



---

INDUSTRIAL PROPERTY FOR SALE

---

# Warehouse Condo In Wickham Business Park Offered For Sale

2825 Business Center Drive D-3 Melbourne, FL 32940

FOR SALE | \$130,000

presented by:

**MIKE MOSS, SIOR**

Principal | Industrial Team Director

321.722.0707 X12

mike@teamlbr.com

# EXECUTIVE SUMMARY

Warehouse Condo Unit for Sale • 2825 Business Center Drive D-3 Melbourne, FL 32940



## OFFERING SUMMARY

<b>Sale Price:</b>	\$130,000
<b>Price / SF:</b>	\$113.24
<b>Lot Size:</b>	0 Acres
<b>Year Built:</b>	2000
<b>Building Size:</b>	+/- 1,200 SF
<b>Zoning:</b>	IU
<b>APN#:</b>	26-37-30-50-*2.31
<b>Market:</b>	Melbourne

## PROPERTY OVERVIEW

+/- 1,200 SF Warehouse Condo Unit  
**200 Amps, 240 Volt, 3 Phase Power**

No Office Space, **Open Warehouse 14' Clear Height**  
10' Wide x 12' High Overhead Door

Masonry Construction  
Municipal Water and Sewer

Zoned IU- Light Industrial- Assembly, Manufacturing, Warehousing and Distribution

\* Current Monthly Condo Fee \$ 227.00 Includes Taxes for Common Area, Building Insurance, Dumpster

## LOCATION OVERVIEW

Wickham Business Park Warehouse Condo Unit on North Wickham Road In the Suntree -Viera Market Area

**Superior Location with Close Proximity to Pineda Causeway and Interstate 95**

### MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.722.0707 X12  
mike@teamlbr.com

### Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# ADDITIONAL PHOTOS

Warehouse Condo Unit for Sale • 2825 Business Center Drive D-3 Melbourne, FL 32940



## MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.722.0707 X12  
mike@teamlbr.com

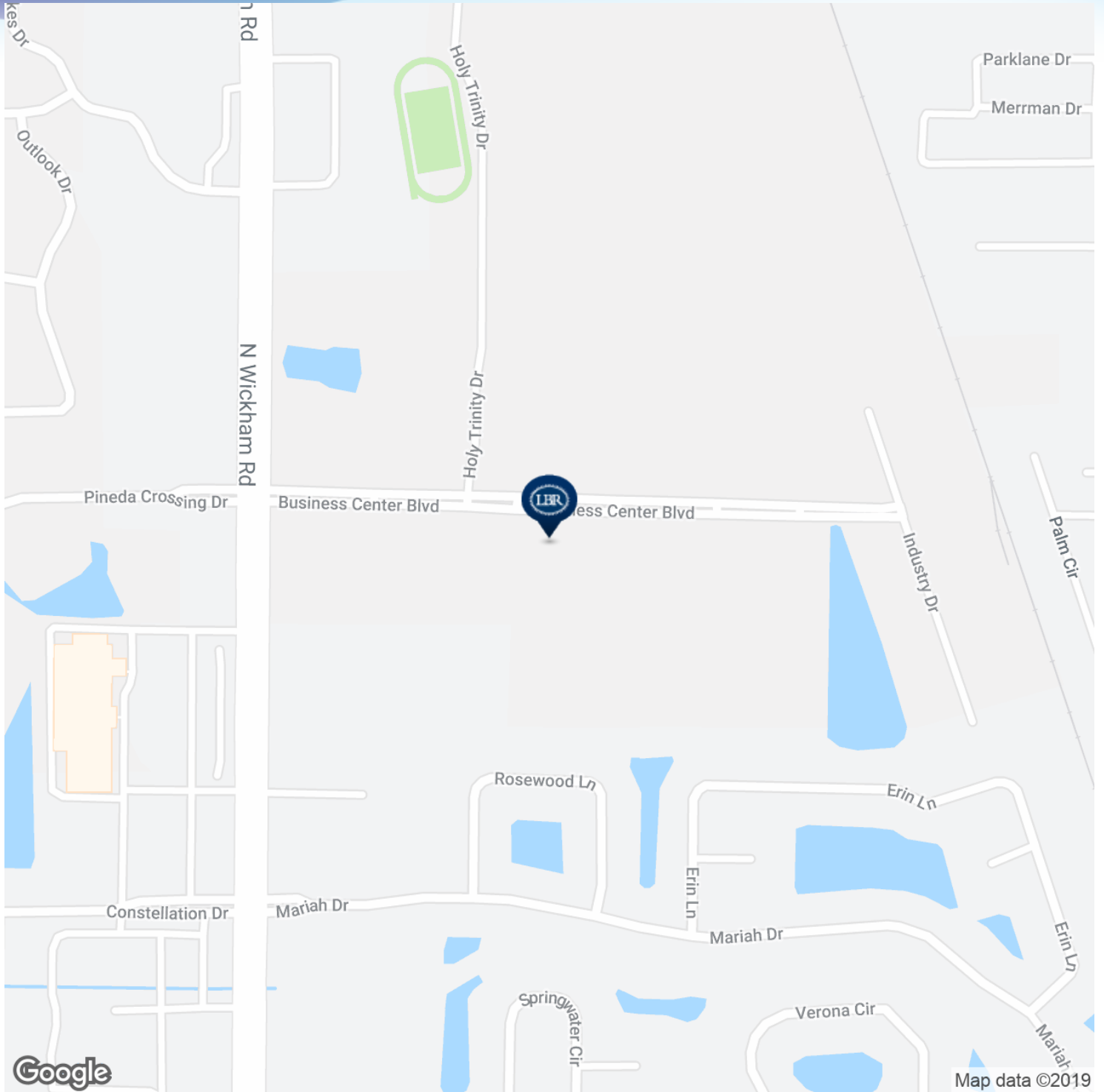
## Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# LOCATION MAPS

