

INVESTMENT OPPORTUNITY!

29,100± Total sf

- 14,100± sf
- 3,600± sf
- 11,510± sf

**4200 Dow Road
Melbourne, FL 32904**

2.9± ACRES

**SALE PRICE:
\$1,675,000**

11% Cap-rate



***Three buildings on nearly 3 acres make up this
Industrial Income Property***

11% Cap-rate in place

12.4% Cap-rate potential

LOCATION:

Dow Rd. is in the center of Melbourne's Industrial Hub



LIGHTLE BECKNER ROBISON
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COMMERCIAL REAL ESTATE SERVICES

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Michael C. Moss

VP Industrial Properties

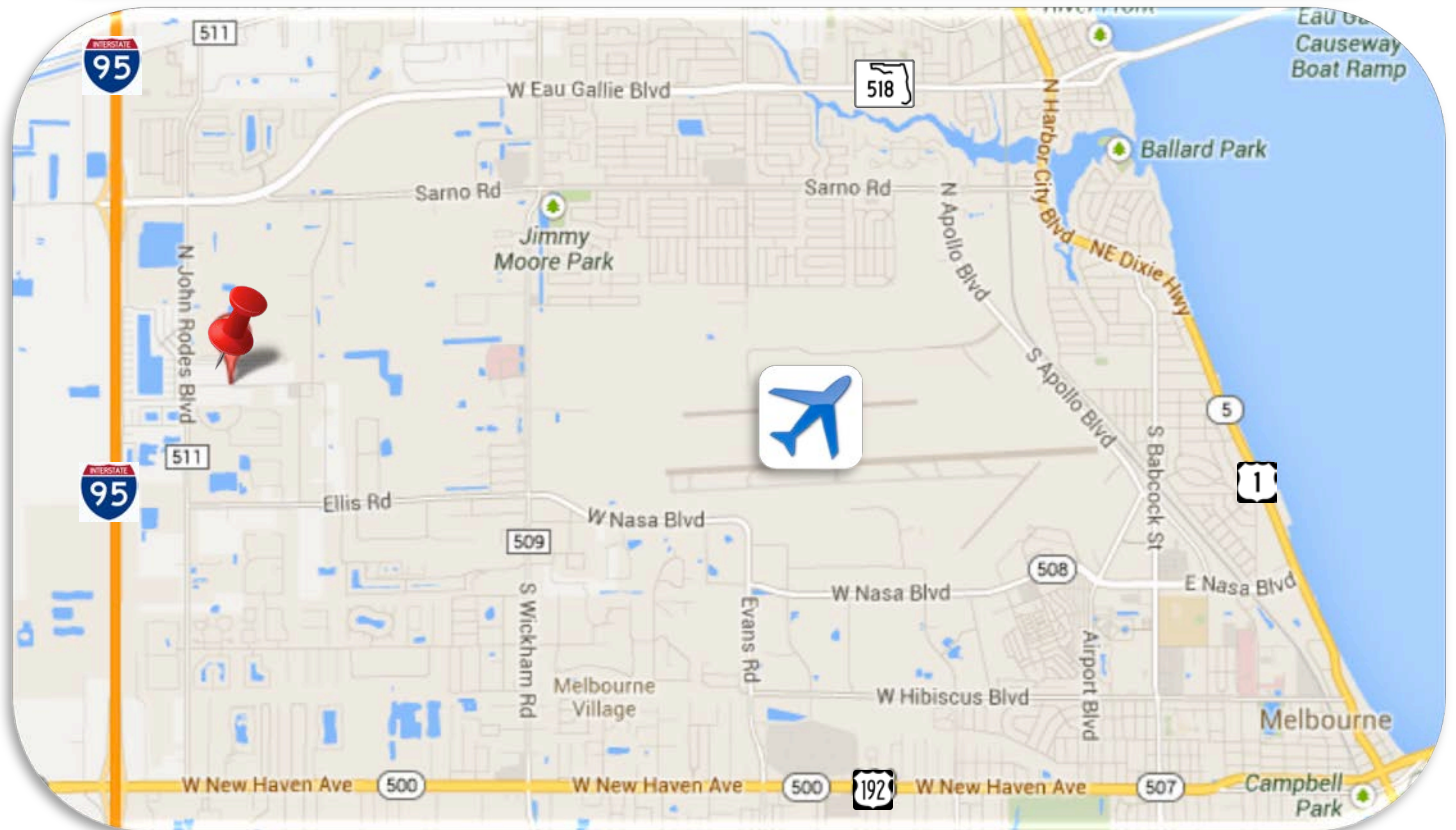
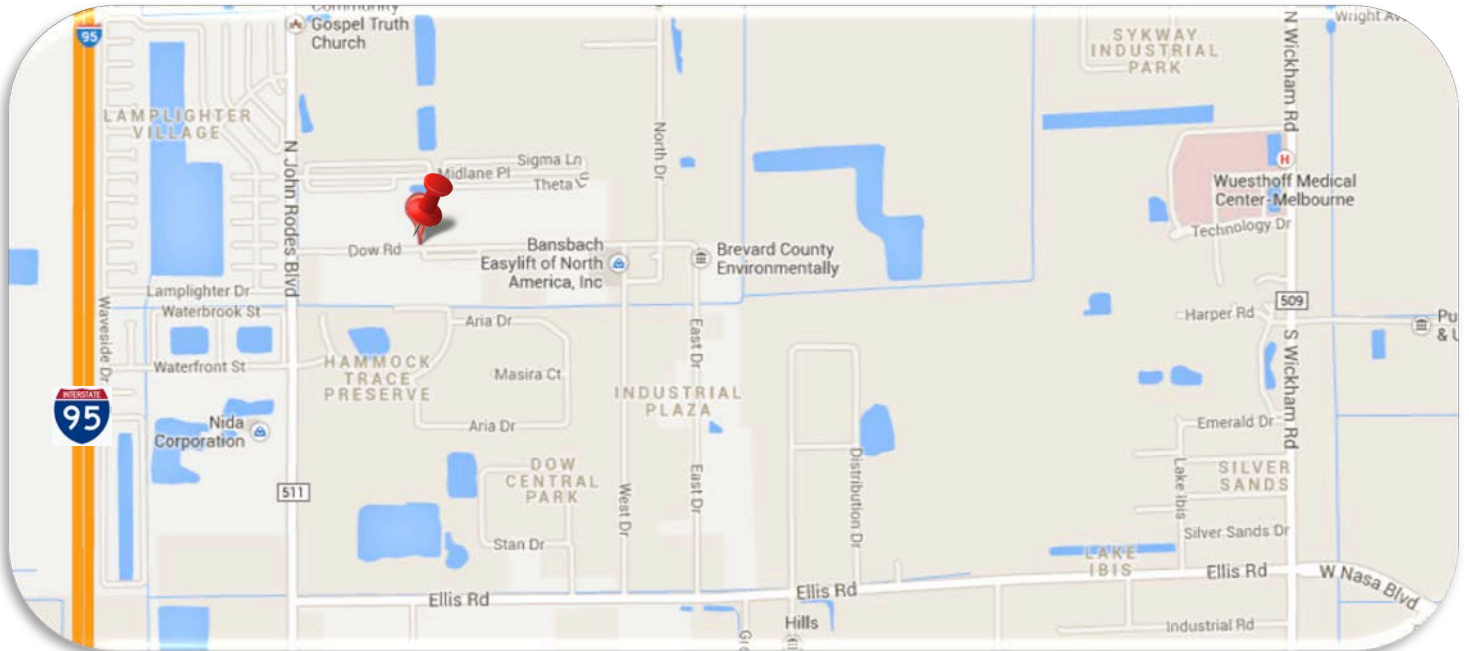
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*Information contained herein has been obtained from others and considered to be reliable;
However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.*

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