

LARGE MANUFACTURING WAREHOUSE & OFFICE FACILITY

600 D John Rodes Blvd., Melbourne, FL 32934

EXCELLENT LOCATION - CALL TODAY FOR A TOUR!!



OFFERING SUMMARY

Sale Price:	\$2,197,000
Available SF:	52,500 SF
Lease Rate:	\$5.97 SF/yr (NNN)
Acreage:	14.31 Acres
Facility:	52,500
Zoning:	City of Melbourne M-1
Market:	Manufacturing, Warehouse

PROPERTY OVERVIEW

This large building, situated in a complex of three buildings, is conveniently located near I-95 and Eau Gallie Blvd. The 52,500 square feet is made up of 40,000 SF +/- in the main facility; 7,500 SF +/- in an attached facility and 5,000 SF +/- in a detached facility. The main facility contains a number of offices at the northern front side of the facility, with the majority of the building being devoted to manufacturing and warehouse with ample parking.

LOCATION OVERVIEW

The convenient location of this building provides easy access to surrounding businesses and communities via Interstate 95, Wickham Road, US 192 and US 1.

PROPERTY HIGHLIGHTS

- The 40,000 SF +/- and 7,500 SF +/- areas are:
- 100% HVAC (chiller system) 100% fire sprinklered
- Contains two deep well docks three drive in grade level docks
- One UPS height dock for shipping and receiving
- Heavy electrical, 3 phase power estimated to have over 3,000 Amps
- Ceiling heights approximately 12'8" - 18' Sealed/painted concrete, tile or carpet floors



Individual Members
Michael S. Ullian
Adam Rathbun

Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker

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Photos



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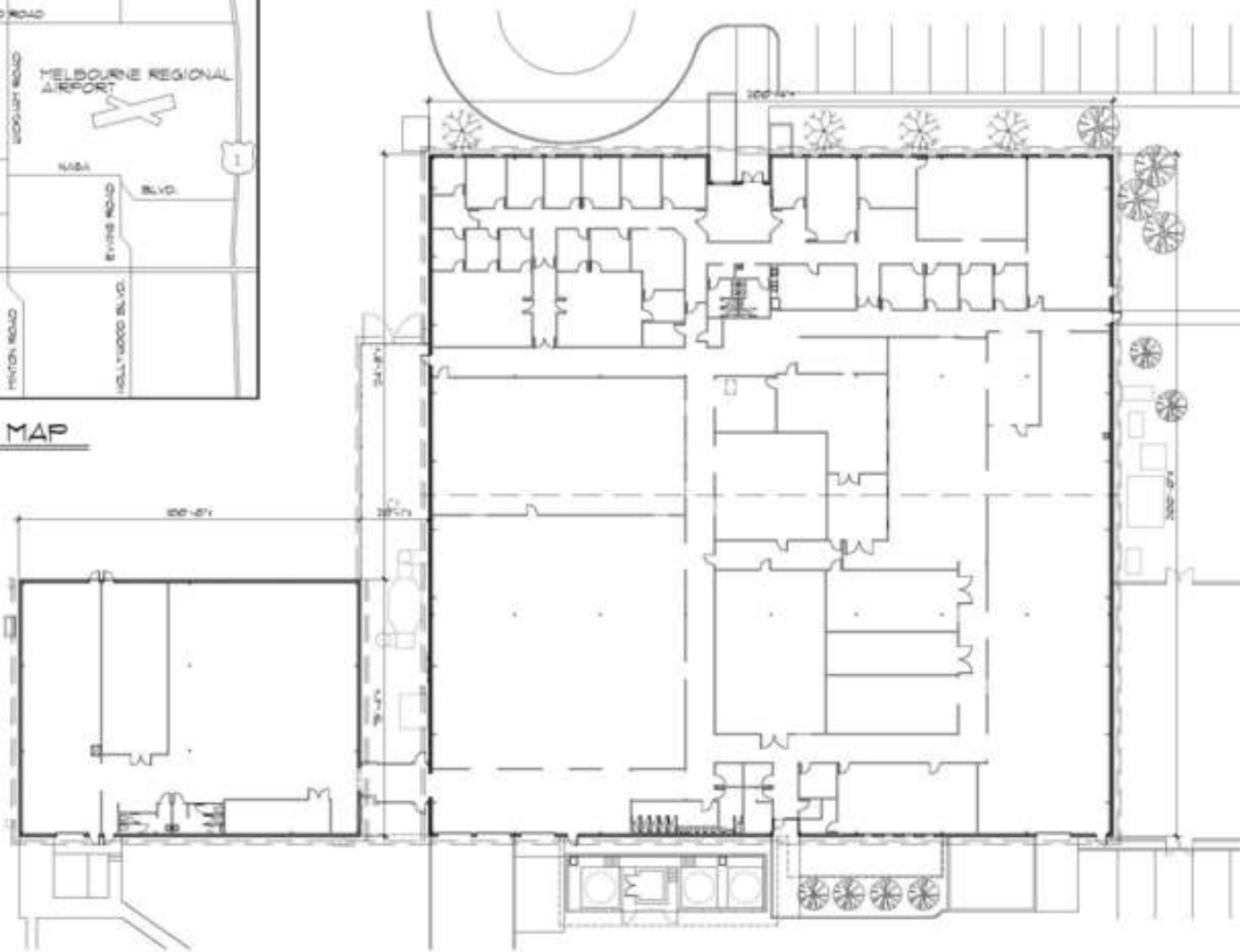
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FLOOR PLAN



