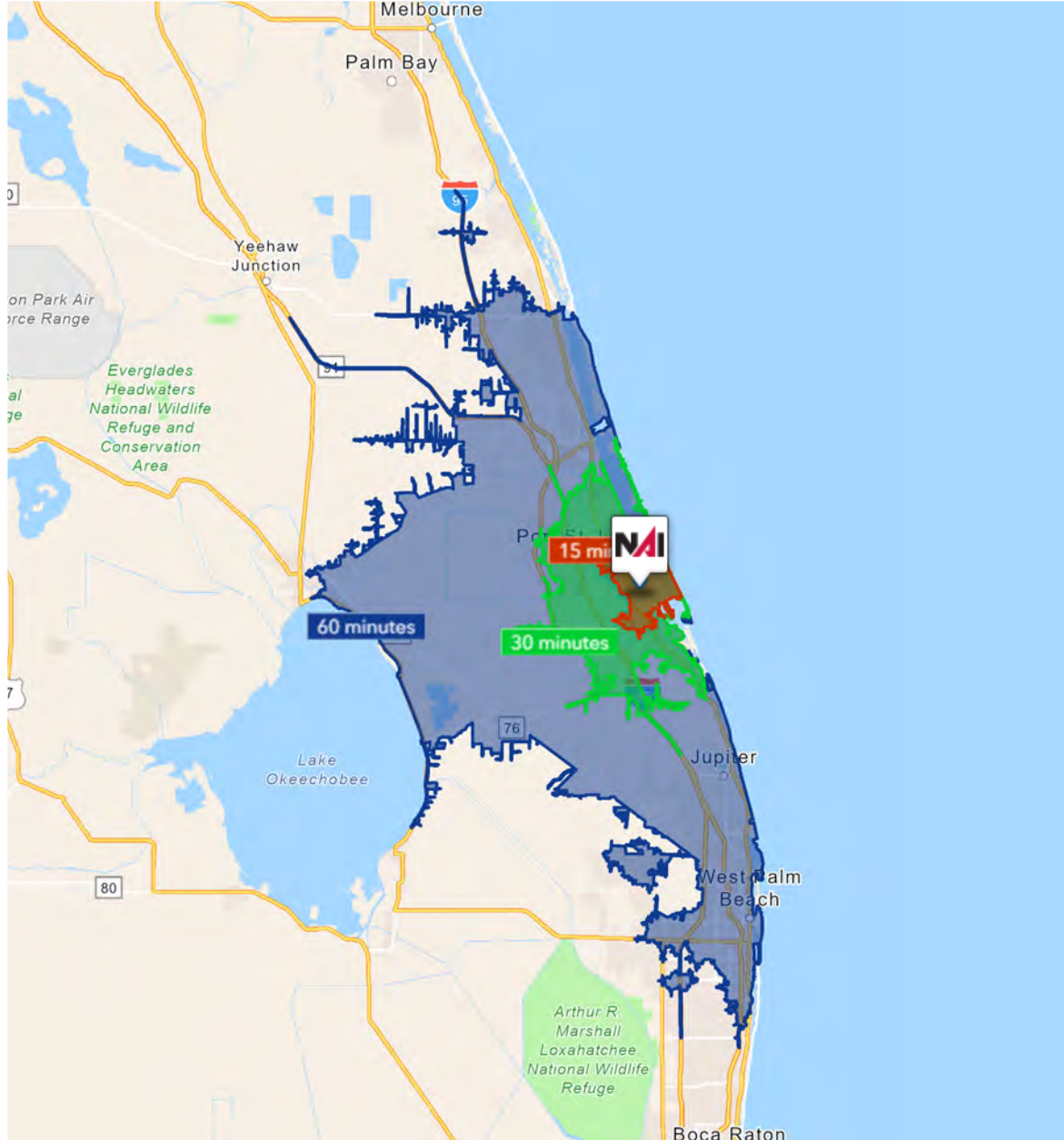
- (6) 8x8
- (2) 16x16
- 12x16



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Drive Time

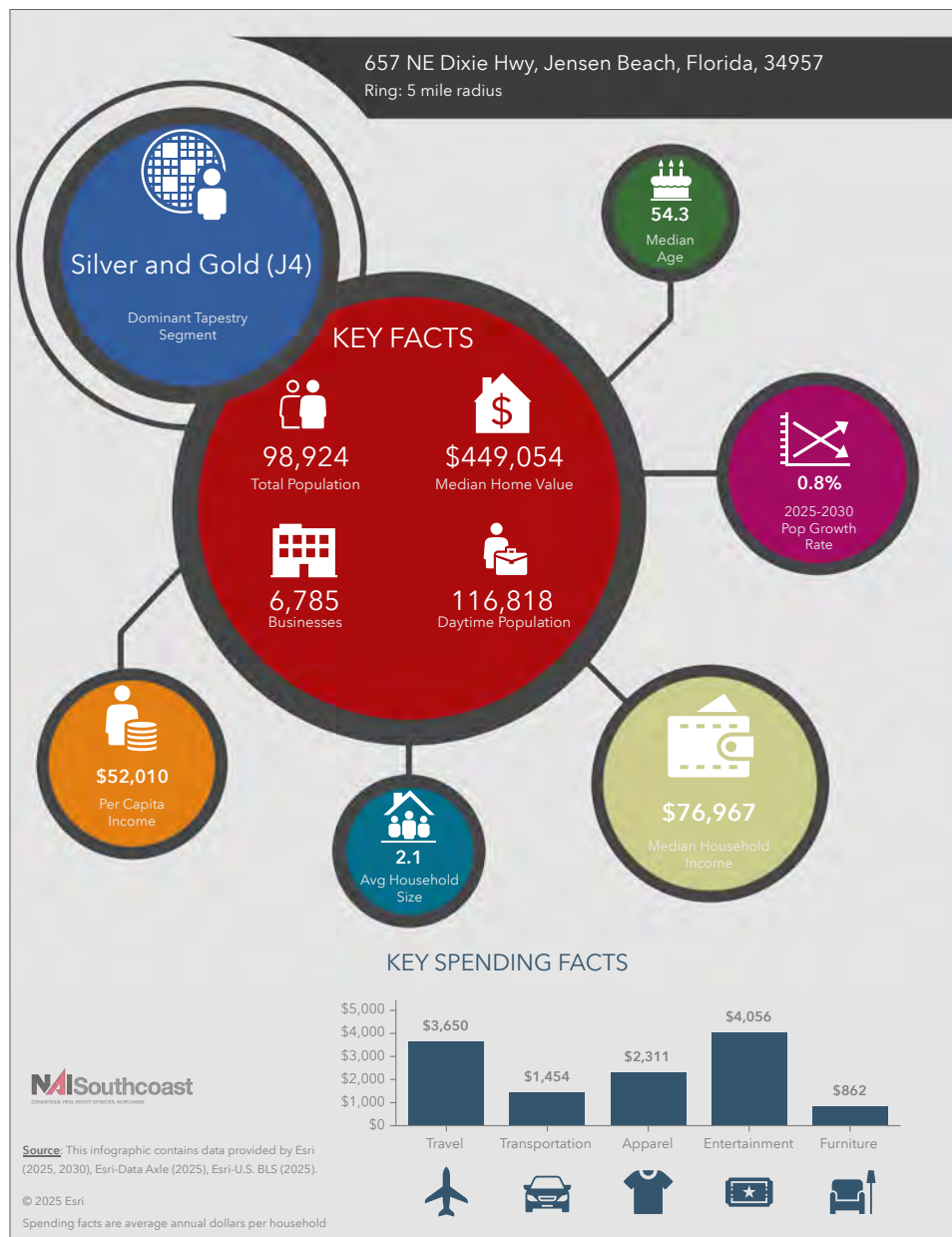


| 15 Minutes | 30 Minutes | 60 Minutes |
|--|--|--|
| 65,992 2010 Population | 278,564 2010 Population | 1,071,089 2010 Population |
| 76,608 2025 Population | 338,723 2025 Population | 1,309,992 2025 Population |
| 16.09% 2010-2025 Population Growth | 21.60% 2010-2025 Population Growth | 22.30% 2010-2025 Population Growth |
| 1.08% 2025-2030 (Annual) Est. Population Growth | 1.63% 2025-2030 (Annual) Est. Population Growth | 1.22% 2025-2030 (Annual) Est. Population Growth |
| 52.9 2025 Median Age | 48.6 2025 Median Age | 45.7 2025 Median Age |
| \$101,486 Average Household Income | \$107,053 Average Household Income | \$119,532 Average Household Income |
