

OFFERING MEMORANDUM



2725 CENTER PL, MELBOURNE, FL 32940

20,000+ SF | 2.06 ACRES | 3,500 SF WAREHOUSE | LIGHT INDUSTRIAL ZONING

OFFERING SUMMARY

Location: 2725 Center PL, Melbourne, FL 32940
.35 mi from Business Center Blvd/Wickham Rd

County: Brevard County

Property Size: 2.06 acres

Zoning: IU - Industrial Light

Future Land Use: IND - Industrial

Area: 20,187 SF (inc. 3,500 SF warehouse)

Parcel ID: 26-37-30-50-*5

Tax Information: \$31,539.72 (2025) (ID 2609908)

Type: 82% Office Space / 18% Warehouse

OFFERED AT:

\$2,900,000



EXECUTIVE TEAM



John Curri
Owner & CEO



Karen D'Alberto
VP/Principal



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

John Curri - john@curriproperties.com | 321-961-4487

Karen D'Alberto - karen@curriproperties.com | 321-622-3196

WWW.CURRICOMMERCIAL.COM

Curri Commercial, LLC is pleased to present an excellent opportunity in Melbourne, FL to acquire a well-maintained 20,187 SF two-story commercial building with flexible Light Industrial zoning, ideal for both owner-users and investors. Currently configured as professional office with rear warehouse space, the property offers multiple occupancy options. The second floor is owner-occupied and available for leaseback or immediate Buyer use, while the first floor includes a 3,868 SF tenant with remaining office and warehouse space available for occupancy or lease. Common areas are well-appointed with a reception lobby, conference room, break room, and restrooms.

Key features include approximately 55 parking spaces, a $\pm 1,350$ SF fenced patio, and well-maintained roof and HVAC systems. The warehouse is highly functional, offering two dock-high bays, three roll-up doors (14' x 10'), ± 400 SF mezzanine storage, ± 800 SF air-conditioned workshop space, 20'–22' clear heights, and access to a $\pm 16,000$ SF gated rear yard.

Ideally located in Melbourne's Pineda/Wickham corridor with convenient access to Interstate-95, US-1, and the beaches, this property offers an exceptional combination of location, flexibility, and functionality.



ZONING: LIGHT INDUSTRIAL (IU) - Includes uses permitted under BU-1 & BU-2 zoning classification (except single-family residence).

[IU-Zoning <CLICK for details>](#)

[BU-1-Zoning
<CLICK for details>](#)

