

Waelti Warehouse Complex

7275-7279 Waelti Drive, Melbourne, FL 32940

Flex / Office / Warehouse Units in the Suntree/Viera Community!



OFFERING SUMMARY

Available SF: 920 SF

Lease Rate: \$17.50 SF/yr (MG)

Acreage: 1.14 Acres

Facility SF: 11,816 SF

Zoning: Brevard County (BU-2)

PROPERTY OVERVIEW

Unit 8: 920 SF Warehouse with 1 Restroom. Dimensions Est. 40' x 23'

Each Unit has a 10' x 10' +/- Grade Level Overhead Door

Each Unit has Concrete Flooring & Exposed Ceiling in Warehouse

Warehouse Ceiling Height Ranges 10' - 12' +/-

Zoning: Contractor's Office, Automotive, Wholesaling, Warehousing & More!

Utilities: City of Cocoa Water, Brevard County Sewer, 3-Phase FPL Electric

Gross Lease. No CAM! Tenant Pays Sales Tax, Utilities, Interior Upkeep, etc.

LOCATION OVERVIEW

Located in the heart of Suntree just off of Wickham Road. Close proximity to the Brevard Zoo, Health First Viera Hospital, Suntree Country Club and all of the other shopping, dining, daycare, education and residential that the Suntree / Viera community has to offer. US1 is 1-mile away and Interstate 95 is 3-miles away. Make this the future home for your business today!

Zachary Ullian

Broker Associate

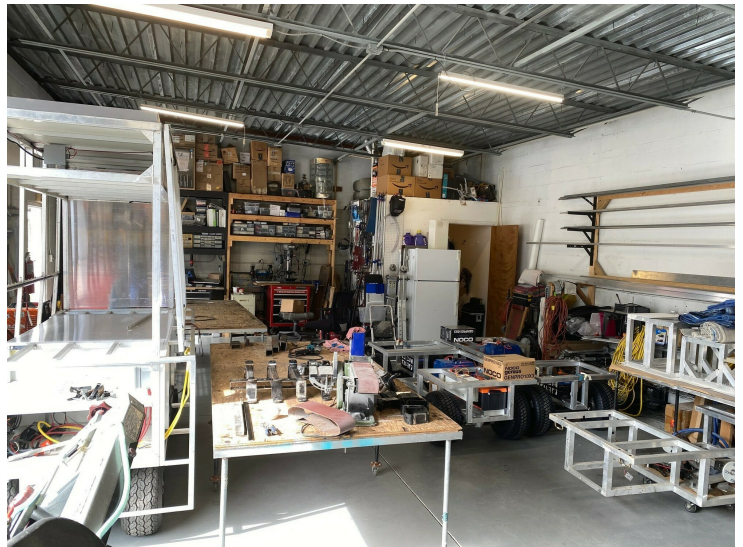
Cell: 321.750.3439

zach@ullianrealty.com

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Unit 8 Photos



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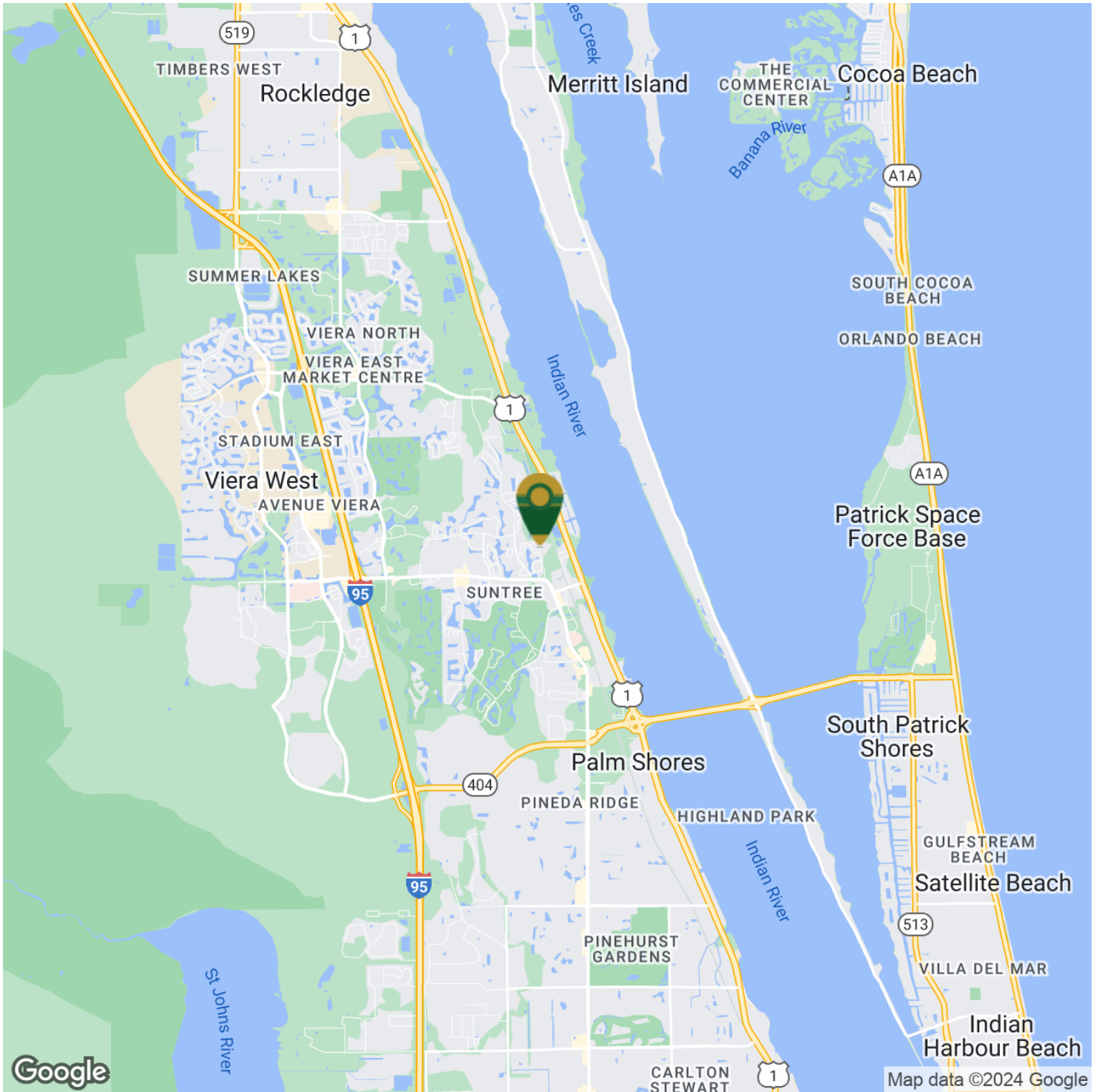
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Location Map



