

# EXECUTIVE SUMMARY

• 480 Distribution Dr Melbourne, FL 32904



## OFFERING SUMMARY

**Available SF:** 5,000 SF

**Lease Rate:** \$12.00 SF/yr (NNN)

**Lot Size:** 0.68 Acres

**Year Built:** 2006

**Building Size:** 5,000 SF

**Zoning:** MI

## PROPERTY OVERVIEW

Fully insulated 5K SqFt clear span warehouse space available for lease.

The property offers (2) 14'X14' grade level doors, 18' Eave height, (1) restroom, bonus mezzanine space for storage, and (4) parking spaces.

## LOCATION OVERVIEW

The property is located off Ellis Road, and Distribution Drive. Just minutes from Melbourne International Airport, and Interstate 95. Situated in Melbourne's Industrial hub in the heart of the Space Coast.

### CHARLES DUVALL

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### MICHAEL MOSS II

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### MIKE MOSS, SIOR

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# ADDITIONAL PHOTOS

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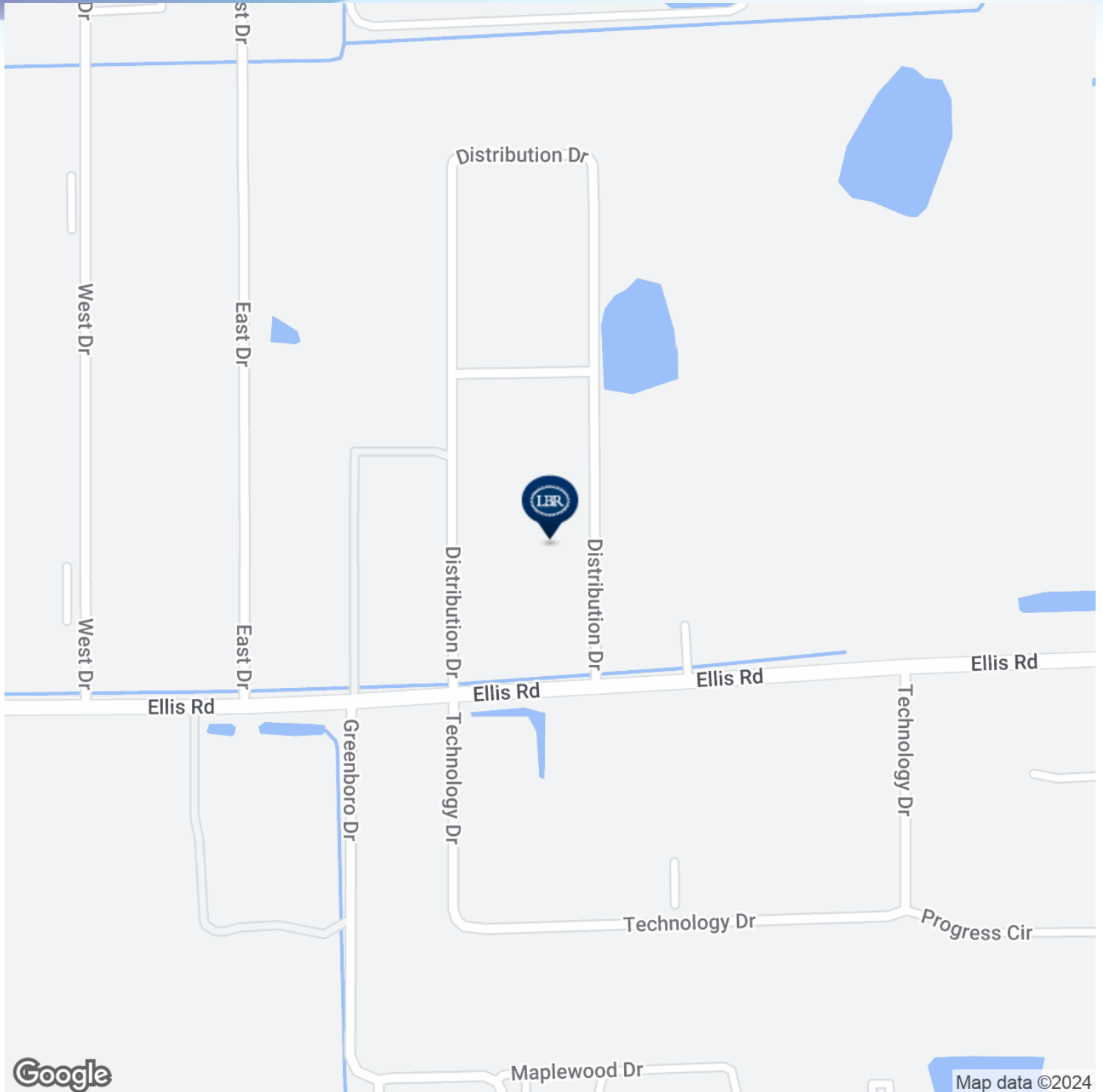
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# LOCATION MAP