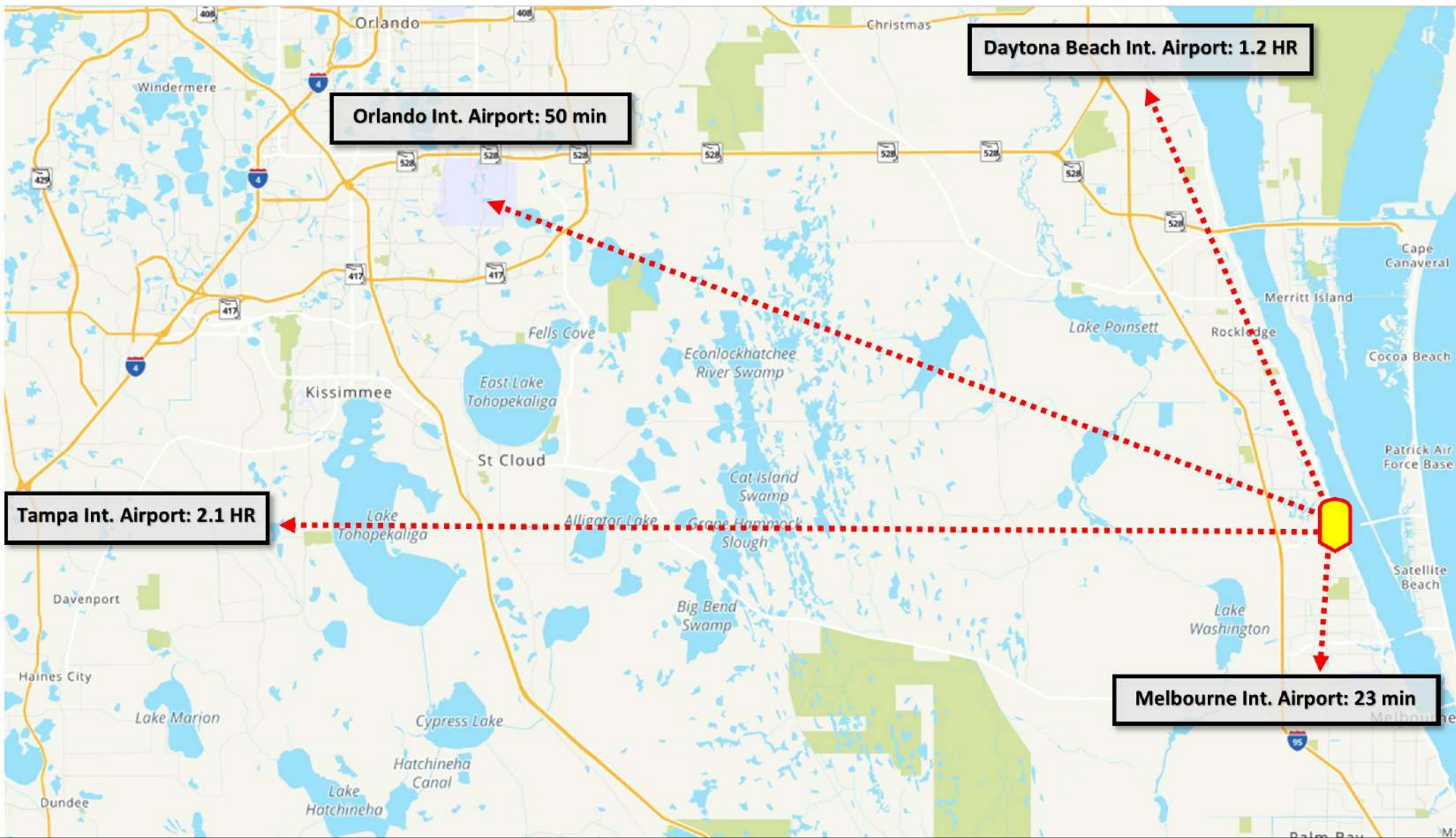
[BU-2-Zoning
<CLICK for details>](#)



