

# 1735 SOUTHLAND AVE



2,800 sf | Poured Concrete Construction | .31 acres

**1735 SOUTHLAND AVE**  
**MELBOURNE, FL 32935**



... OFFERING MEMORANDUM ...

SCAN FOR LISTING WEBSITE

**OFFERED AT:**  
**\$799,000**

|                              |                                    |
|------------------------------|------------------------------------|
| <b>Year Built:</b>           | <b>2020</b>                        |
| <b>Price:</b>                | <b>\$799,000</b>                   |
| <b>Building Area:</b>        | <b>2,800 sq ft</b>                 |
| <b>Lot Area:</b>             | <b>.31 acres</b>                   |
| <b>Zoning:</b>               | <b>M-1 (Light Industrial)</b>      |
| <b>FLU:</b>                  | <b>Heavy Commercial</b>            |
| <b>Taxing District:</b>      | <b>City of Melbourne</b>           |
| <b>Clear Height Ceiling:</b> | <b>32 ft</b>                       |
| <b>Electric:</b>             | <b>(2) 200 amp electric panels</b> |
| <b>Roof:</b>                 | <b>Metal</b>                       |
| <b>Construction:</b>         | <b>8" concrete poured</b>          |
| <b>Other:</b>                | <b>Concrete perimeter fence</b>    |





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Unique industrial warehouse built like a bunker providing high security! Custom built in 2020 with 8" concrete poured walls.

14' x 12' and 14' x 8' bay electric hurricane roll-up doors in front and back, all drive-thru w/ 45' in depth, and road to road access.

Soaring 32' ceilings! 10' poured concrete perimeter fence and outdoor storage area.

Two New 200 amp electrical panels, R-32 panel insulated metal roof, existing heavy duty beams for additional storage and steel supported loft with staircase.

Impact windows and doors. All bar joists' can suspend 2,000 lbs. If your looking for an ultra secured industrial warehouse with multi-use potential in a great central location.









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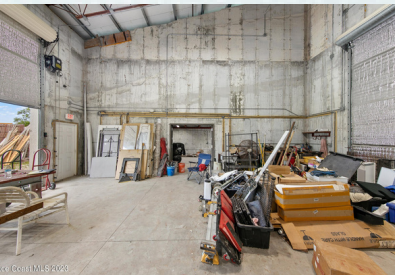
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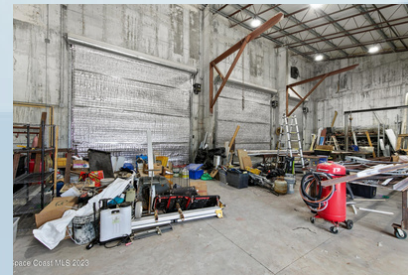
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