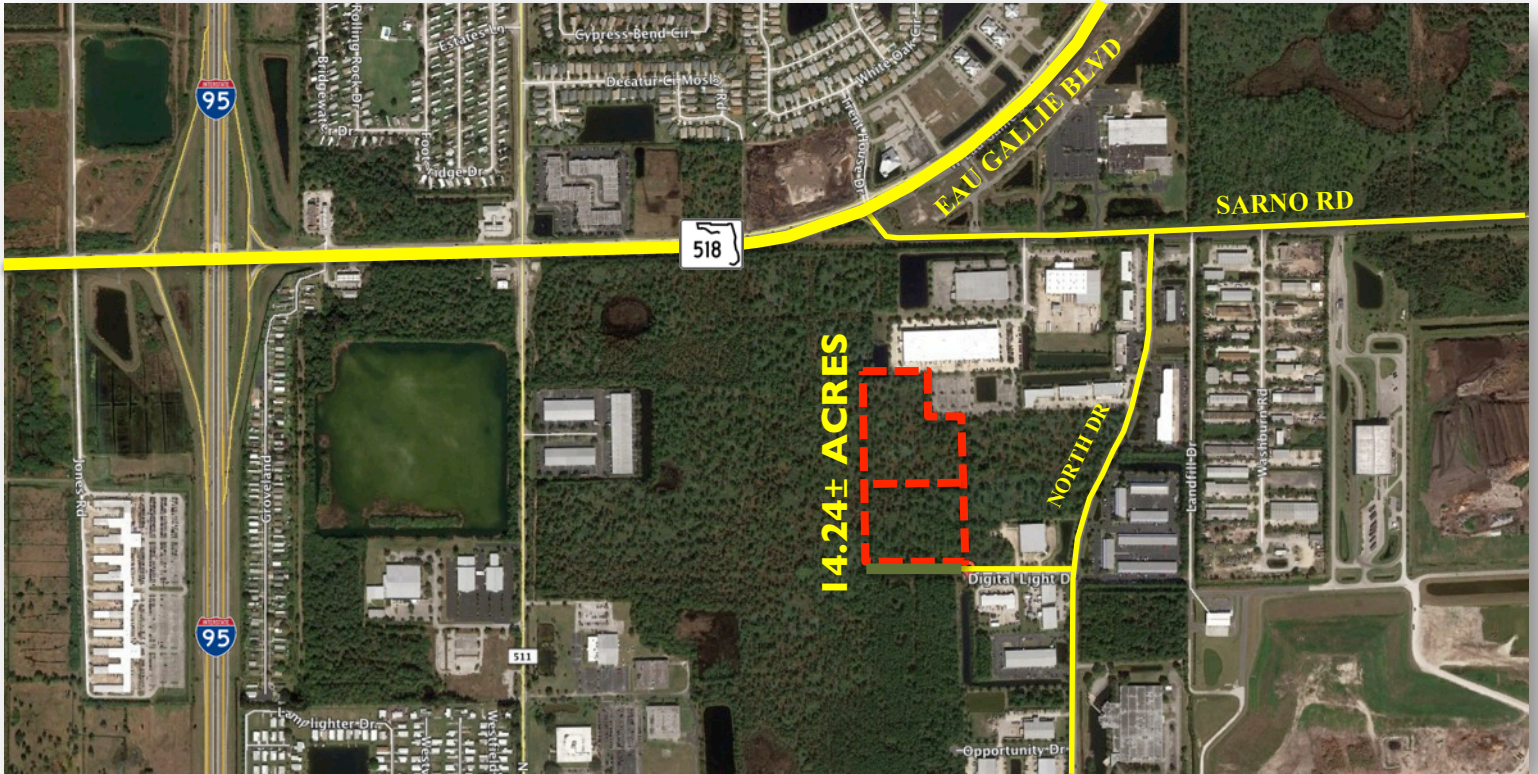


PROPERTY
14.24± ACRES

SALE PRICE
\$1,070,000.00
(\$75,000/acre)



