

FOR SALE - NEW CONSTRUCTION

Space Coast, Brevard County, FL

14,000 SF Zoned BU-1



TYCHE REALTY
PROSPERITY, ENGINEERED

7211 Waelti Dr. Melbourne, FL 32940



PRICE	\$3,900,000
TERM	N/A
SIZE - SF	14,000 SF
LOT SIZE	1.64 acres
PARKING	70
YEAR BUILT	Dec 2024
ZONING	BU-1
MARKET	Orlando
SUBMARKET	Melbourne, Brevard County
PARCEL ID	26-36-12-DE-22-1
CONSTRUCTION	Steel, fiberglass & stucco
ROOF HEIGHT	20ft - 24ft
COMPLETION	Dec 2024

Rare opportunity to own brand-new commercial construction in the heart of Florida's booming Space Coast. Skip the costly maintenance, inefficiencies, and hidden issues of older buildings and step into a modern, high-performance asset designed for today's business needs. Ideal for owner-users or investors, this versatile property features 3 separate entries, garage door, 20-24 ft ceilings, 70 parking spots, and striking exterior finishes. Zoned **BU-1**, flexibly allowing a wide range of business uses. Located in the highly desirable **Suntree/Viera corridor**, just 15 minutes to the beach, and positioned in **one of the fastest-growing markets on Florida's coast**.

Surrounded by world-class employers including SpaceX, Blue Origin, Boeing, Northrop Grumman, L3Harris, Embraer, Health First, and more, this location benefits from sustained job growth, strong economic momentum, and major new investments nearby. **Prime opportunity to establish, expand, or invest in your business' future.**

STEFANIE LATTNER

Broker, Tyche Realty LLC
1160 Broadband Dr
Melbourne, FL 32901
321-698-3480
Stefanie@TycheRe.com
FL BK3262067



TYCHE REALTY
PROSPERITY, ENGINEERED

Information in this document is believed to be accurate; however we do not guarantee, warranty, or make any representation to its accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and

FOR SALE - NEW CONSTRUCTION

Space Coast, Brevard County, FL

14,000 SF Zoned BU-1



TYCHE REALTY
PROSPERITY, ENGINEERED



STEFANIE LATTNER

Broker, Tyche Realty LLC
1160 Broadband Dr
Melbourne, FL 32901
321-698-3480
Stefanie@TycheRe.com
FL BK3262067



TYCHE REALTY
PROSPERITY, ENGINEERED

Information in this document is believed to be accurate; however we do not guarantee, warranty, or make any representation to its accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and

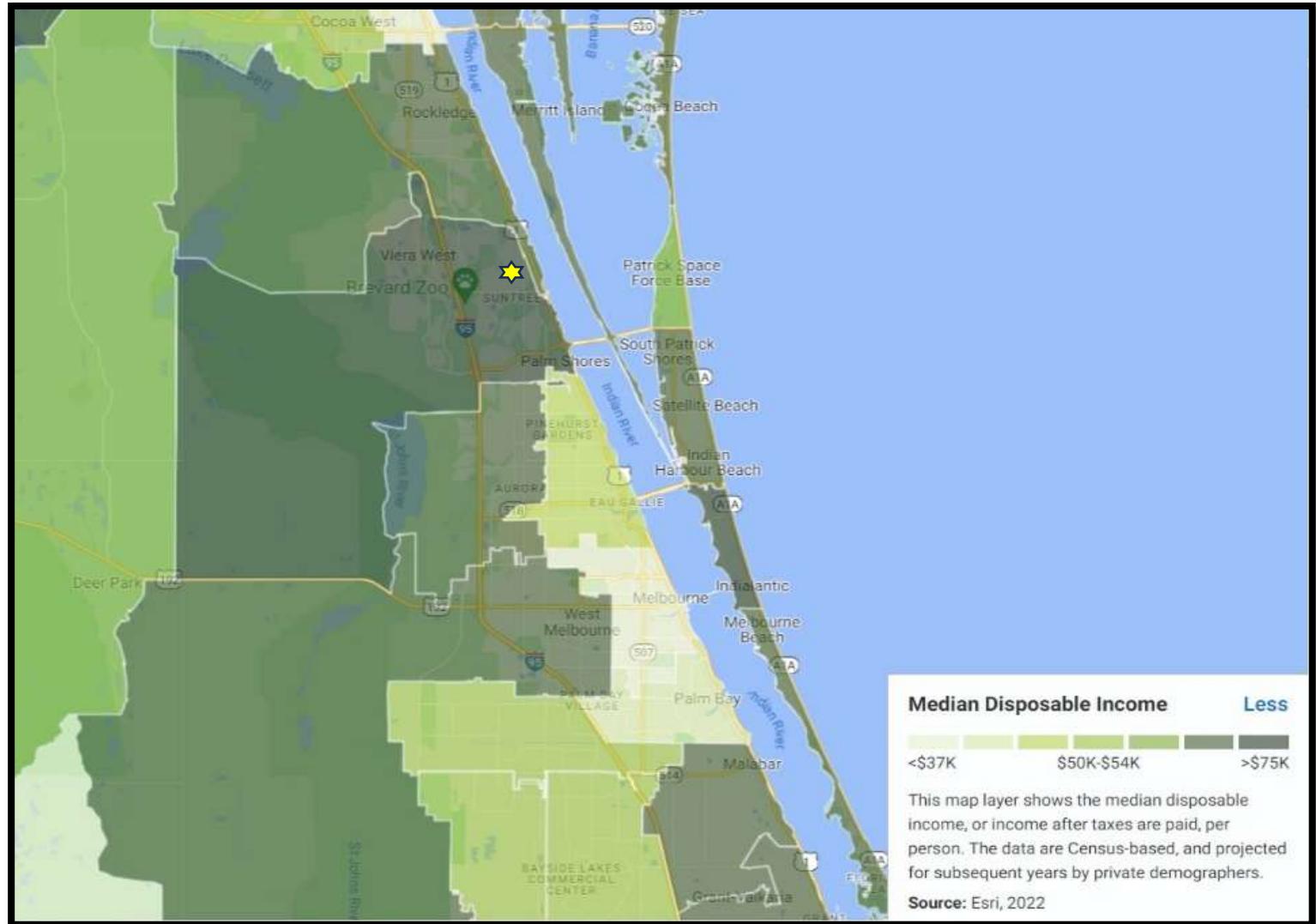
FOR SALE - NEW CONSTRUCTION

Space Coast, Brevard County, FL

14,000 SF Zoned BU-1



TYCHE REALTY
PROSPERITY, ENGINEERED



STEFANIE LATTNER

Broker, Tyche Realty LLC
1160 Broadband Dr
Melbourne, FL 32901
321-698-3480
Stefanie@TycheRe.com
FL BK3262067



TYCHE REALTY
PROSPERITY, ENGINEERED

Information in this document is believed to be accurate; however we do not guarantee, warranty, or make any representation to its accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and