



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

128 Tomahawk Drive  
Indian Harbour Beach, Florida 32937

## FLEX WAREHOUSE WITH OFFICE

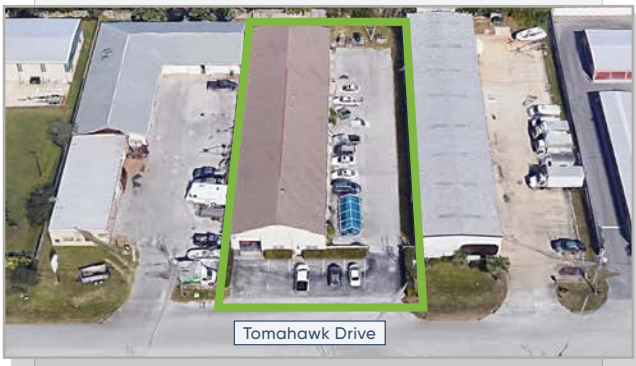


## For Lease

- + Lease Rate: \$8.25 / SF Gross
- + Available SF: 9,000 SF
- + Land Size: .56 Acres

## Highlights

- Just Off Highway 518 in Indian Harbour Beach, Florida
- Over 4,500 Households Within 1 Mile
- 2,500± SF Updated Office Space with New Windows & Hurricane Shutters
- Five 15' x 10' Garage Doors
- Elevated Office in Warehouse
- 4 Restrooms + 1 Shower
- 5 Dedicated Parking Spaces + Additional on the Side of the Building
- 23,000 AADT on State Road 513



### BRIAN FERNANDEZ

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



### BISHOP BEALE DUNCAN

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

# Location Aerial & Demographics



**1.6 MILES**  
from Highway A1A

**1.8 MILES**  
from Highway 518

**3.8 MILES**  
from U.S. Highway 1

**10 MILES**  
from Interstate 95

Radius	Population	HH Income	Businesses	Employees
1-Mile	10,089	\$103,096	380	1,884
3-Mile	37,085	\$89,582	1,574	10,381
5-Mile	89,439	\$83,770	3,977	34,435





# Property Images