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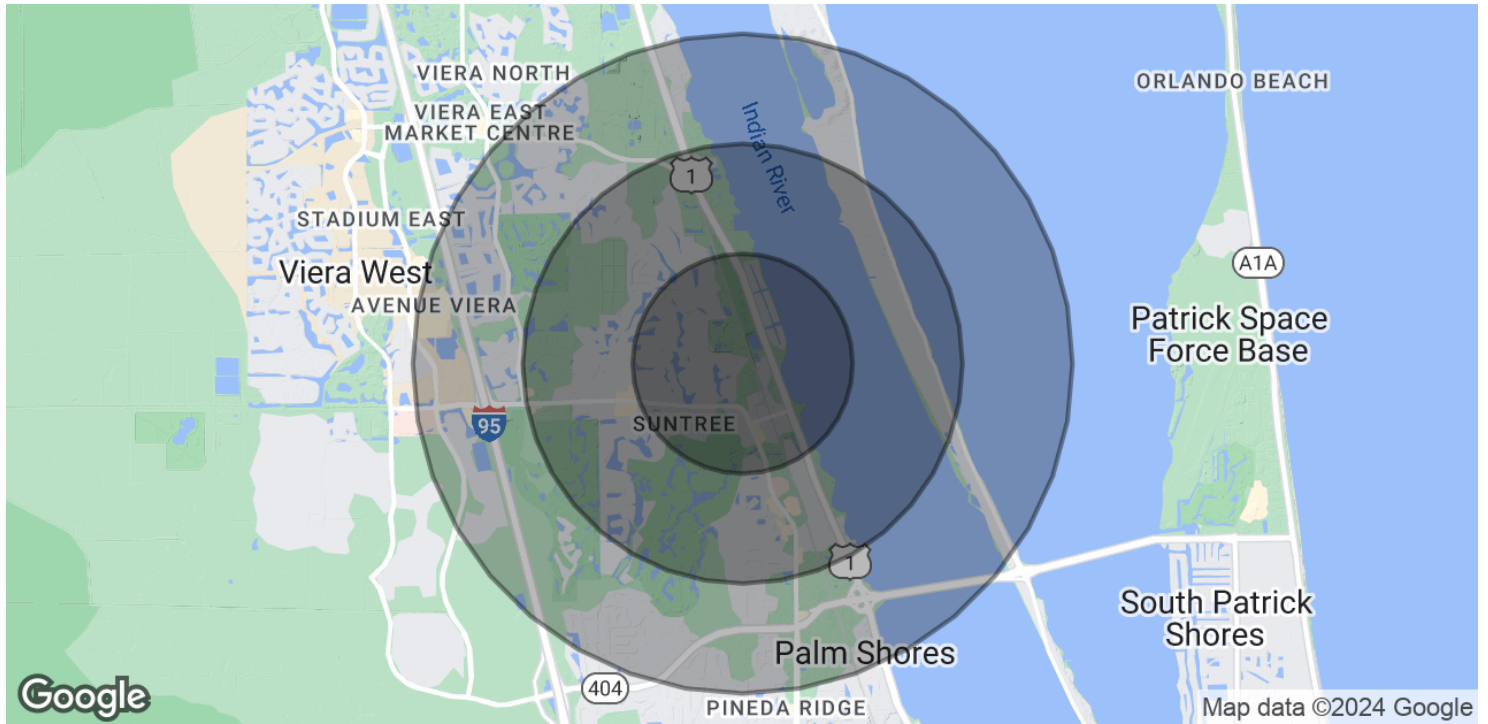
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,931	16,645	34,048
Average Age	51.2	51.5	48.8
Average Age (Male)	50.1	49.4	47.8
Average Age (Female)	52.0	52.8	49.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,377	7,896	15,248
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$84,451	\$94,919	\$100,179
Average House Value	\$345,191	\$331,655	\$333,695

* Demographic data derived from 2020 ACS - US Census

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