

SALE INDUSTRIAL

7715-7717 Industrial Rd.
Melbourne, FL 32904

GREAT OPPORTUNITY TO OWN! PRICED AGGRESSIVELY FOR QUICK SALE!



SALE PRICE
\$345,000

BUILDING #1:
2,913± sf

BUILDING #2:
2,896± sf

TOTAL BUILDING:
5,809± sf

LAND:
.52± Acre

Perfect for machine shop and/or various automotive uses
Occupy one building while leasing the other building for income

- DESCRIPTION:** Each building has approximately 600 sf office and 3 bays with roll-up doors, which can be interconnecting or separated individually. Ceiling height is 12'. Current tenant is on month-to-month lease.
- PARCEL ID:** 27-36-36-00-00043.0-0000.00
- TAX ACCT#:** 2705202
- ZONING:** M-2, City of West Melbourne
- POWER:** 3-phase power, 120/277V 200 amp
- UTILITIES:** City water and sewer
Electric – FP&L
- LOCATION:** Property is located in the hub of Melbourne's largest industrial area, just off Wickham Road near Melbourne International Airport.



LIGHTLE BECKNER ROBISON
· INCORPORATED ·
COMMERCIAL REAL ESTATE SERVICES

www.TeamLBR.com

© Lightle Beckner Robison, Inc.
All Rights Reserved

Mike Moss

VP Industrial Properties

(321) 722-0707 x12

Mike@TeamLBR.com

70 W. Hibiscus Blvd. · Melbourne, Florida 32901 · (321) 722-0581 fax

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.

FOR SALE - \$345,000

7715 & 7717 Industrial Rd. • West Melbourne, FL 32904



5,809± Total sf - 2 Industrial Buildings - .52± Acre



LIGHTLE BECKNER ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

www.TeamLBR.com

© Lightle Beckner Robison, Inc.
All Rights Reserved

Mike Moss

VP Industrial Properties

(321) 722-0707 x12

Mike@TeamLBR.com

70 W. Hibiscus Blvd. • Melbourne, Florida 32901 • (321) 722-0581 fax

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.