

Industrial
Campus in the
Heart of
Melbourne

**Price
Reduced**



LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES



**Owner User or
Investor**

1605 Lake St, 716 Columbus Ave, 711 E Seminole Ave | Melbourne, FL 32901

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
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Property Summary



PROPERTY DESCRIPTION

Advantageous Location - Strong Industrial Foothold Heart of Melbourne

1605 Lake Street +/-12,800 sf Main Building is Two Story, with 100% HVAC Warehouse with Fully Insulated Ceiling and Walls, 4 OH Roll Up Doors, LED Lighting, 3-phase 800 Amps . Eave Height 16'

First Floor Reception, Breakroom, Conference Room, Perimeter Offices and Full Second Floor Offices and Storage Area Accessible from Warehouse Below. (+/-4400 sf of offices, 6,400 sf of warehouse with 2000 sf of mezzanine space)

716 Columbus Ave +/-14,050 sf - 100% HVAC, Warehouse with 3 Grade Level Roll-up Doors, Two Bathrooms, Fully Insulated, 17' Eave Height Ceilings. Three Phase 1200 amps. Painted Concrete Floor

711 E Seminole +/-5,250 sf, - 100% HVAC Warehouse which includes +/- 240 sf of Mezzanine Space. 2 Roll Up OH Doors, Two Bathrooms. Ceiling Height 12'
Three Phase 800 amps

OFFERING SUMMARY

Sale Price:	\$3,640,000
Number of Units:	3
Lot Size: Two Parcels Combined	Acres 1.64
+/- Three Building Total	32,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	460	940	2,545
Total Population	824	1,724	5,262
Average HH Income	\$57,856	\$62,028	\$60,211



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PROPERTY DESCRIPTION

1605 Lake Street +/-12,800 sf Main Building is Two Story, with 100% HVAC Warehouse with Fully Insulated Ceiling and Walls, 4 OH Roll Up Doors, LED Lighting, 3-phase 800 Amps . Eave Height 16'

First Floor Reception, Breakroom, Conference Room, Perimeter Offices and Full Second Floor Offices and Storage Area Accessible from Warehouse Below. (+/-4400 sf of offices, 6,400 sf of warehouse with 2000 sf of mezzanine space). Built in 1980. Metal Construction, Steel Truss. Office area completely renovated in 2021 with modern/ updated interior finishes. This represents 36% of the total building area.

716 Columbus Ave +/-14,050 sf - 100% HVAC, Warehouse with 3 Grade Level Roll-up Doors, Two Bathrooms, Fully Insulated, 17' Eave Height Ceilings. Three Phase 1200 amps. Painted Concrete Floor. Constructed in 2007, One Story. Painted Concrete Floor. This represents 47% of the total building area.

711 E Seminole +/-5,250 sf, - 100% HVAC Warehouse which includes +/- 240 sf of Mezzanine Space. 2 Roll Up OH Doors, Two Bathrooms. Ceiling Height 12'. Three Phase 800 amps . Concrete Block Construction, 1975. This represents 17% of the total building area.

LOCATION DESCRIPTION

Presenting a Rare opportunity to own a Three Building Industrial Manufacturing Campus in Melbourne, close to Downtown. Prime location close to Melbourne Airport, Holmes Regional Hospital, across from the Melbourne Civic Auditorium.



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Exterior Three Buildings



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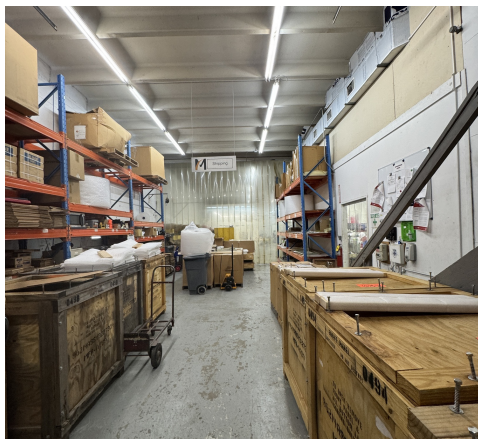
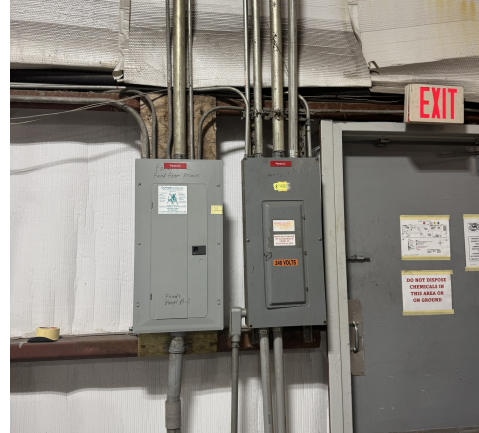
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Additional Photos



