

Stand-Alone Warehouse With Yard In Heart Of Brevard County

275 Manor Drive, Merritt Island, FL 32952

100% Cleared & Fenced / Partially Paved / Potential Access to Merritt Island Airport



OFFERING SUMMARY

Sale Price: \$1,350,000

Acreage: 0.86 Acres

Facility SF: 10,342 SF
+ 1,245 SF Bonus Space

Zoning: Brevard County Retail,
Warehousing &
Wholesale Commercial
(BU-2)

Utilities: 3-Phase FPL, City
Water/Sewer

PROPERTY OVERVIEW

1st Floor 8,440 SF + 2nd Floor Apartment 1,902 SF = 10,342 SF Total
 Bonus 1,245 SF +/- Exterior Covered Area with 18' +/- Roof Height
 12" +/- Thick Concrete Flooring Throughout Warehouse
 Warehouse Ceiling Height 16' - 17' 6" +/- (Floor to Bottom of Steel Beam)
 One 40' Wide x 16' Tall +/- Airplane Hanger Bifold Door
 Two 10' Wide x 12' Tall +/- Grade Level Overhead Doors
 Potential Access to Merritt Island Airport (Call for Details)
 Zoning: Warehousing, Storage Yards, Automobile, Manufacturing & More!
DO NOT DISTURB TENANTS

LOCATION OVERVIEW

Located in the heart of Merritt Island, directly west of the Merritt Island Airport. Approximately 1-mile south of State Road 520 which is a direct connector between Interstate 95, US1 and SR A1A. Close proximity to the Health First Cape Canaveral Hospital, Merritt Square Mall, Downtown Cocoa Village and all of the other Education, Office, Industrial, Restaurant, and Beaches that the area has to offer. Make this the future home for your business today!