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: 14.24± 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.0-0032.00	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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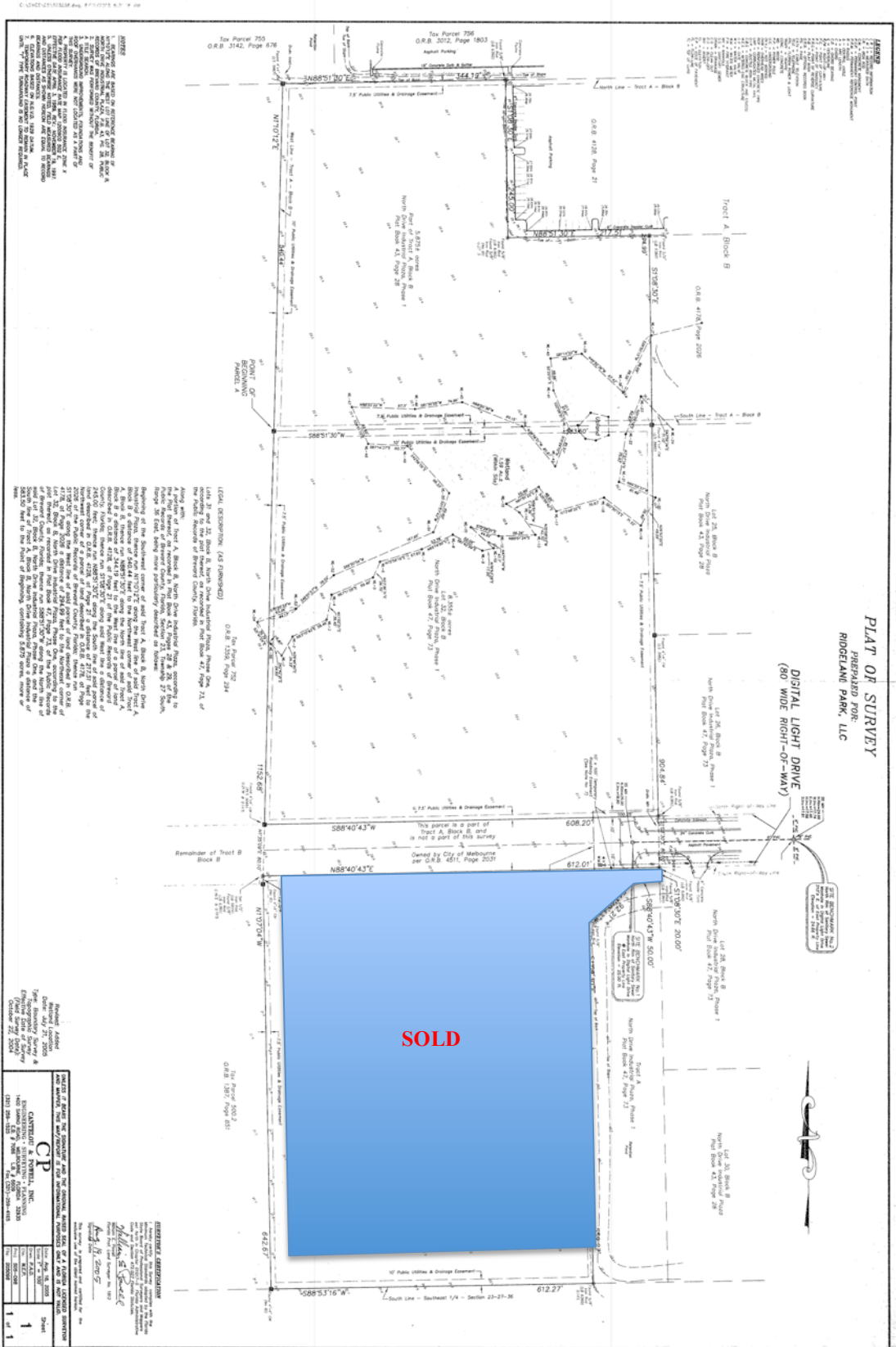
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Digital Light Dr.
Melbourne, FL
32934