**LIGHTLE
BECKNER
ROBISON**

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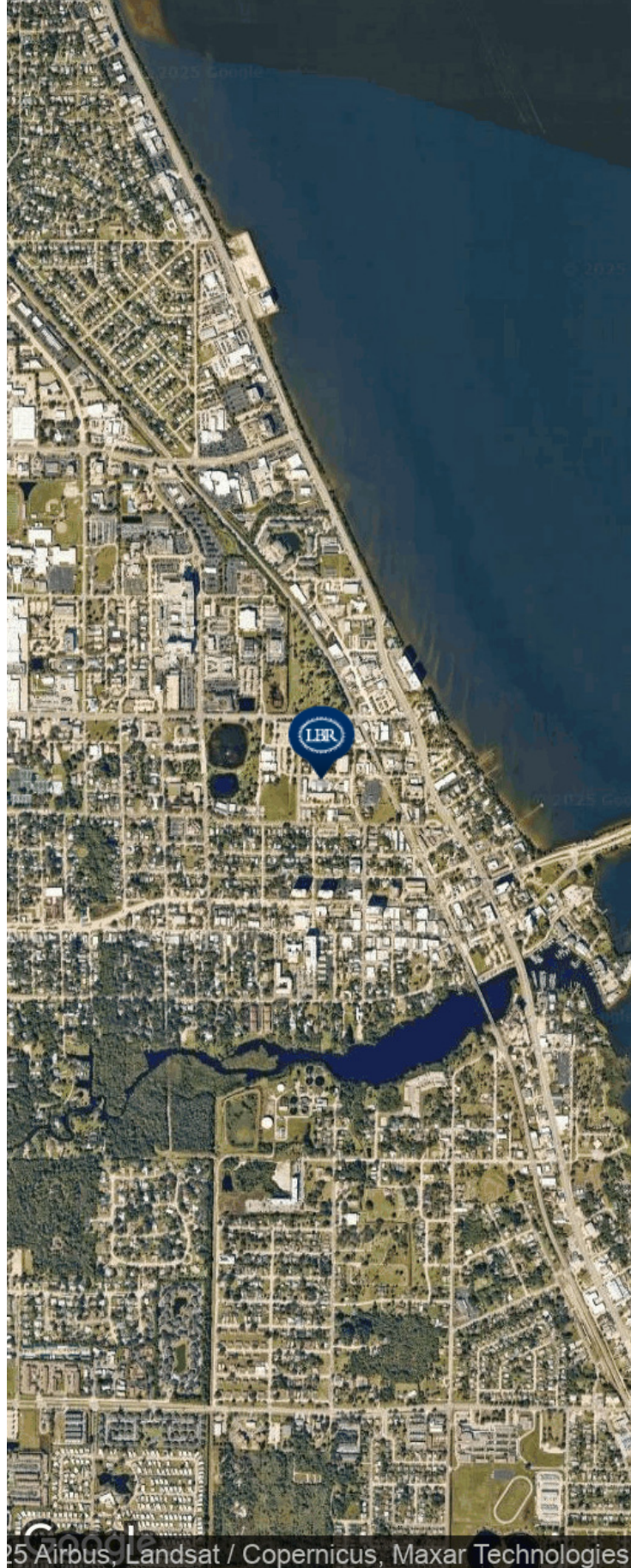
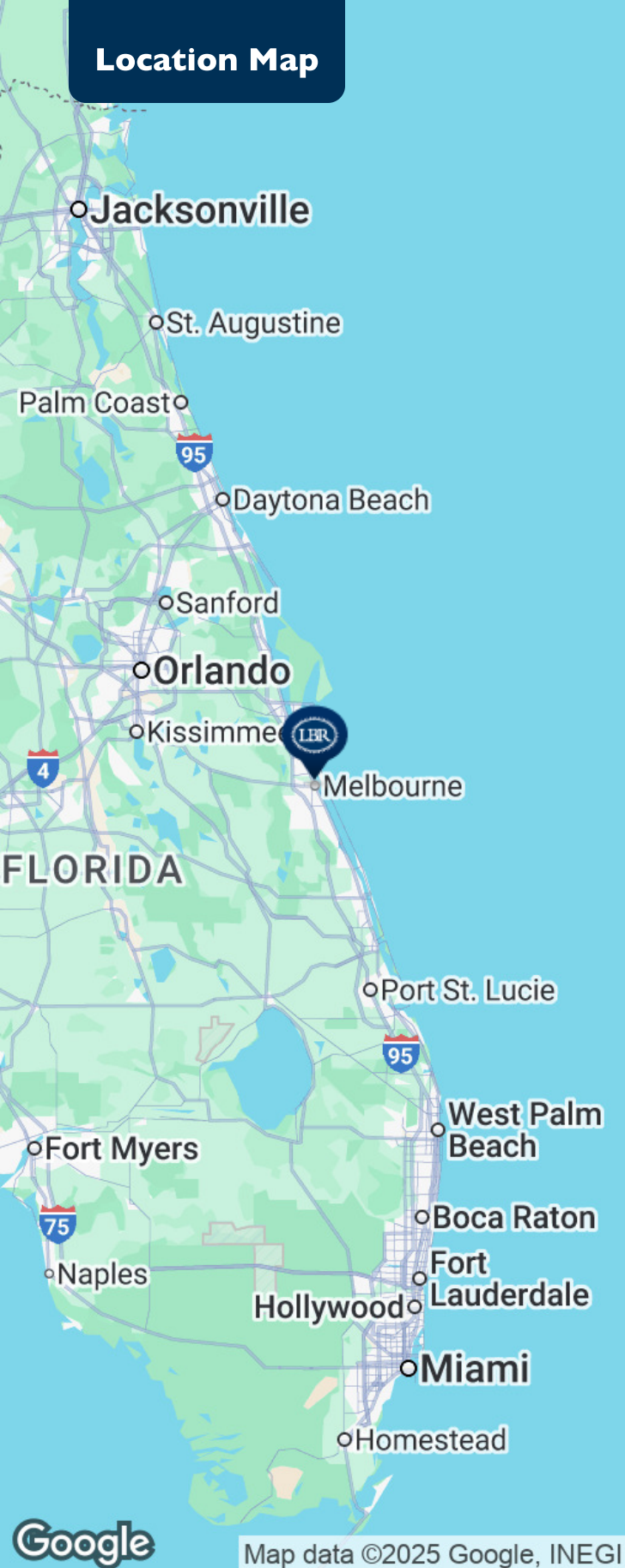
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Location Map



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