

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
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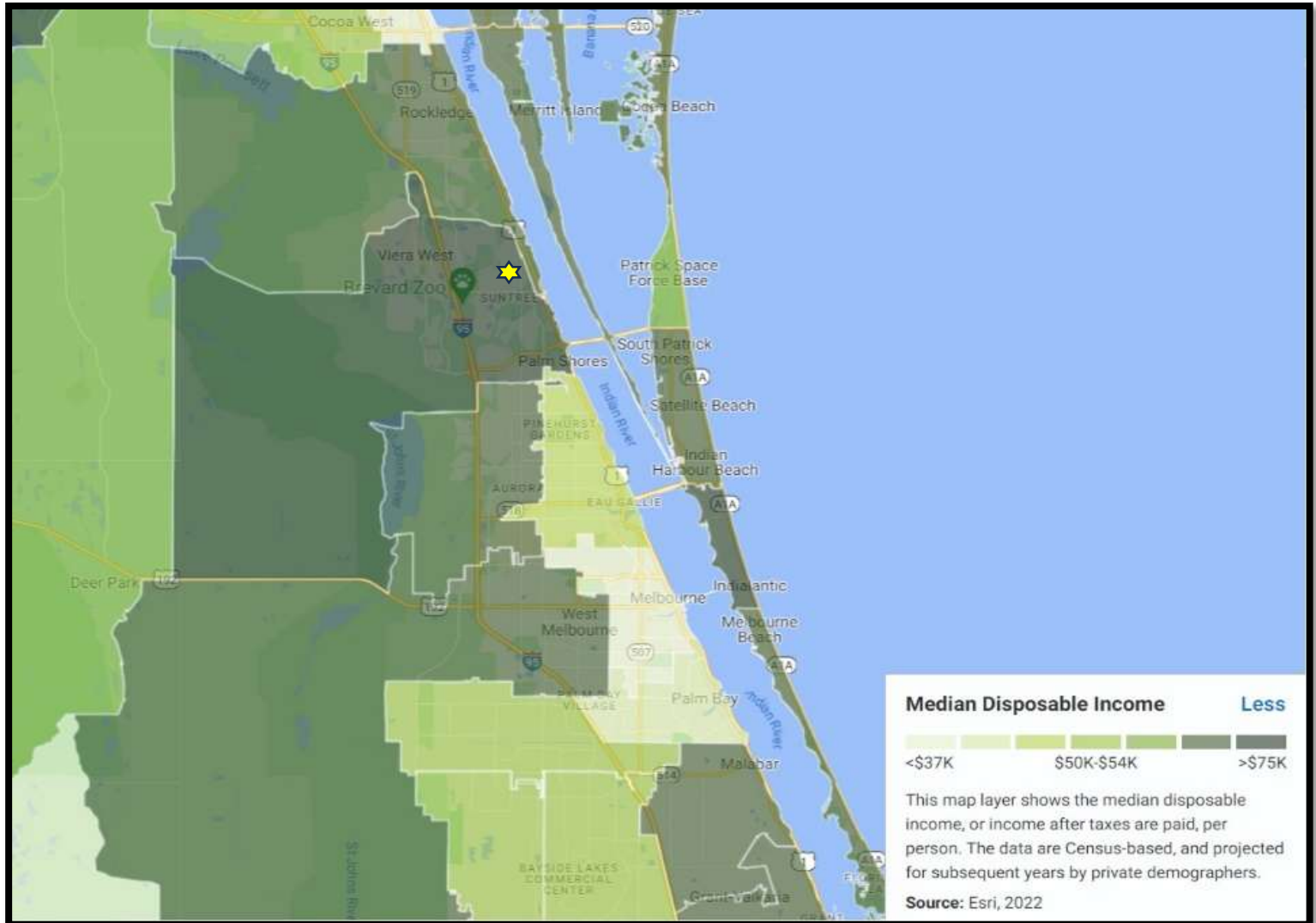
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