

# Waelti Warehouse Complex

7275-7279 Waelti Drive, Melbourne, FL 32940

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



## OFFERING SUMMARY

**Available SF:** 897 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 11: est. 368 SF HVAC Office + 529 SF Warehouse = 897 SF Total

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](mailto:zach@ullianrealty.com)

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## Unit 11 Photos



**Zachary Ullian**

Broker Associate

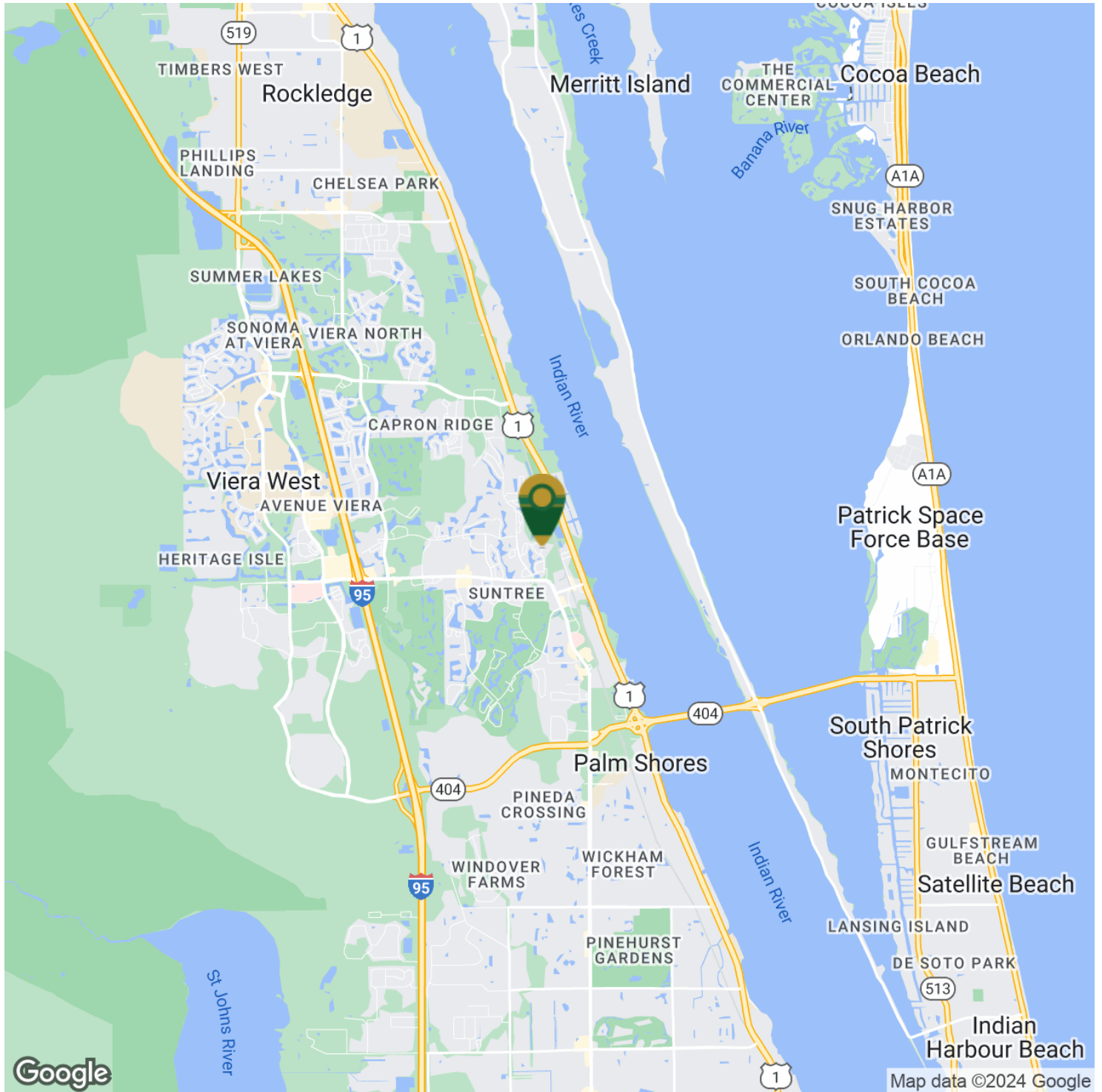
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## Location Map



