

598 Washburn Road

Melbourne, FL 32934

FOR SALE: Fenced & Cleared Industrial Land in Heart of Melbourne



OFFERING SUMMARY

Sale Price: \$295,000

Acreage: 1.0 Acres

Zoning: City of Melbourne Light Industrial (M1)

Tax ID: 2703741

PROPERTY OVERVIEW

100% Fenced. Mostly Cleared.

Approximately 135' Frontage on Washburn Road x 346' Depth.

Flexible Zoning Allows: Light Assembly/Manufacturing, Outdoor Storage, Warehousing, Wholesaling & More!

City Water, Septic & FPL.

LOCATION OVERVIEW

Located in the heart of Melbourne's industrial park approximately halfway between Wickham Road & Interstate 95. Subject property is surrounded by countless aerospace, defense & technology companies and is easily accessible via I-95, Wickham Road, Sarno Road & Eau Gallie Boulevard. Close proximity to the Melbourne International Airport, and all of the shopping, dining, office, and daycare that Melbourne has to offer. One of the few remaining industrial properties. Make this the future home for your business today!



Individual Members
Michael S. Ullian
Adam Rathbun

Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
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Zachary Ullian

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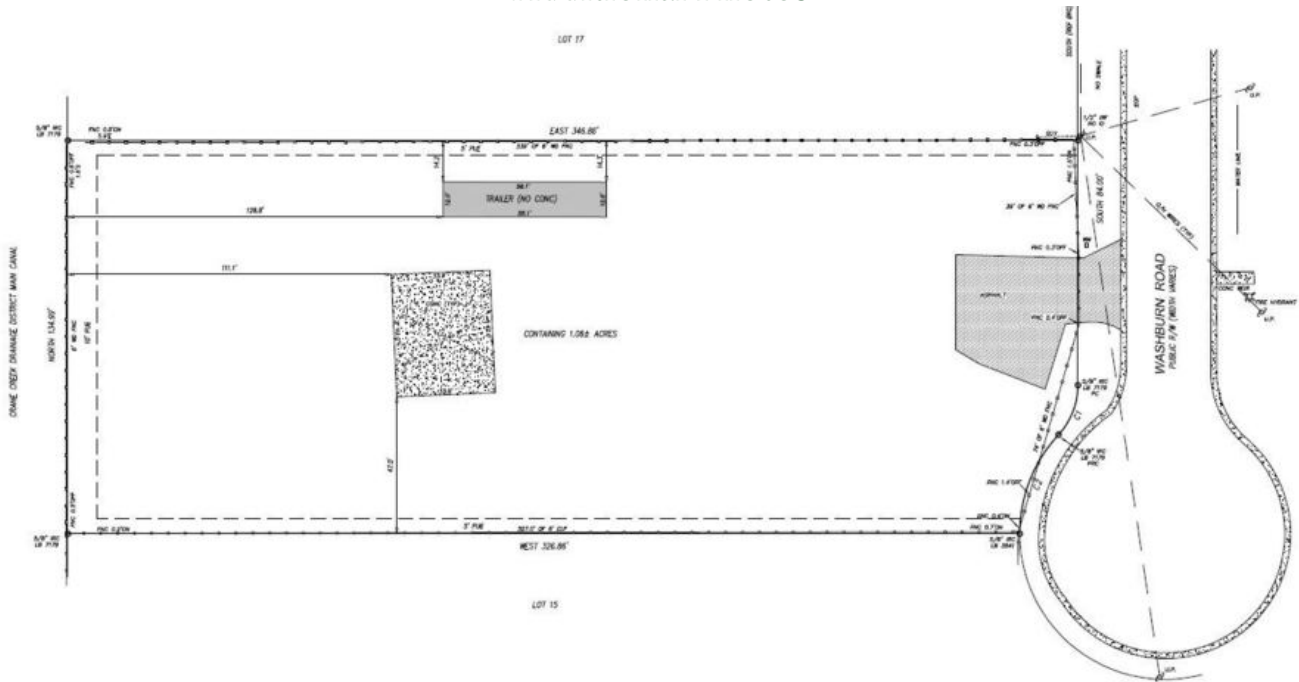


