



**FOR LEASE**

**OUTDOOR YARD**

**Flex Warehouse &  
Fenced/Secured Lay  
Down Yard Available**



**2911 DUSA DR  
MELBOURNE, FLORIDA**

**FOR INFO CONTACT:**

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2911 Dusa Drive  
Melbourne, FL

## Flexible Warehouse & Office Units + Fenced Outdoor Yard Spaces

### INFO | AVAILABLE UNITS

Unit E: ..... 1,500 SF (Flex)

Unit J: ..... 600 SF (Storage WH)

Yards 1-4: ..... 0.15 Acres Each

Warehouse Clear Height ..... +/-16'

Power ..... 3 Phase

Zoning .... M1 Industrial (Melbourne)

Grade Level Doors ..... 12' x 12'

**ASKING:** \$15.25/sf NNN + \$2.50/sf  
\$1,100/mo (Yard Spaces)

### SUMMARY

The property is located on the North end of Melbourne off of North Wickham Road, just 3 miles from Interstate 95 and 6 miles from Melbourne International Airport. Dusa Drive is a private road offering quick access to US-1, I-95, and both surrounding rooftops and Downtown Melbourne.

This building and parcel features clear span warehouse with office & outdoor storage, 3-phase power, upgraded office and flex space, smaller 600 square foot storage bays with power, grade level bay doors, surface level parking, and full truck loop access. This provides a great opportunity for contractors with a need for on-site employees and heavy work or parking and outdoor storage!

### SITE OVERVIEW



# PHOTOS

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# SITE PLAN



# LOCATION OVERVIEW



## CALL FOR INFO

INFORMATION HEREIN NOT WARRANTED BUT BELIEVED TO BE TRUE

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