PLAT OF SURVEY
PREPARED FOR:
RIDGELANE PARK, LLC

DIGITAL LIGHT DRIVE
(80 WIDE RIGHT-OF-WAY)

SOLD

PLAT OF SURVEY
FOR THE
DIGITAL LIGHT DRIVE
(80 WIDE RIGHT-OF-WAY)
PREPARED FOR
RIDGELANE PARK, LLC
BY
JEFF ROBISON, CCIM
Principal | Broker
MIKE MOSS
VP, Industrial Properties
DATE OF SURVEY
OCTOBER 22, 2024

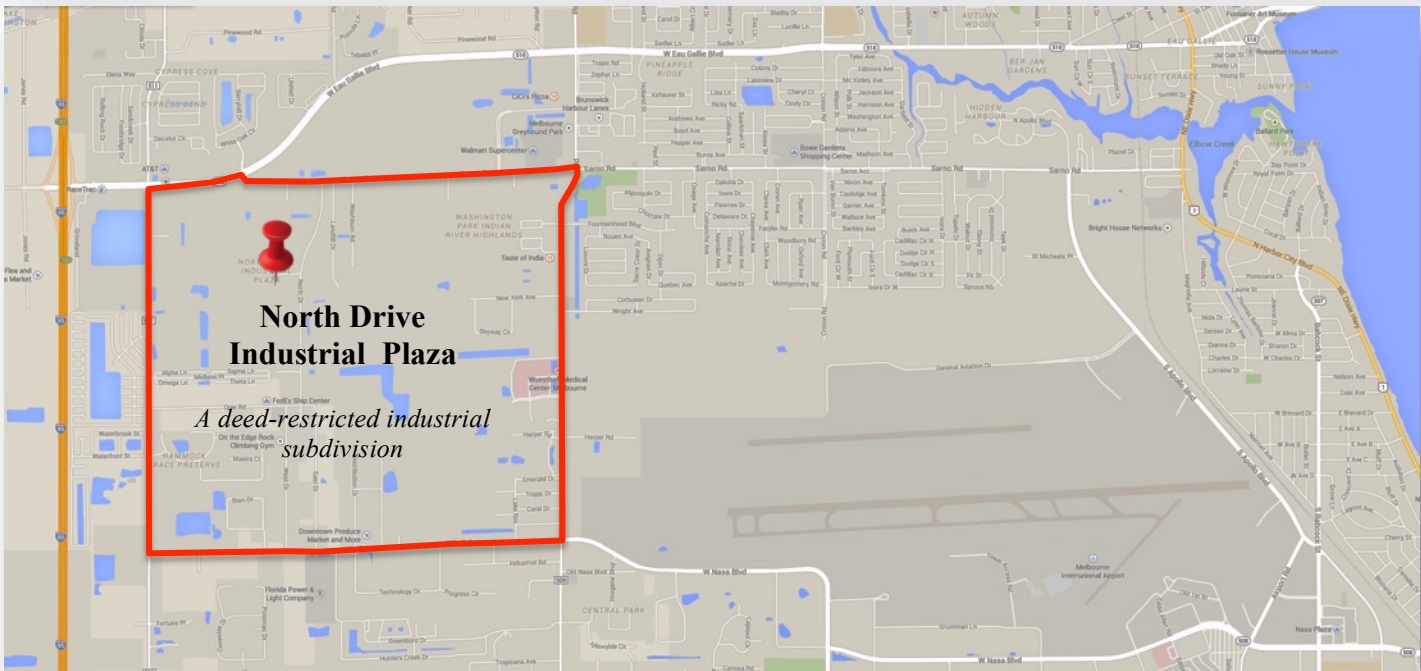
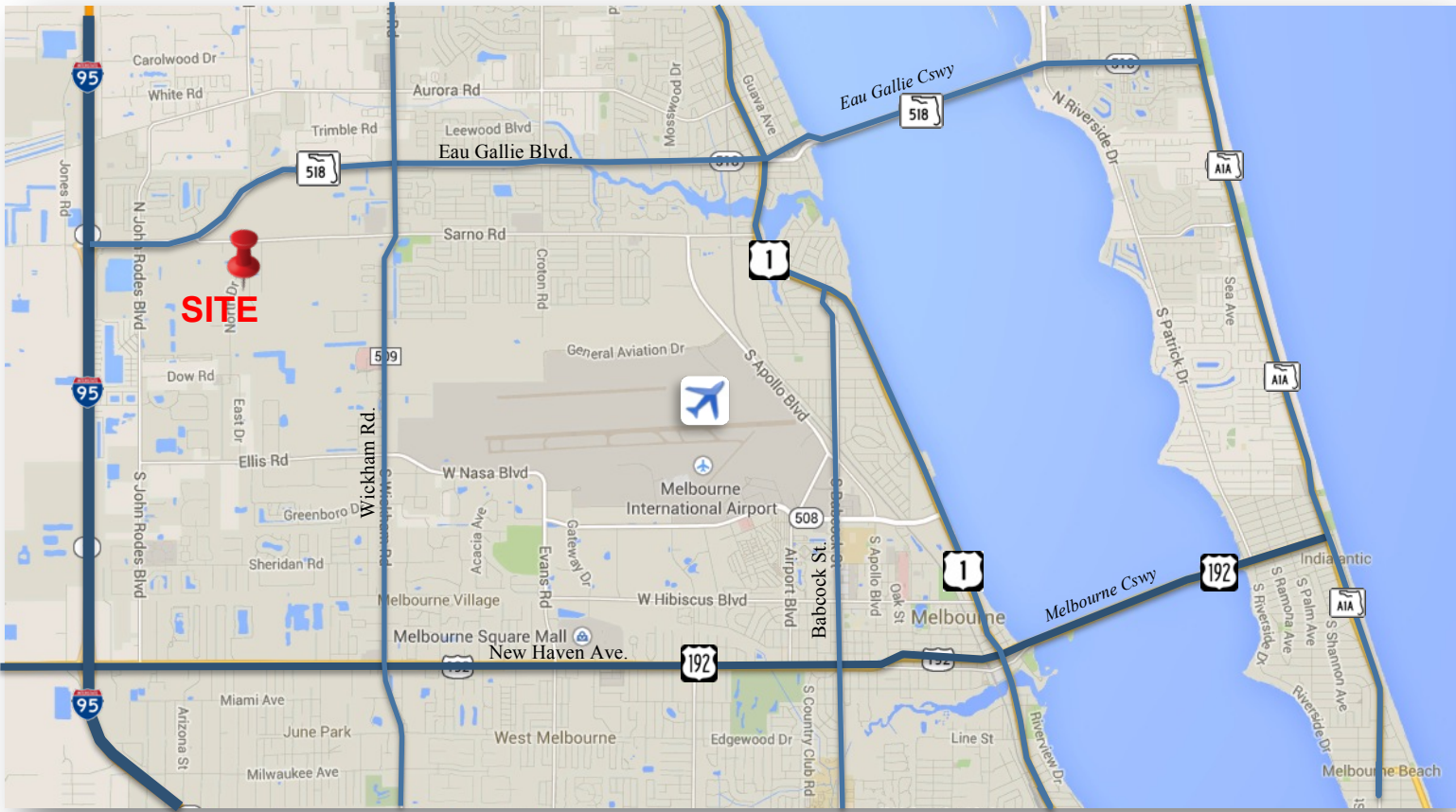
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