



**FOR SALE \$ 2,750,000 PRICE REDUCTION**

# TWO BUILDING INDUSTRIAL CAMPUS

1605 Lake, 716 Columbus, Melbourne, FL 32901

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



**PROPERTY DESCRIPTION**

**Building One**

1605 Lake Street - +/- 12,800 sf  
 Painted Metal Construction (1975)  
 One Story Warehouse, Two Story office area,  
 Building Height 16'  
 +/- 4400 sf of Office Area  
 +/-2000 sf Mezzanine with Storage and Offices  
 +/-6400 sf of Open Warehouse  
 Three grade-level roll-up doors  
 Concrete slab floor in warehouse  
 Fully insulated. HVAC 100%  
 Power/ 800 amps; three -phase

**Building Two**

716 Columbus +/- 14, 050 sf  
 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

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**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:	\$2,750,000
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.

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**716 Columbus**



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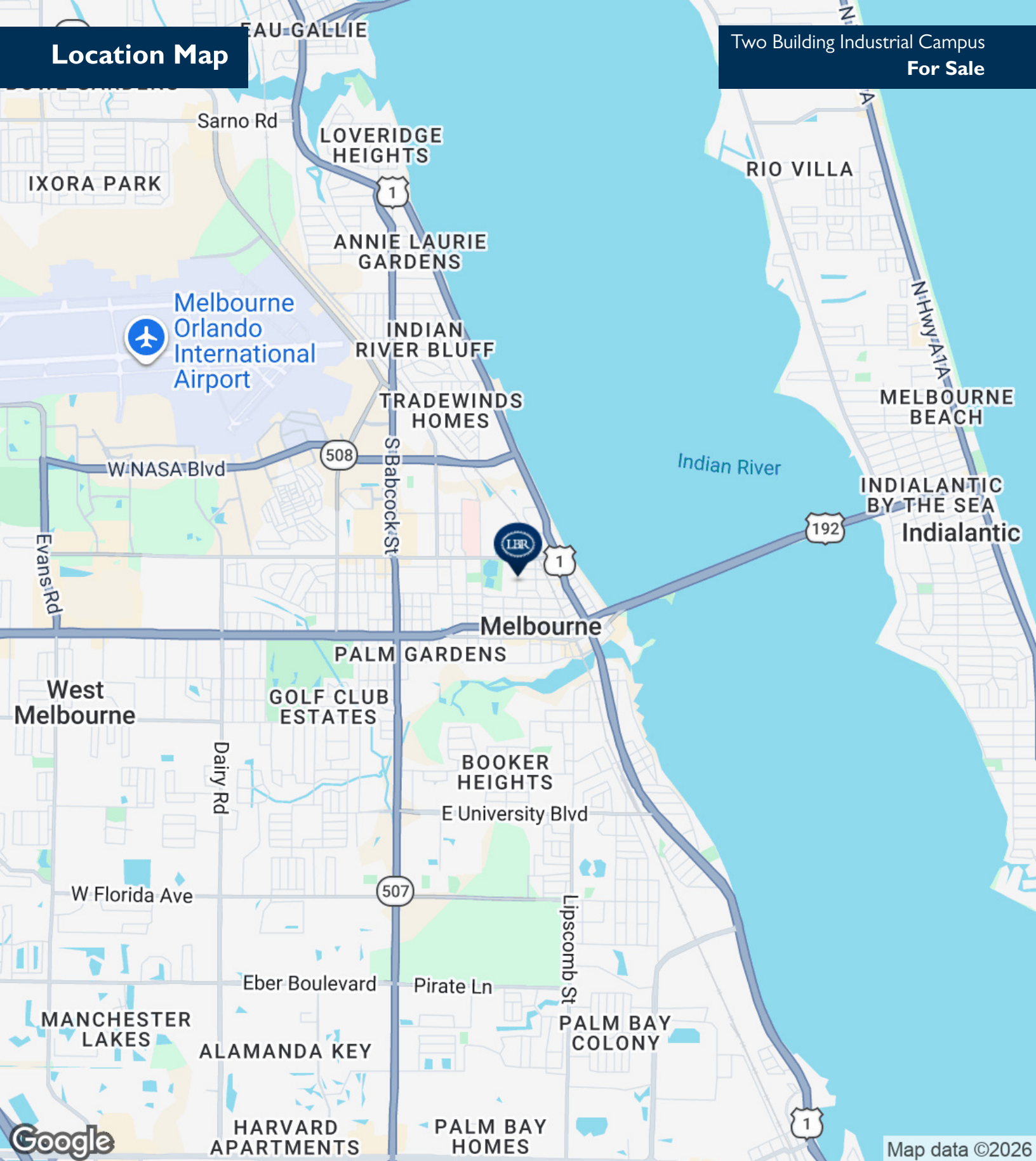
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# Location Map

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