

Professional Office Building 21,010 sf | Includes 3,500 sf warehouse



**2725 CENTER PL,
MELBOURNE, FL 32940**



... OFFERING MEMORANDUM ...

SCAN FOR LISTING WEBSITE

**OFFERED AT:
\$2,890,000**

Year Built:	1986
Zoning:	IU - Light Industrial (
Current Use:	Office / Warehouse / Flex Space
Future Land Use:	Industrial
Size:	21,010 sf
Roof:	2016
HVAC:	2016
Common Areas:	Reception, Lobby, Conference Rm, Break Rm, Bathrooms
Restrooms:	6 (4 shared, 2 private)
Total Floors:	2 floors
High Bay Docks:	2
Roll-up Doors:	14' high x 10' wide (3)
Parking:	Approx. 55 spots, plus yard
Storage Yard:	Approx. 16,000 sf gated yard
Other:	1,350 sf fenced patio





DESCRIPTION

2 story commercial building currently used as professional office with rear warehouse space.

Extremely flexible Light Industrial zoning featuring 2016 roof and HVAC, approx. 55 parking spots, and 1,350 sf fenced patio.

Very well-appointed common areas include reception lobby, conference room, break room and restrooms.

The warehouse features 2 high bay docks, 3 roll-up doors (14' high x 10' wide), 400 sf reinforced storage mezzanine, approx. 800 sf workshop under air, and backs up to a 16,000 sf gated storage yard.

The 2nd floor is currently Seller occupied and can be leased back or Buyer occupied. The 1st floor has 2 Tenants occupying 2,550 sf leaving the warehouse and remaining office space available for new owner or new tenant.

Perfect for the owner-occupant looking to cover operating expenses and greatly supplement a mortgage.

Ideally located just off Business Center Blvd in Melbourne's sought after Pineda corridor with suburb access to I-95, US-1 and the beaches.

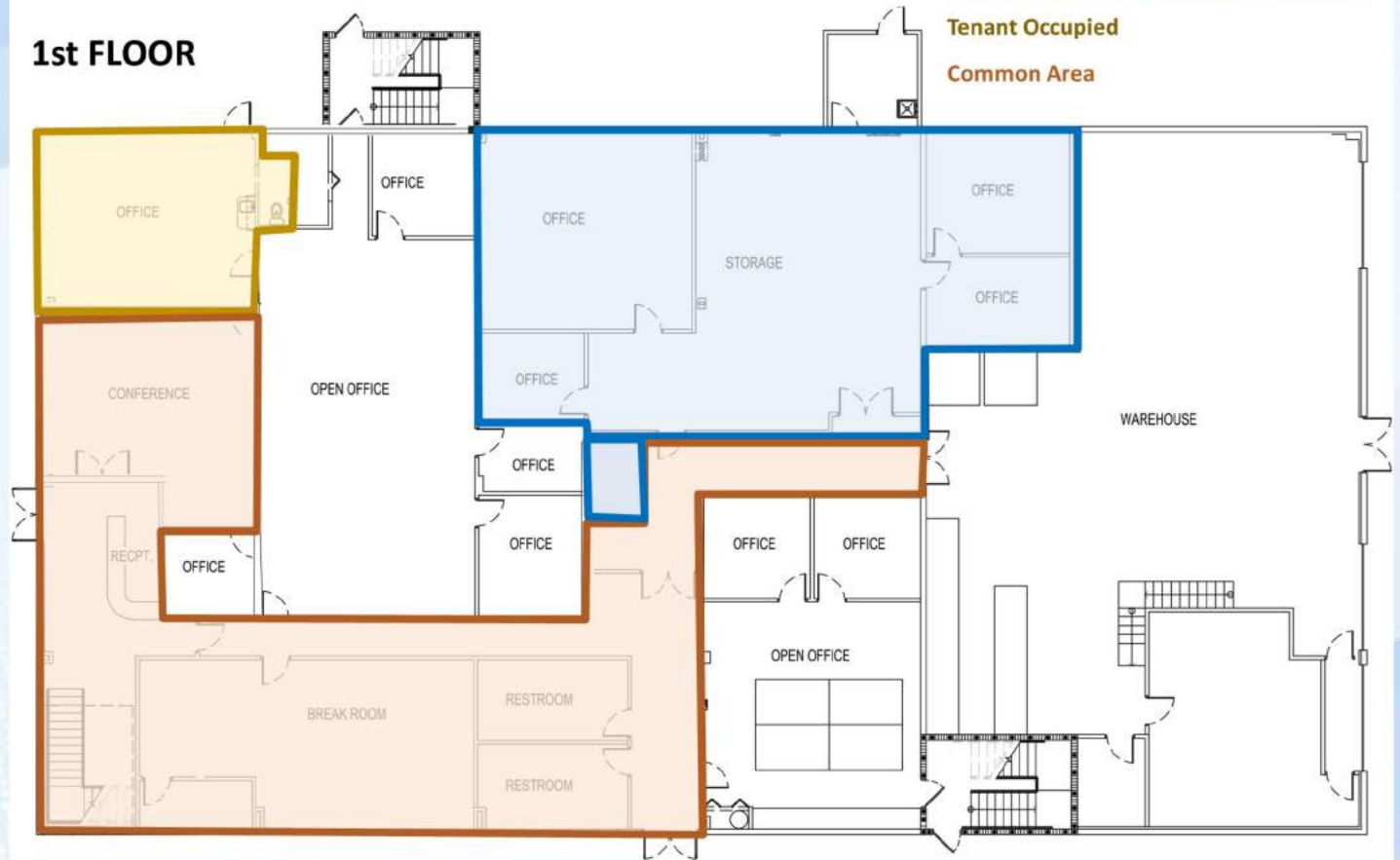
This property is the perfect combination of flexible business use, location and professional appeal!

Tenant Occupied until October 31, 2025

Tenant Occupied

Common Area

1st FLOOR



2nd FLOOR

Currently Seller Occupied w/Option for Seller to Lease-Back or Buyer to Occupy





1ST FLOOR & Ready for New Occupant



Tenant occupied space

2ND FLOOR; Currently Seller Occupied w/Option to Lease from Buyer or Buyer to Occupy



WAREHOUSE SPACE (3,600sf) & Ready for New Occupant





WINDSOR ESTATES

DEER LAKES

WICKHAM RD

PINEDA RIDGE

BUSINESS CENTER BLVD

LIVE OAK

SUMMER

PALM SHORES ESTATES

1

HONEYBROOK PLANTATION

PINEDA CSWY

Crunch Fitness Wickham



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SCAN FOR LISTING WEBSITE

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