

**FOR LEASE**  
±3,900 SF on  
1.94 Acres

**Industrial Warehouse &  
Outdoor Storage**  
Space Available



**2064 N Wickham Rd  
Melbourne, Florida**



**CALL FOR INFO**

**LUKE BROWN**  
ASSOCIATE  
603.244.8052  
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**MIKE MOSS, SIOR**  
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321.543.2398  
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# FOR LEASE INDUSTRIAL OUTDOOR STORAGE SPACE



## SUMMARY

The property is located on Wickham Road, with an AADT of 34,000 vehicles per day. It features a stand-alone single-tenant leasing opportunity with +/-1.50 usable acres of outdoor storage. The building holds +/-14' clear heights, multiple ingress and egress points for full truck access, and four grade level bay doors with drive through access. The storage yard space is fully fenced with electronic gate access and has additional paved parking in front of the fence line.

## PROPERTY PHOTOS



## PARCEL SPECIFICATIONS

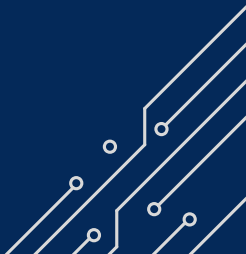
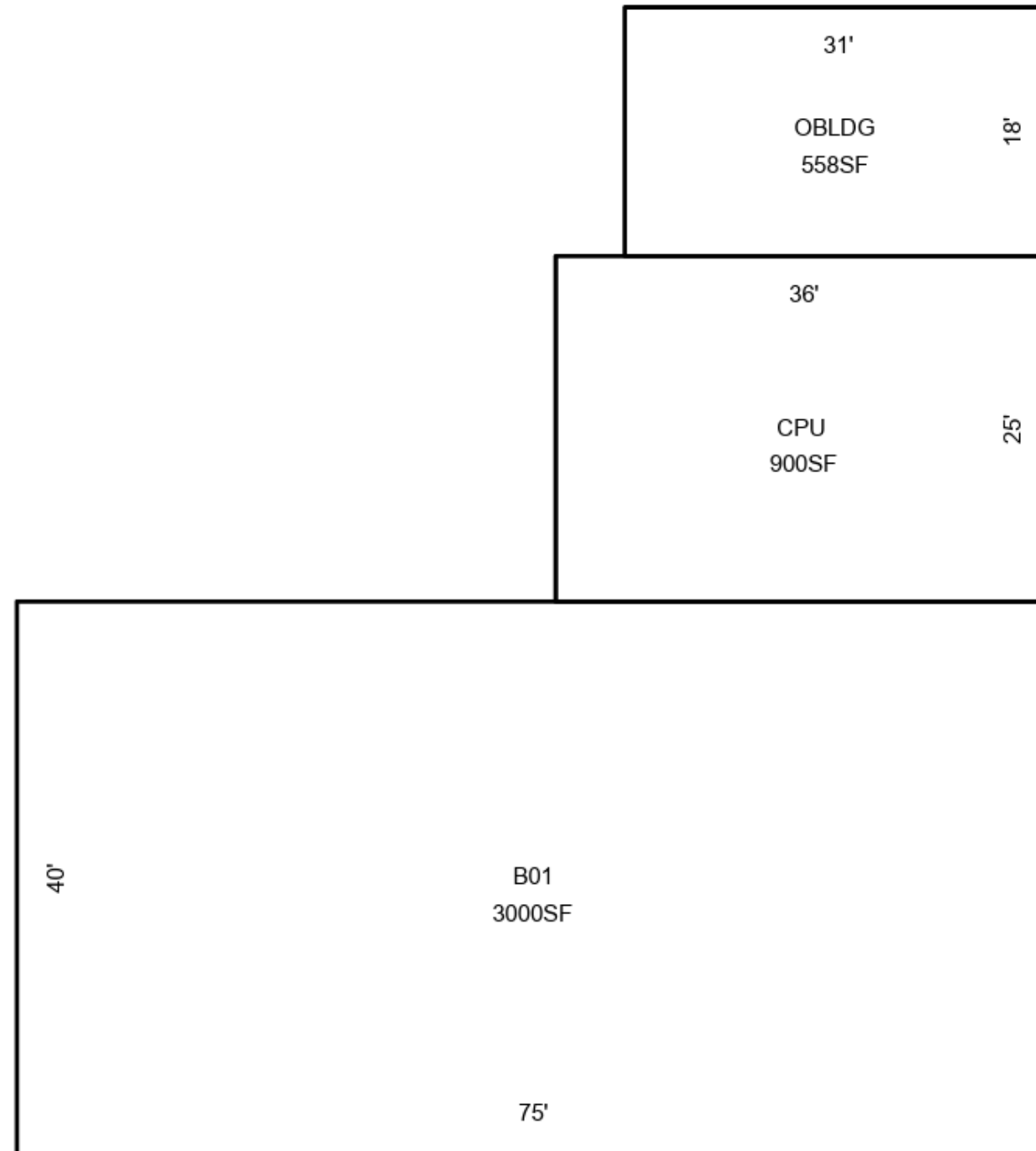
Total Acreage .....	+/-1.94	Grade Level Doors .....	(2) 12'x12'
Building Type .....	Metal		(2) 14'x12'
Tenant Type .....	Single	Clear Height .....	+/-14'
Building Square Footage .....	3,900 WH	Zoning .....	M2 (Melbourne)
Power .....	3-Phase	Asking Rent .....	\$10,000.00/Mo.
Outdoor Storage .....	+/-1.50 AC	Rent Type .....	NNN

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## BUILDING SKETCH

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## MAP



**KEY DRIVE TIMES**

- 03 Miles** - Interstate 95
- 06 Miles** - Melbourne Airport
- 23 Miles** - Port Canaveral
- 30 Miles** - Kennedy Space Center
- 55 Miles** - Orlando Airport

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INFORMATION AND MEASUREMENTS CONTAINED HEREIN BELIEVED ACCURATE HOWEVER NOT WARRANTED