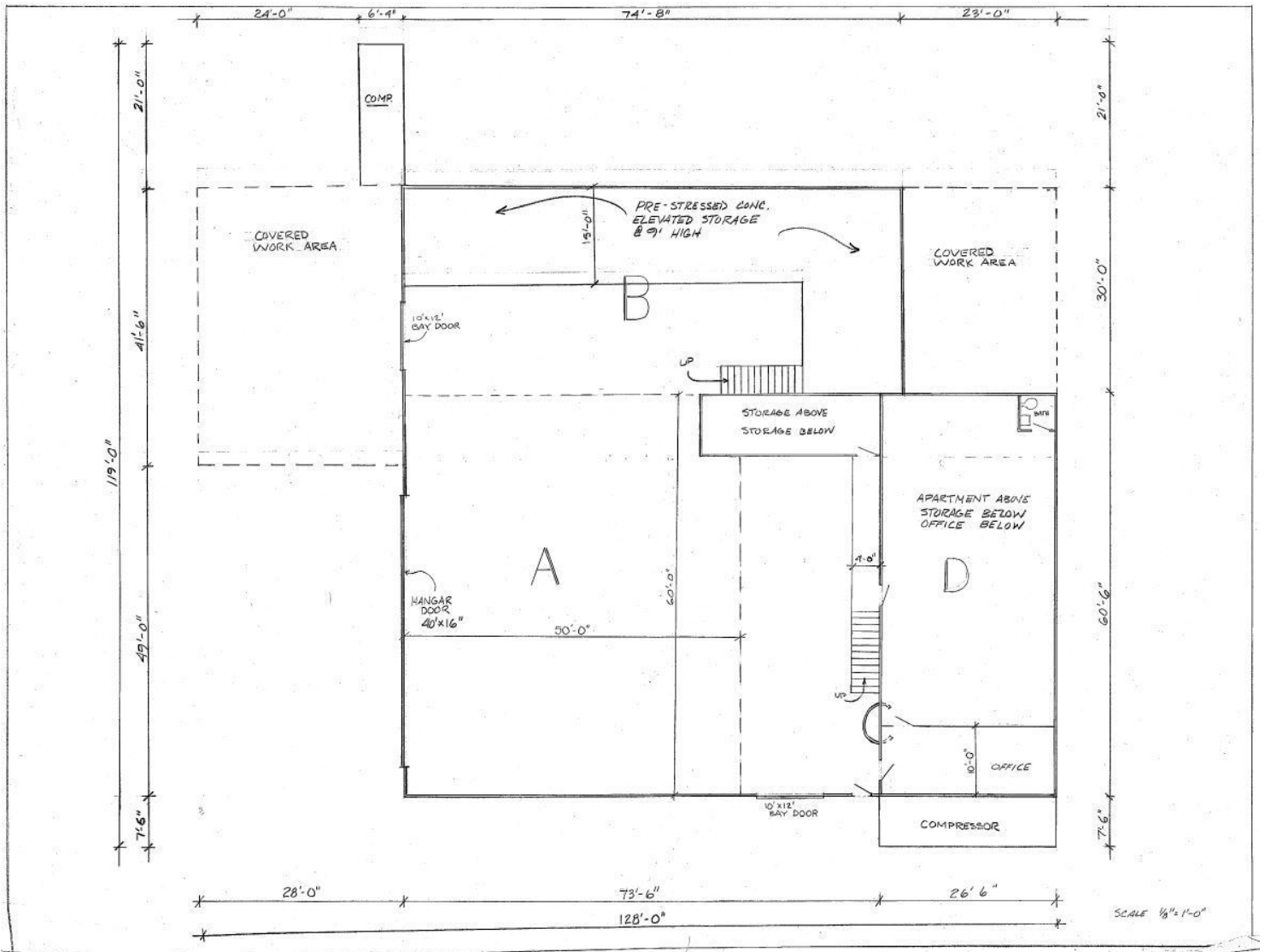
Zachary Ullian

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Floor Plan



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Interior Photos



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Exterior Photos



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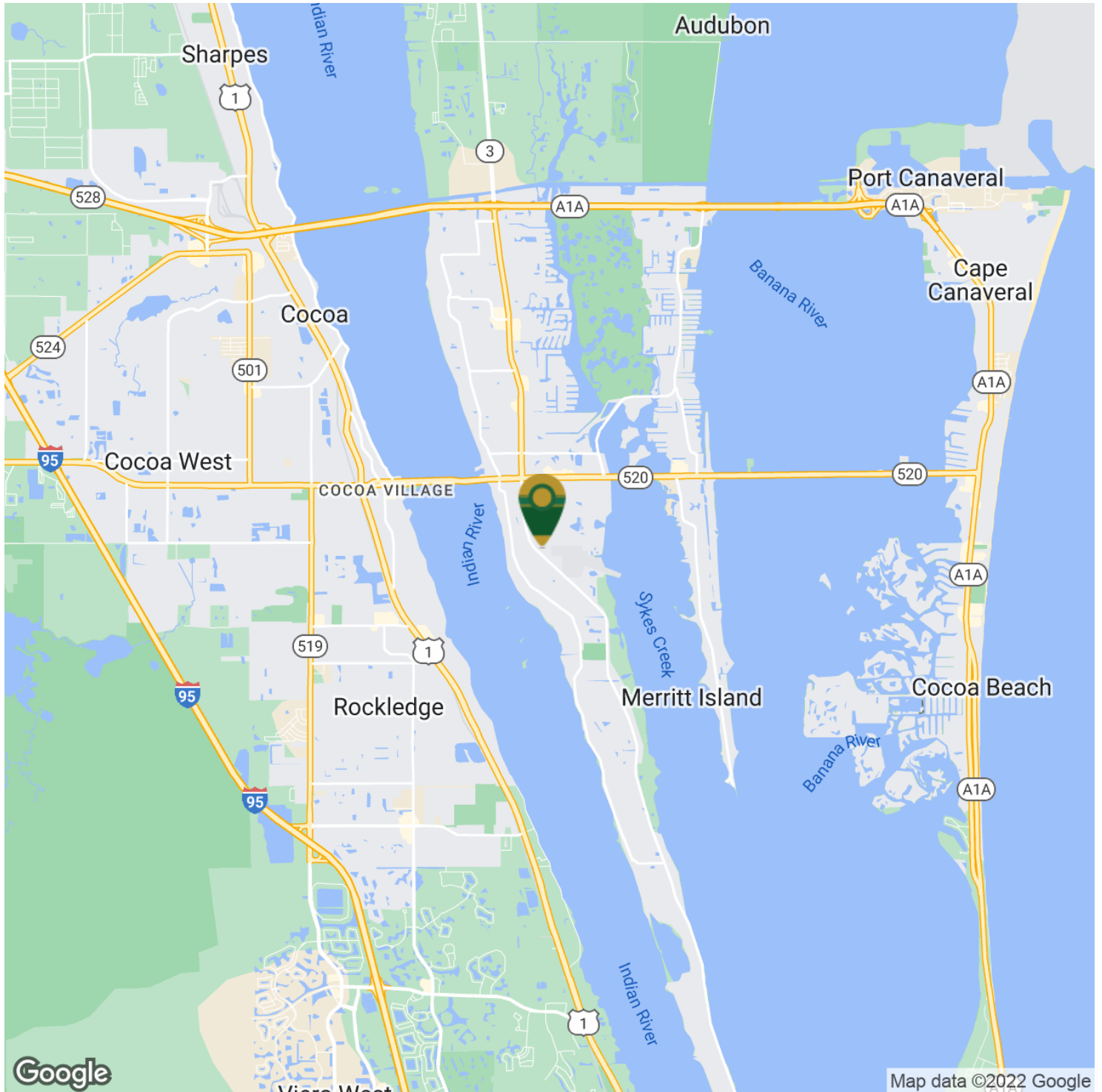
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Location Map



