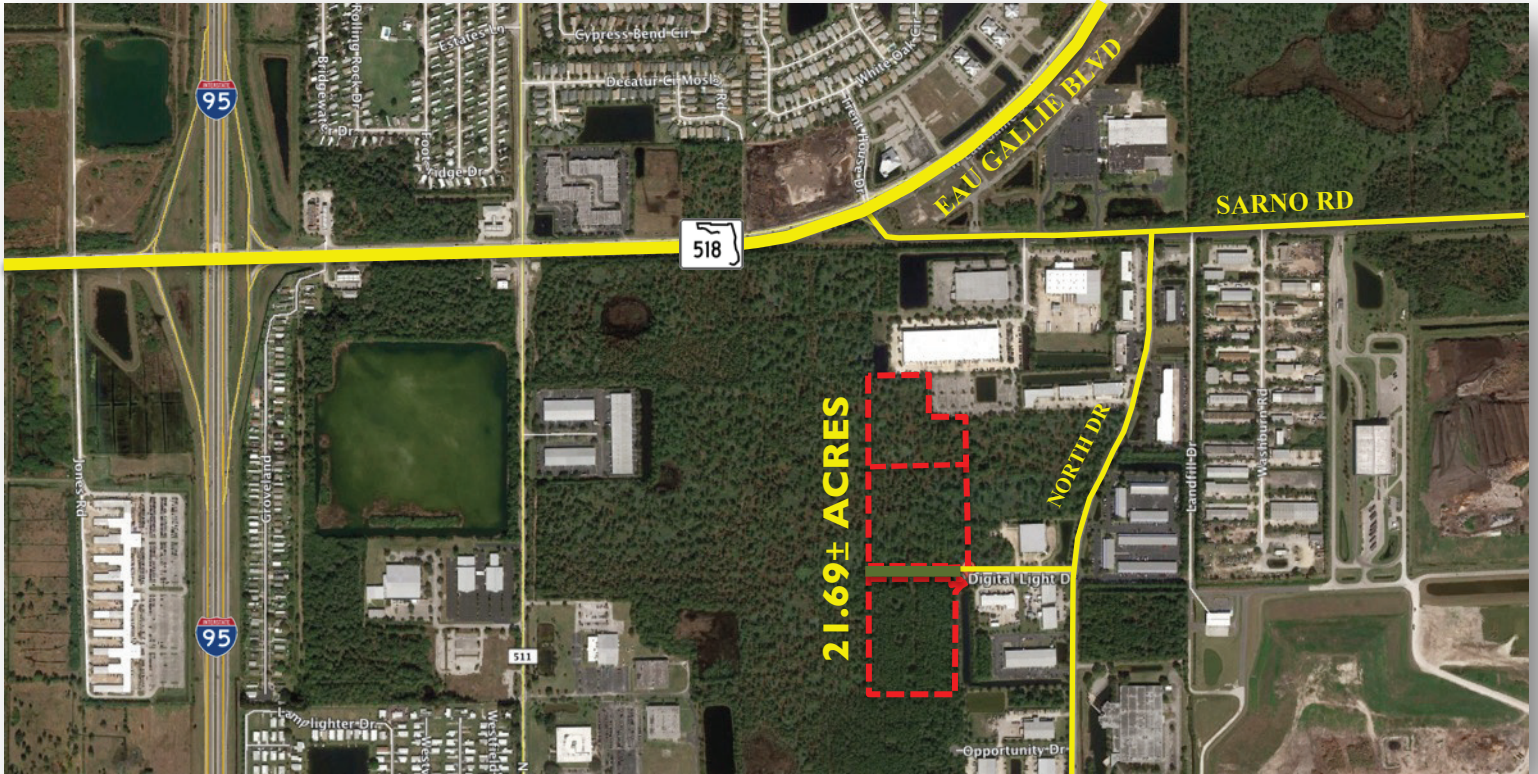


# SALE INDUSTRIAL LAND

Digital Light Dr.  
Melbourne, FL 32934

**PROPERTY**  
**21.69± ACRES**

**SALE PRICE**  
**\$1,626,750.00**



## North Drive Industrial Plaza

*A deed-restricted industrial subdivision*

Parcels are accessible from Digital Light Dr., a cul-de-sac on the west side of North Dr. The property was site-plan approved as Ridgeland Park and consisted of 1/2 acre to multi-acre lots. Phase I Environmental Study was completed with no exceptions noted. There is a small 1.59 acre wetland on the northern end of the parcels. St. Johns permit is in place.