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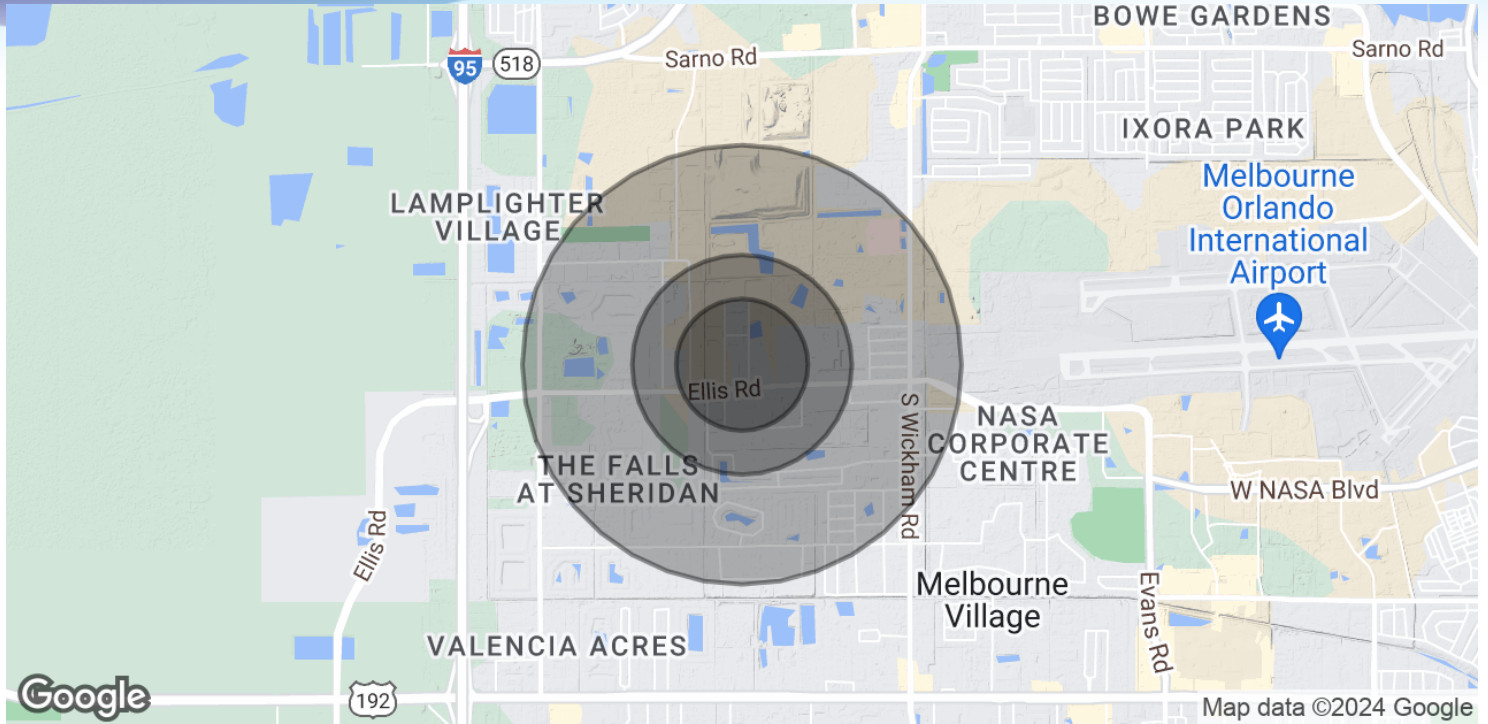
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	80	708	3,833
Average Age	47	45	49
Average Age (Male)	44	42	46
Average Age (Female)	50	48	52

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	354	1,688
# of Persons per HH	2.1	2	2.3
Average HH Income	\$96,908	\$95,358	\$97,429
Average House Value	\$340,102	\$309,146	\$369,551

Demographics data derived from AlphaMap

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