COMMUNITY MAP



EXISTING FLOOR PLAN

1/16" = 1'-0"



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SITE PLAN



S 89° 45' 29" W

BREVARD COUNTY
 CITY OF MELBOURNE
 TOWNSHIP 27 S
 RANGE 36 E
 SECTION 23
 ZONING: M-1



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 Melbourne, Florida 32904



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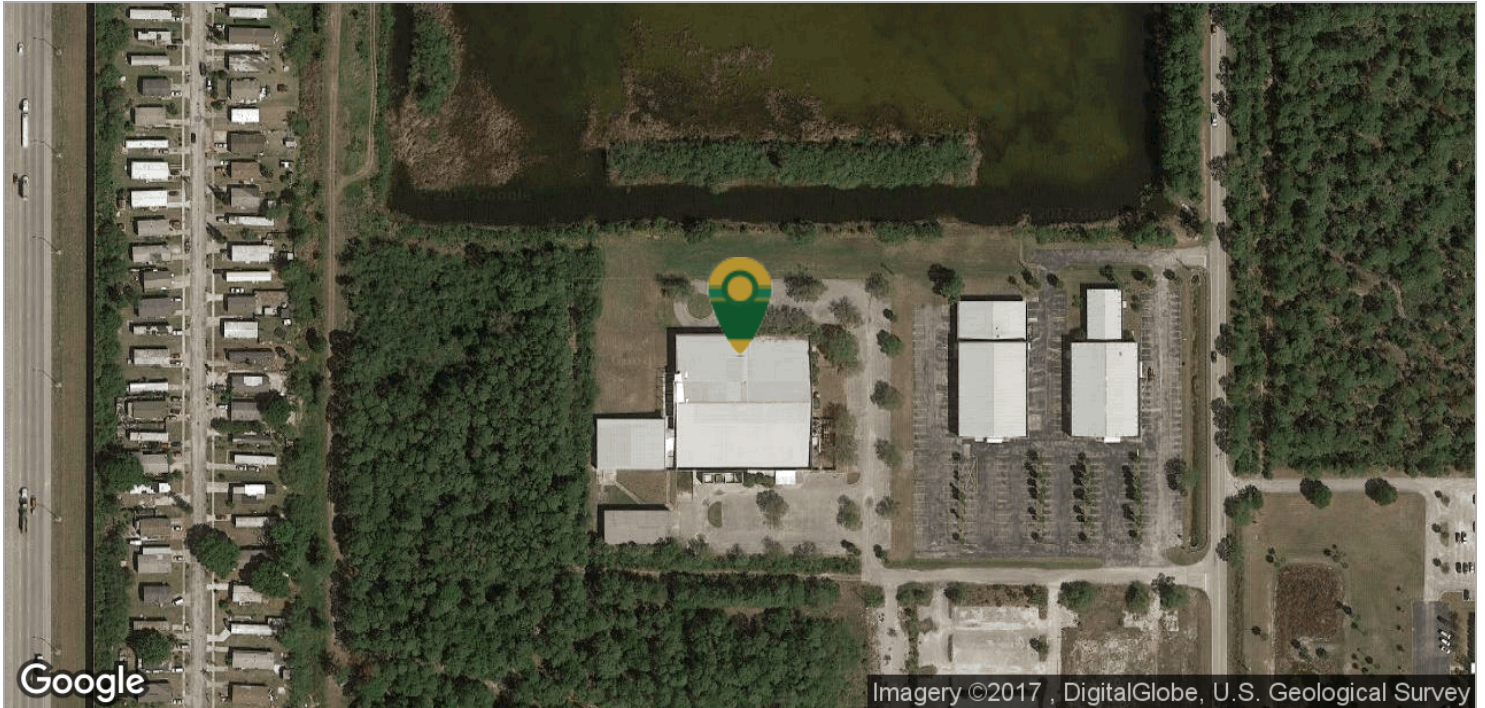
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Location Maps