Warehouse Condo Unit for Sale • 2825 Business Center Drive D-3 Melbourne, FL 32940



## MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.722.0707 X12  
mike@teamlbr.com

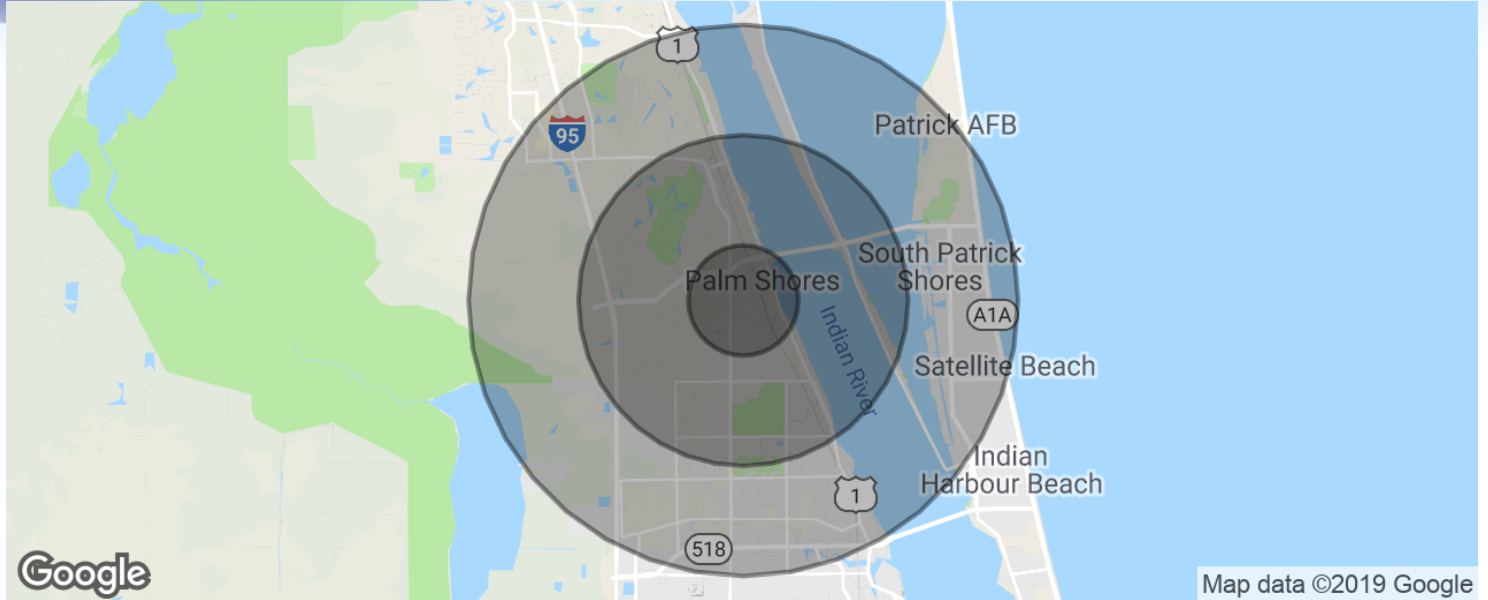
## Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# DEMOGRAPHICS MAP & REPORT

Warehouse Condo Unit for Sale • 2825 Business Center Drive D-3 Melbourne, FL 32940



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,266	38,441	97,009
Median age	46.6	45.8	44.9
Median age (Male)	47.1	45.1	43.9
Median age (Female)	46.2	46.4	45.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,671	15,579	40,335
# of persons per HH	2.6	2.5	2.4
Average HH income	\$97,356	\$84,785	\$75,448
Average house value	\$307,585	\$282,380	\$280,721

\* Demographic data derived from 2010 US Census

### MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.722.0707 X12  
mike@teamlbr.com

### Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.