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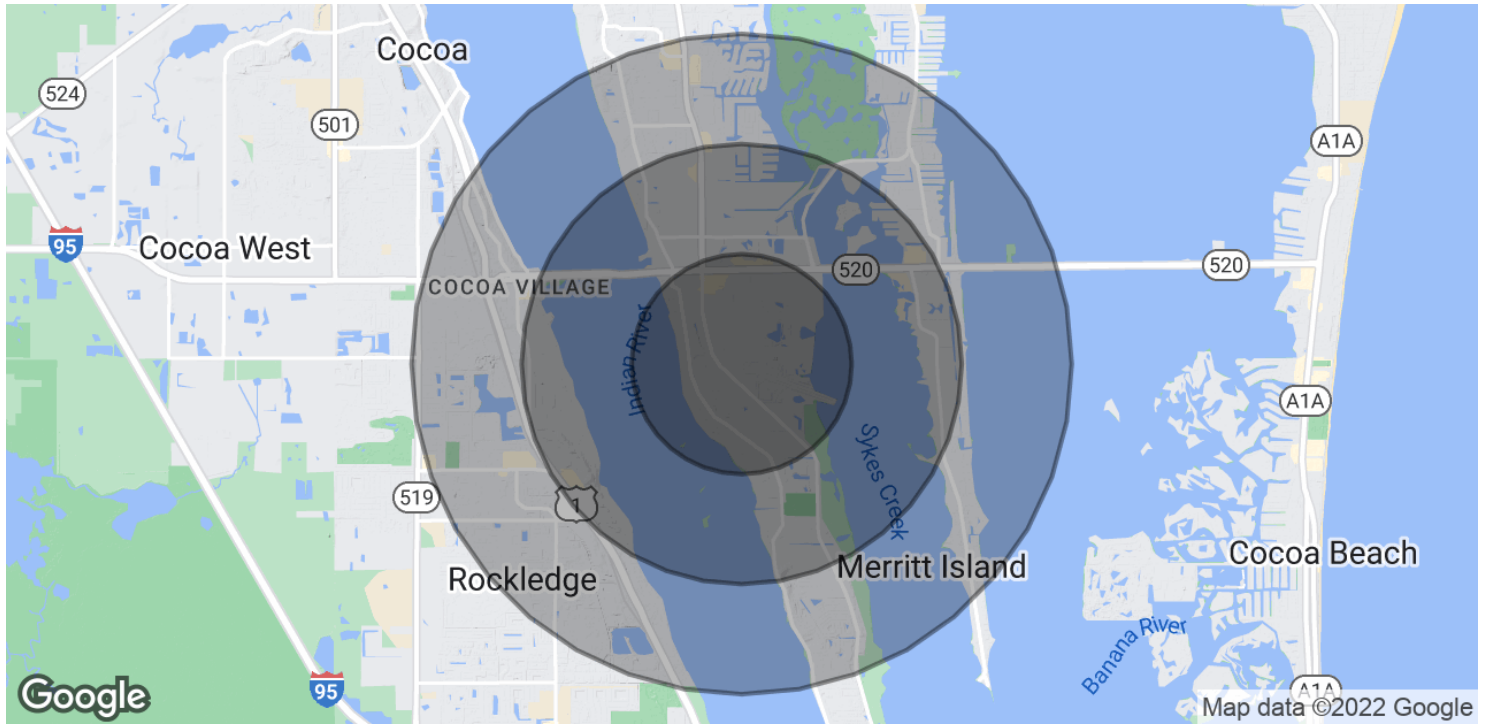
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,722	15,341	36,518
Average Age	47.2	48.9	46.2
Average Age (Male)	49.8	48.7	44.5
Average Age (Female)	43.6	48.3	46.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,033	8,708	18,177
# of Persons per HH	1.8	1.8	2.0
Average HH Income	\$52,902	\$60,587	\$67,292
Average House Value	\$264,362	\$280,691	\$256,532

* Demographic data derived from 2020 ACS - US Census

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