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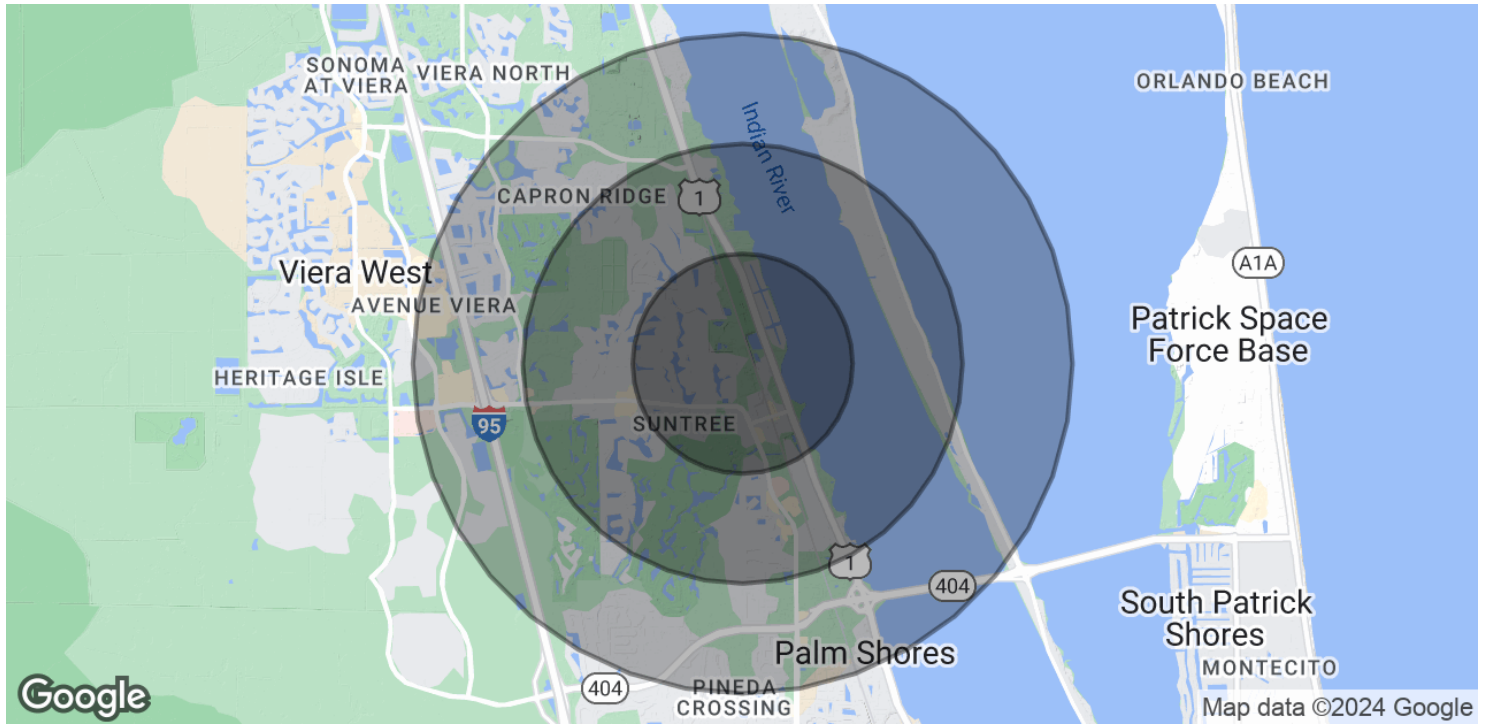
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
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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