



**FOR SALE \$ 2,975,000 PRICE REDUCTION**

# TWO BUILDING INDUSTRIAL CAMPUS

1605 Lake, 716 Columbus, Melbourne, FL 32901

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

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**LIGHTLE BECKNER ROBISON**  
INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES



## LAKE STREET, COLUMBUS AVE



### PROPERTY DESCRIPTION

1605 Lake Street - Painted Metal Construction (1975)  
One Story Warehouse, Two Story office area, Building Height 16'  
Three grade-level roll-up doors  
Concrete slab floor in warehouse  
Fully insulated. HVAC 100%  
Power/ 800 amps; three -phase

716 Columbus - Painted Metal Construction (2007)  
One Story, Building Height 20', Four grade-level roll-up doors  
Continuous Open Warehouse with Insulated Walls  
Painted Concrete Floor  
HVAC 100% Three Grade-level roll up Doors  
Power / 1200amps; three-phase

### CUSTOM HEADER

- Building One / 1605 Lake Street +/- 12,800 sf
- +/- 4400 sf Offices, +/-6400 sf Warehouse, +/- 2000 sf Mezzanine
- In 2021 Modern Updates to First Floor Reception and Offices
- Building Two / 716 Columbus Avenue +/- 14,050 sf
- Continuous Open Warehouse Space
- With Partitioned Manufacturing Workspace Area
- Two Bathrooms

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## LAKE STREET, COLUMBUS AVE



### LOCATION DESCRIPTION

Located in Melbourne, FL, on the Space Coast. The surrounding area of the property offers an ideal environment for Industrial/Manufacturing. Easy access to major transportation routes, including I-95 and the nearby Melbourne International Airport. Nearby essential amenities, providing convenience for employees and visitors. The area is known for its strong manufacturing workforce, an attractive location for industrial businesses. Additionally, the property's proximity to the Port Canaveral +/- 25 Miles , a major deep-water cargo port, appealing to industrial and manufacturing investment or owner/user.

### OFFERING SUMMARY

Sale Price:	\$2,975,000
Lot Size:	1.46 Acres
Building Size:	+/-26,850 SF

### LAND IMPROVEMENTS

The two subject properties contain asphalt and concrete pavement, onsite retention, fencing, concrete curbing, landscaping, concrete bollards and utility connections. Parking around the two buildings, +/- 27 spaces.





1605 Lake St. & 716 Columbus

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# 716 Columbus



## Two Building Industrial Campus For Sale



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1605 Lake St



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For Sale



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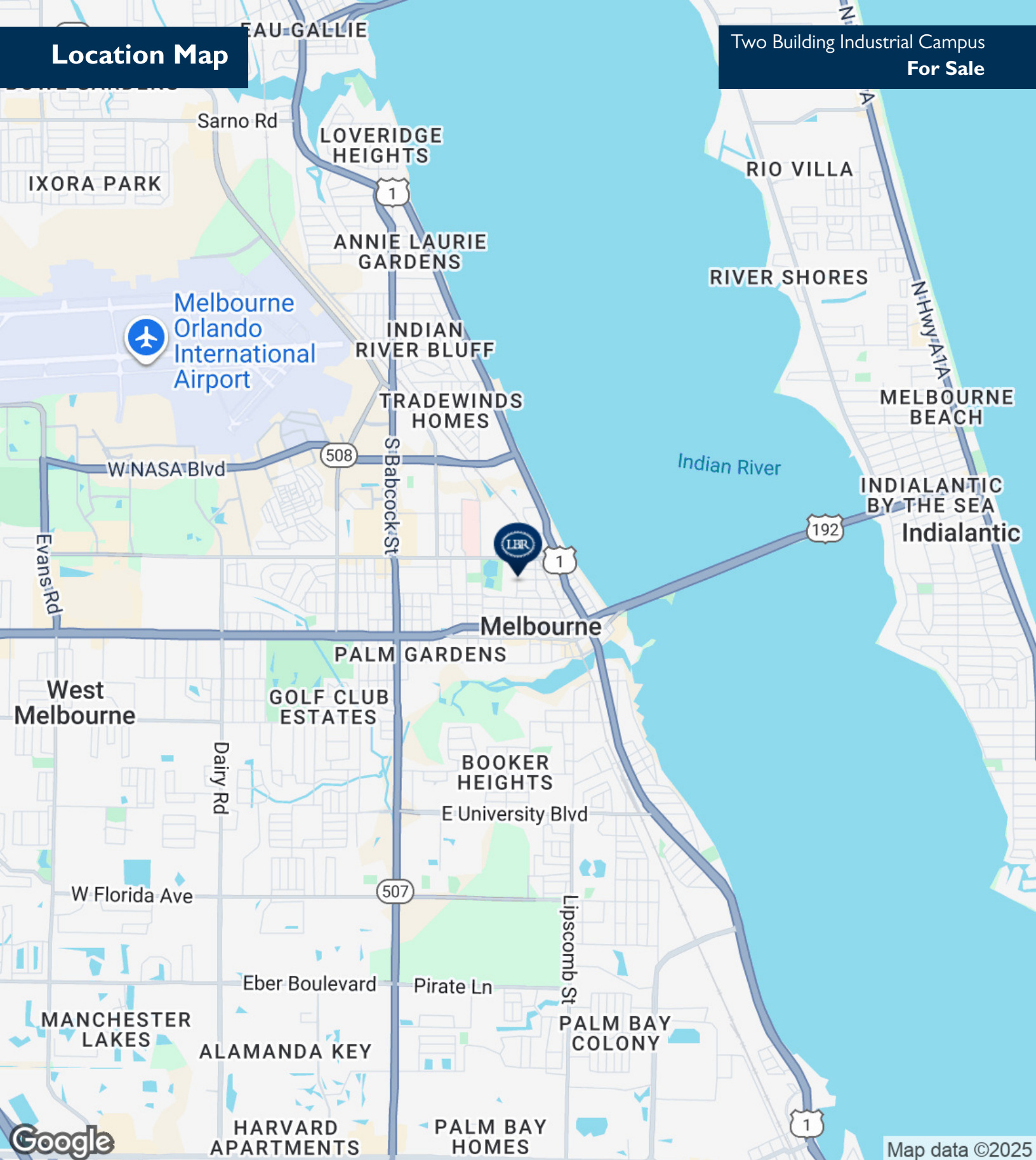