| 47.0% Percentage with Associates Degree or Better | 43.8% Percentage with Associates Degree or Better | 46.4% Percentage with Associates Degree or Better |
| 60.0% Percentage in White Collar Profession | 58.3% Percentage in White Collar Profession | 58.7% Percentage in White Collar Profession |

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2025 Demographics



Population

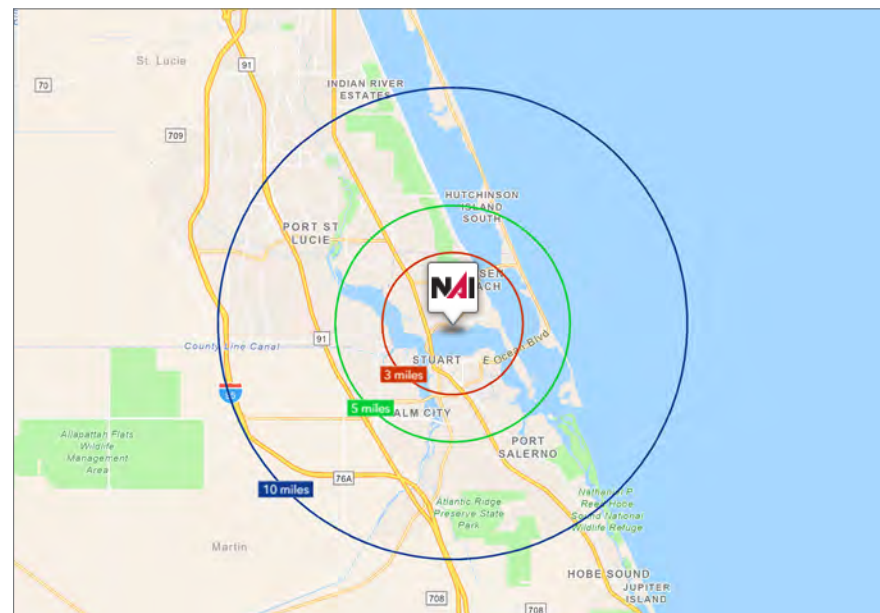
- 3 Miles: 39,530
- 5 Miles: 98,924
- 10 Miles: 307,649

Average Household Income

- 3 Miles: \$111,461
- 5 Miles: \$113,794
- 10 Miles: \$109,454

Median Age

- 3 Miles: 55.1
- 5 Miles: 54.3
- 10 Miles: 49.1



City Overview

City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction, and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

County Overview

Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.



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