

SALE INDUSTRIAL BUILDING

MULTI-TENANT - WAREHOUSE

2280 Avocado Ave.
Melbourne, FL 32935

26,650± sf • 1.6± Acres

SALE PRICE: \$850,000



Located south of Lake Washington Rd. near US 1

Multi-tenant Warehouse Building

This 26,650± sf building has a steel truss and metal roof. There is a 3,998 sf of total office area and the remainder of 22,652 sf is warehouse space.

- 13 units – avg. size is approximately 2,250 sf
- Each unit has: OHD, restroom and small office (wall unit A/C in offices), Unit #11 is 100% A/C
- 100% Leased
- 39 parking spaces

ZONED: M1 - Light Industrial - City of Melbourne

LOCATED: Avocado Ave. is on the south side of Lake Washington Rd., west of the railroad tracks

- .3 miles to US 1
- 1.7 miles to CR 518
- 2.2 miles to Wickham Rd.



Typical interior with roll-up door, office and a restroom

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Mike Moss

VP Industrial Properties

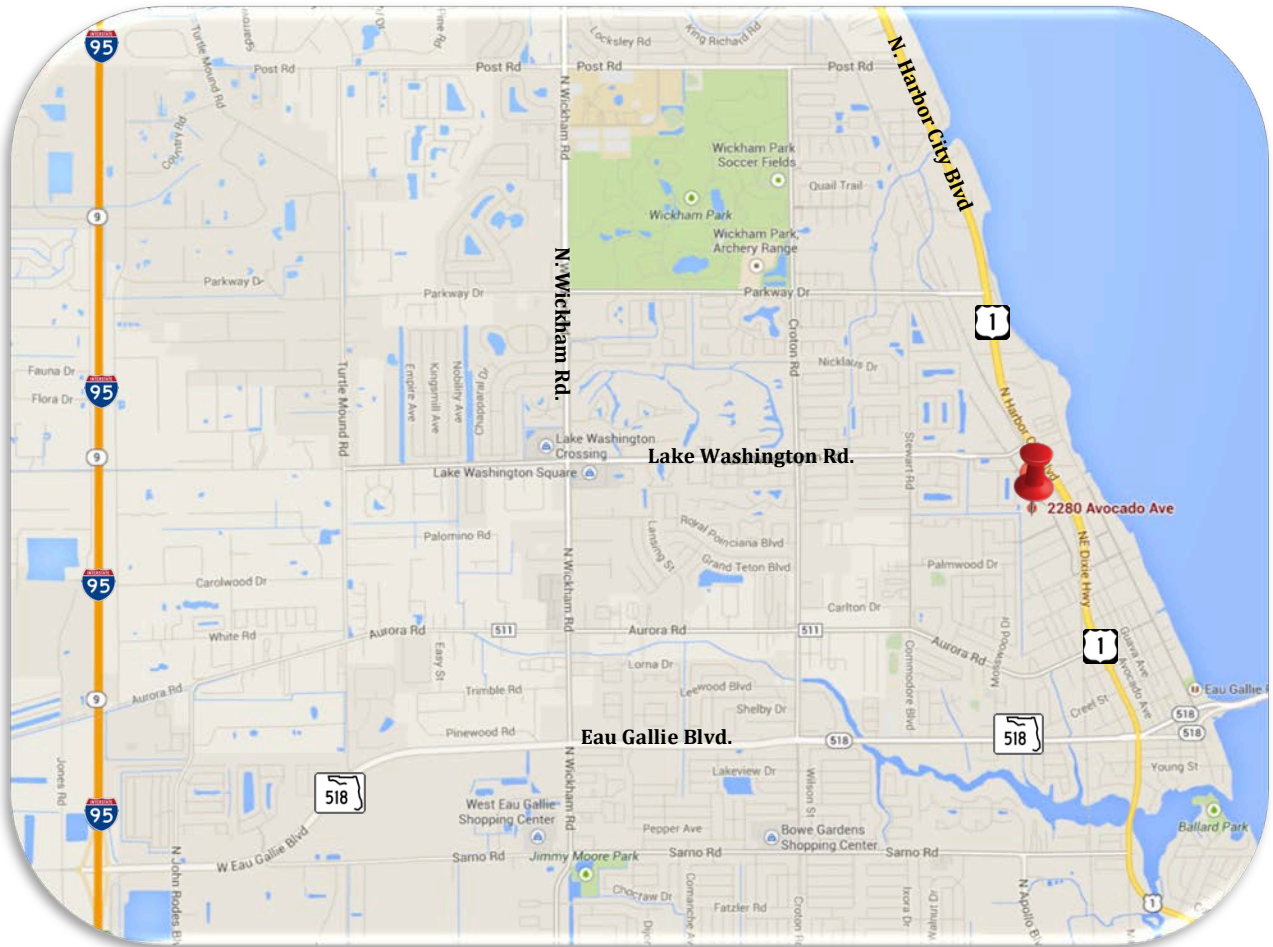
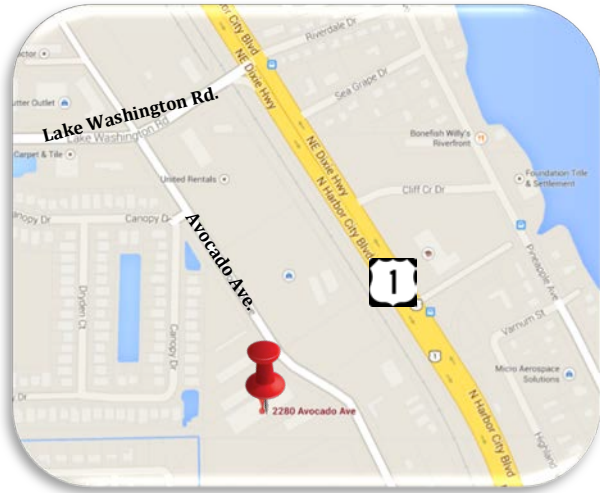
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Information contained herein has been obtained from others and considered to be reliable;
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