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## Location Map

Two Building Industrial Campus  
For Sale



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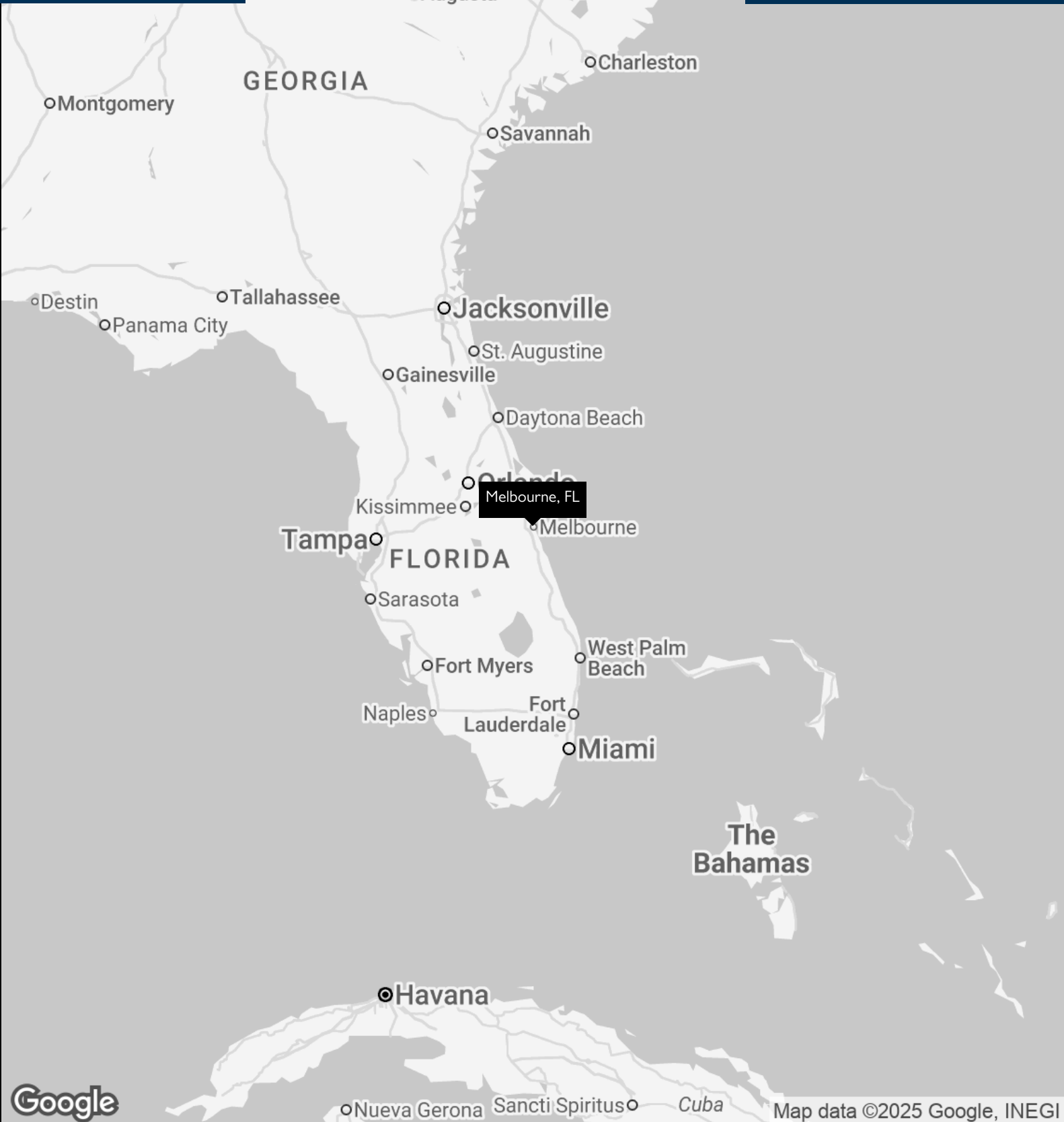


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## Regional Map

Two Building Industrial Campus  
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