

INDUSTRIAL PROPERTY FOR SALE

INCOME PROPERTY

13,875± total sf

Bldg. A 7,500± sf

Bldg. B 6,375± sf

1.04± Acres

2840 ALLEN HILL AVE.

MELBOURNE, FL

32940

SALE PRICE: \$625,000



9% Cap Rate
Long-term Tenants
2 Buildings and Shed
16' Eave Height
8 OHD
6 @ 12' x 14'
2 @ 14' x 14'
Fenced, Outside Storage
New Septic Tank
3-phase Electric Power
600± sf Covered Shed



PARCEL ID: 26-37-19-00-00260.0-0000.00

TAX ACCOUNT: 2606100

*Located off US 1 just north of Pineda
Causeway (SR 404)*



LIGHTLE BECKNER ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

www.TeamLBR.com

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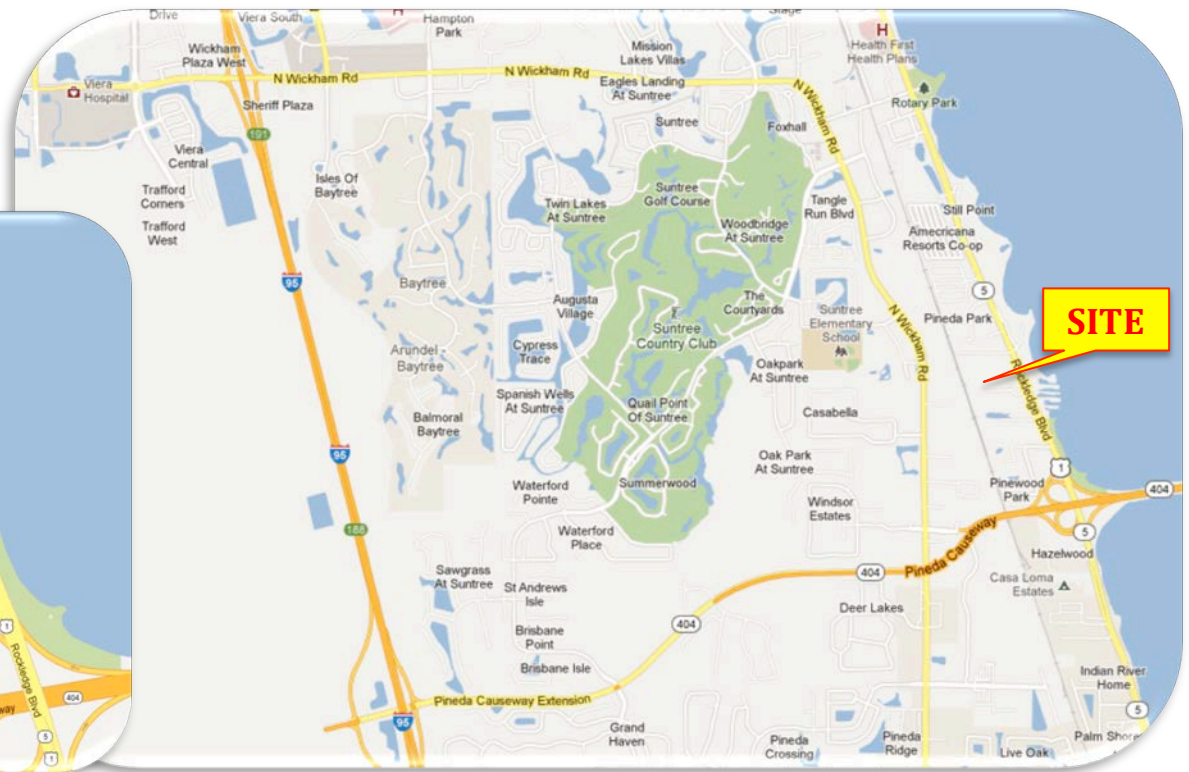
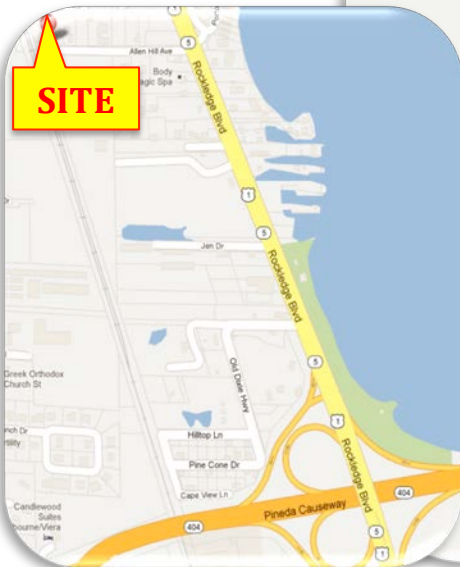
1398 South Babcock Street · Melbourne, Florida 32901 · (321) 722-0581 fax

Information contained herein has been obtained from others and considered to be reliable;
However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

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MELBOURNE, FL 32940**



1 mile to Pineda Cswy.
3.8 miles to I-95



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