

SALE INDUSTRIAL

2911 Dusa Dr.
Melbourne, FL 32934

BUILDING AND LAND

14,568± sf on 2.41± acres

SALE PRICE

\$749,900



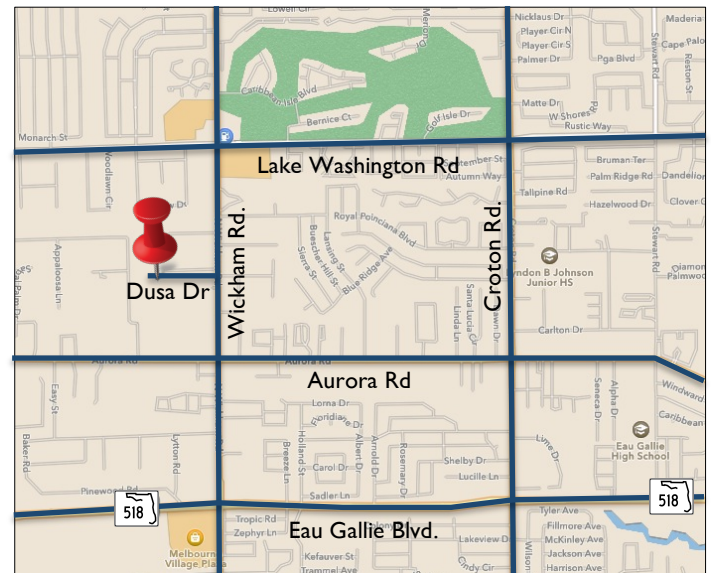
Great opportunity to own a large industrial property just off N. Wickham Rd.

This property is a 14,568± sf industrial flex building on 2.4+ acres consisting of 10 units with office spaces and each having one overhead roll-up door (two units have 2 roll-up doors). This can be a single-tenant, owner/occupied or multi-tenant income property.

Zoning: MI, City of Melbourne
APN#: 27-36-13-01-00000.0-0017.00
Tax Account: 2702333
Built: 2000
Construction: Concrete block/steel frame and membrane/metal roof
Parking: 27 marked spaces
Extra Land: Perfect for outside, yard storage

LOCATION Dusa Dr. is east of Wickham Rd. between Lake Washington Rd. and Aurora Rd.

- ~ 3.2 miles US1
- ~ 3.9 miles I-95 via Eau Gallie
- ~ 4.3 miles Pineda Causeway (SR 404)
- ~ 4.4 miles US 192
- ~ 6.6 miles A1A Hwy.



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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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Units have glass door entry and small office areas



Units have OHDs with side door entry



Aerial of property facing north - 2.41 Acres



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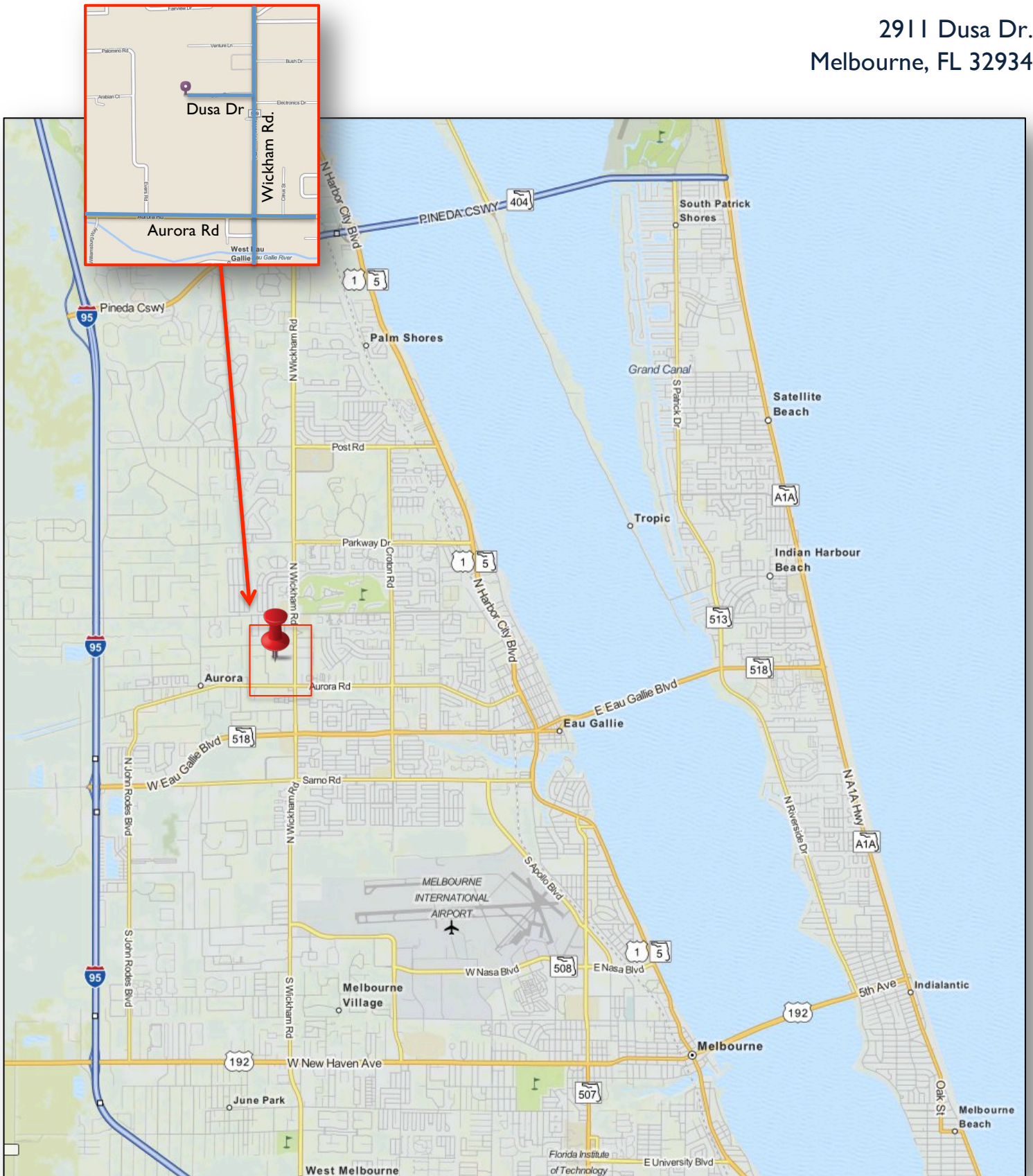
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