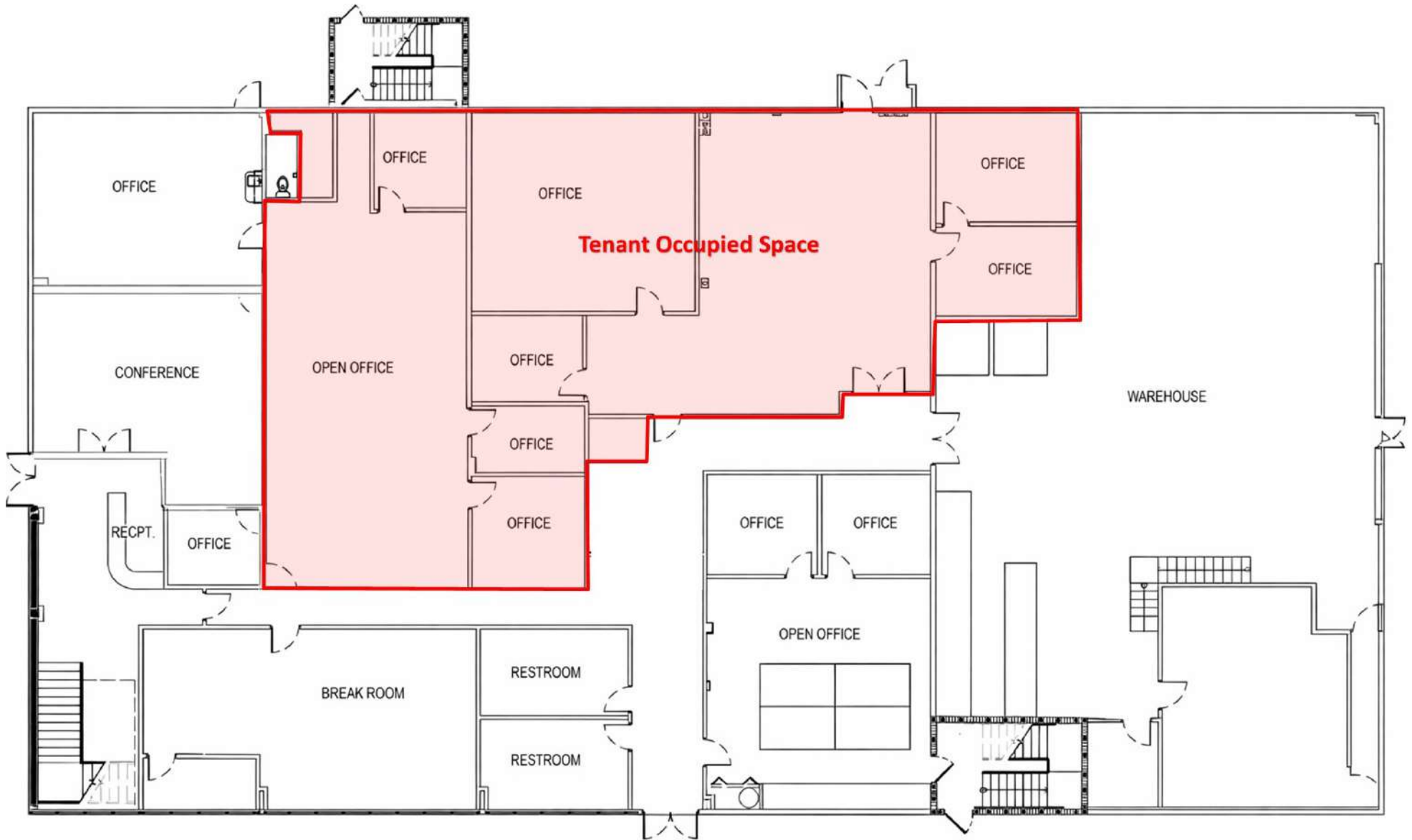
HIGH-TRAFFIC CORRIDOR



CONVENIENT TRAVEL LOCATION



1ST FLOOR LAYOUT



2ND FLOOR LAYOUT





Wetlands

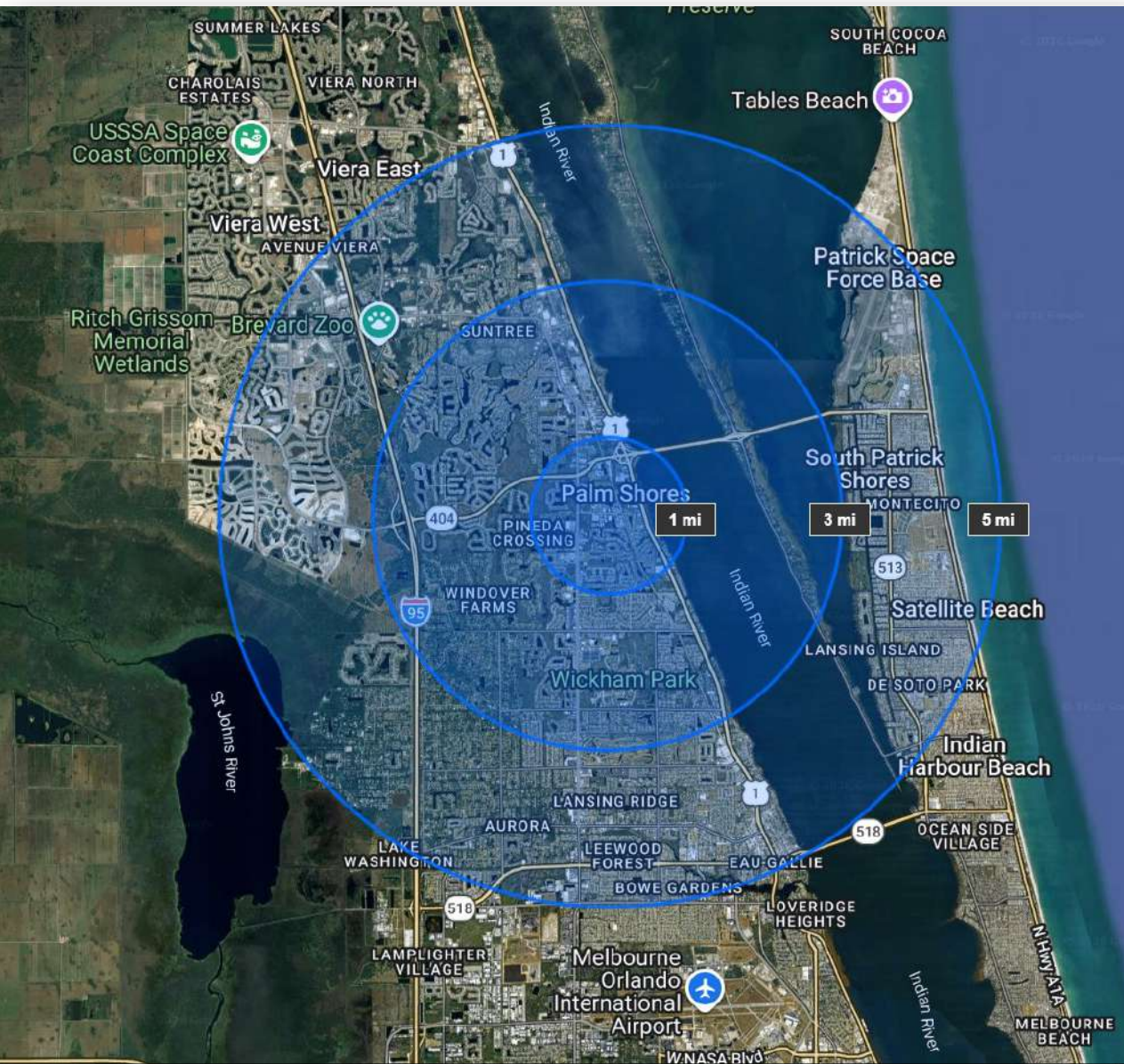
*NO Mapped
Wetlands*



Flood Zone

*Zone A, E
(small portion W/SW in
flood zone)*

DEMOGRAPHICS



2024	1 Mile	3 Miles	5 Miles
Population:	20,924	78,475	148,214
Median Income:	\$114,508	\$97,281	\$94,496
Median Age:	49.2	47	46.5
Total Employees:	17,828	66,102	123,183



PROPERTY IMAGES



PROPERTY IMAGES



LOBBY | CONF RM | BREAK RM



TENANT SPACE (1ST FLOOR)



WAREHOUSE IMAGES



OFFICE SPACE - 2ND FLOOR



Marketing information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of confidential nature. This OM has been prepared to provide summary information to prospective Buyers and to establish a preliminary level of interest. These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Information contained herein has been obtained through sources deemed reliable but not guaranteed. The information contained herein is not a substitute for a thorough due diligence investigation. Curri Commercial reserves the right to withdraw this solicitation at any time without prior notice. Statements contained herein which involve matters of opinion, whether or not identified to be that are not representations of fact. The price and terms of this offering may be subject to change at any time. Curri Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation.



Curri Commercial LLC

1097 S. Patrick Dr, Satellite Beach, FL 32937

www.CurriCommercial.com

John Curri: (321) 961-4487 • Karen D'Alberto: (239) 699-8879



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