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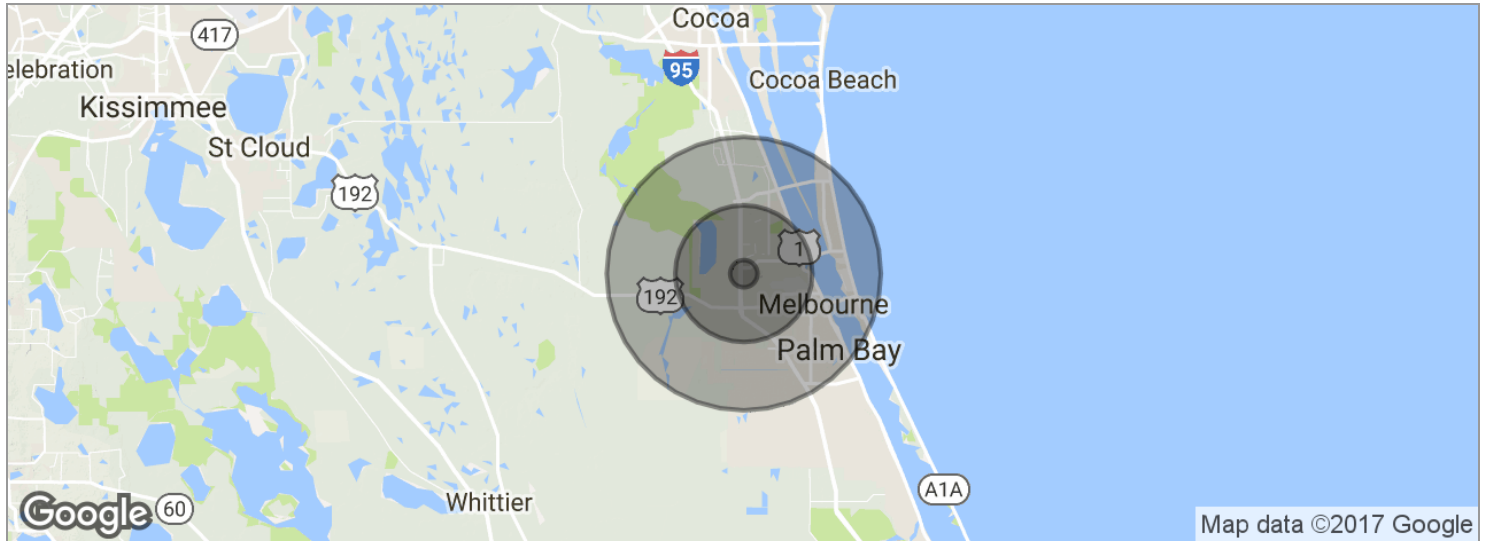
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,909	75,186	271,301
Median age	56.6	44.4	43.8
Median age (male)	54.0	42.4	41.9
Median age (Female)	57.5	46.2	45.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	916	31,733	111,345
# of persons per HH	2.1	2.4	2.4
Average HH income	\$55,209	\$58,681	\$65,660
Average house value	\$60,792	\$205,225	\$226,141

* Demographic data derived from 2010 US Census



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