**Site Size:** 21.69± Acres  
**Zoning:** MI – Light Industrial, City of Melbourne  
**Future Land Use:** Industrial  
**Utilities:** Water, sewer, electric and telephone  
**Flood Zone:** X

**LOCATED** at the westerly terminus of Digital Light Dr., Melbourne, FL. Sarno Rd. is to the north and Dow Rd. is to the south. North Dr. is the north/south artery.  
**DISTANCES:**

Parcel #:	Land	Tax Acct. #
27-36-23-76-0000B.0-000A.00	5.89 acres	2736159
27-36-23-77-0000B.0-0031.00	7.45 acres	2742853
27-36-23-77-0000B.0-0032.00	8.35 acres	2742854

.5 mile	Sarno Rd.
1.5 miles	I-95 @ SR 518
3.2 miles	US 192 @ John Rodes
4.5 miles	US 1 @ SR 518
5.3 miles	Melbourne Int'l Airport



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### Proposed Industrial Development



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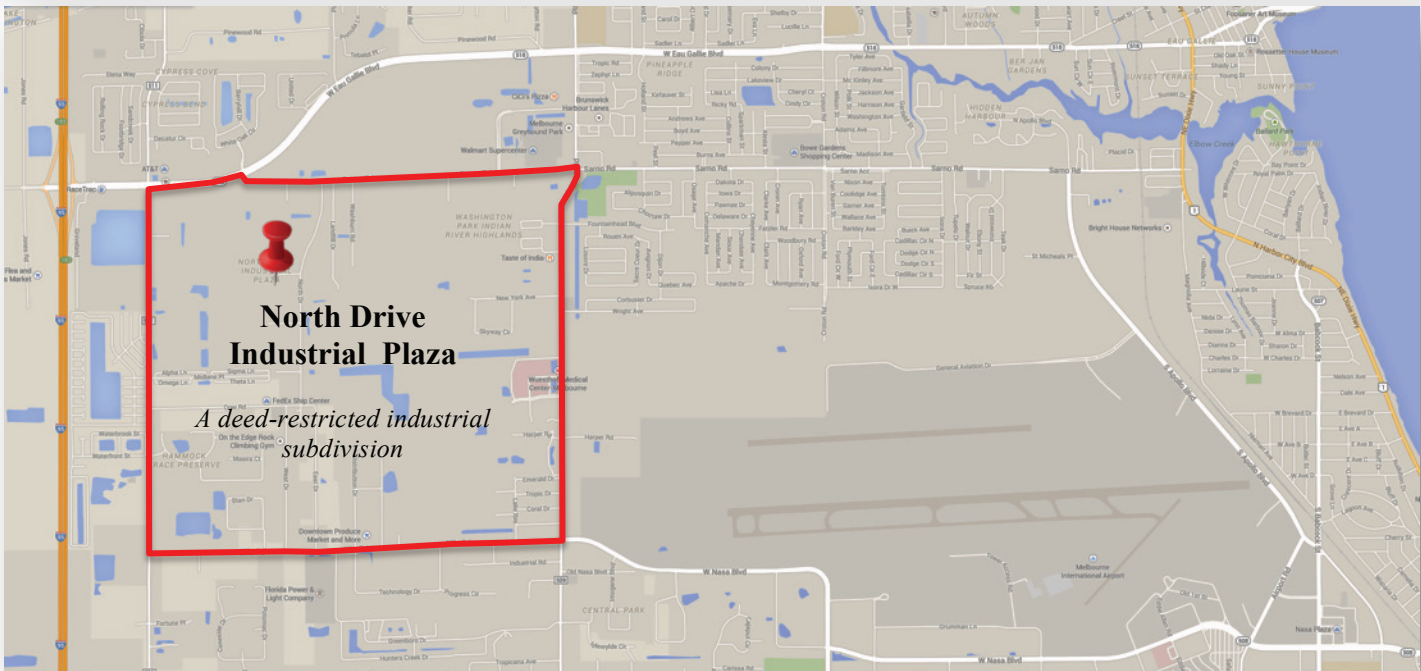
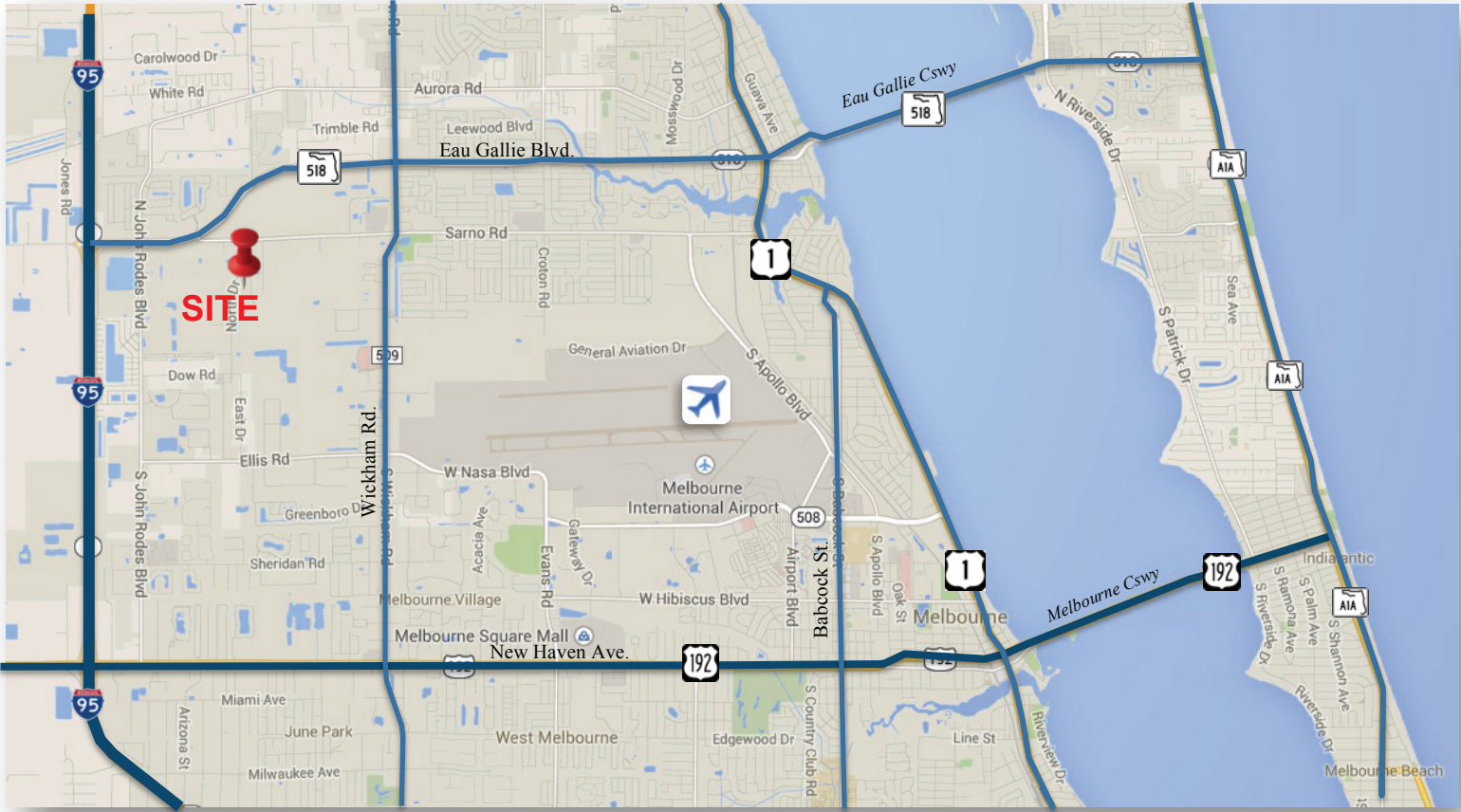
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