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Additional Photos



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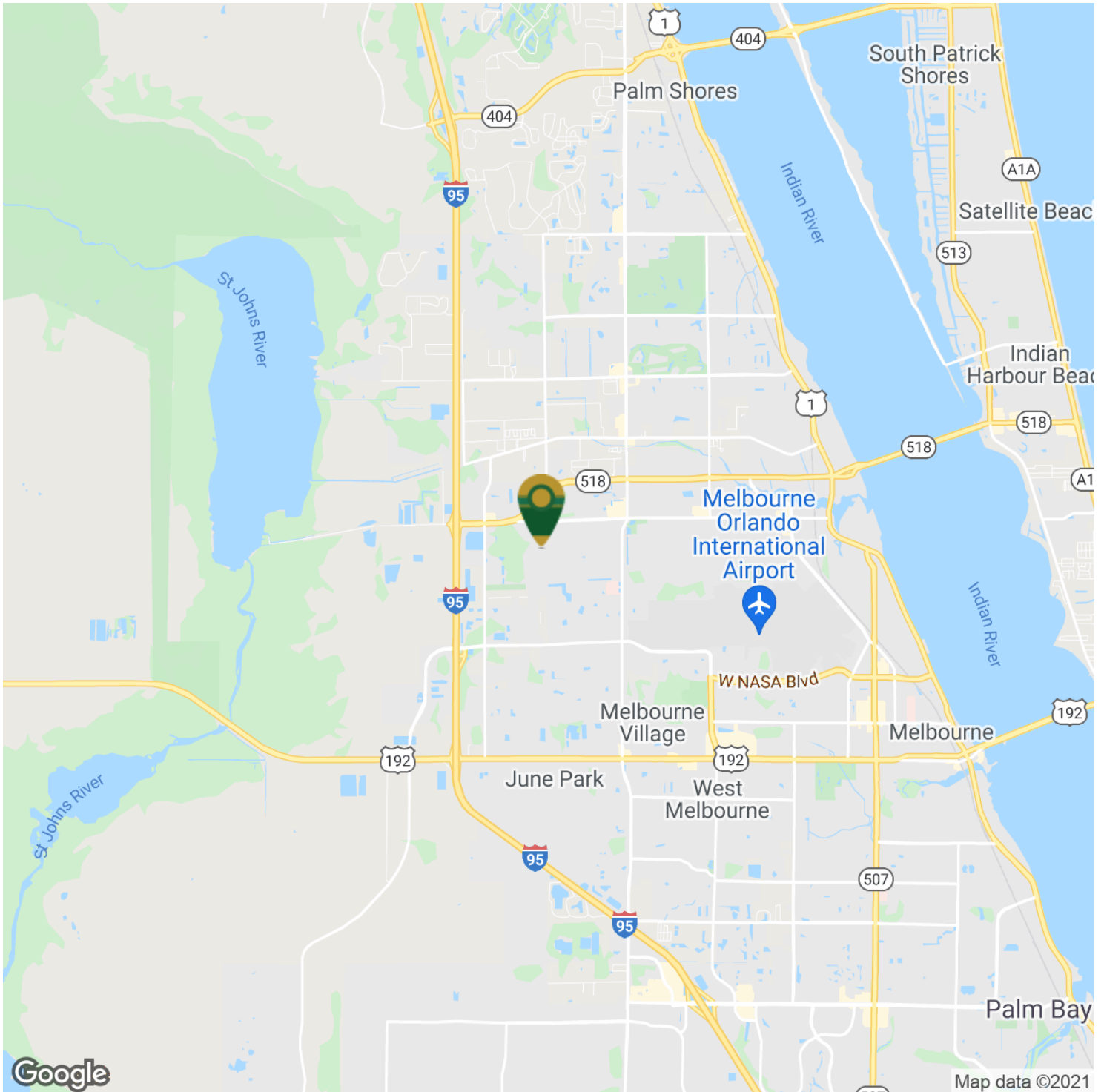


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Location Map



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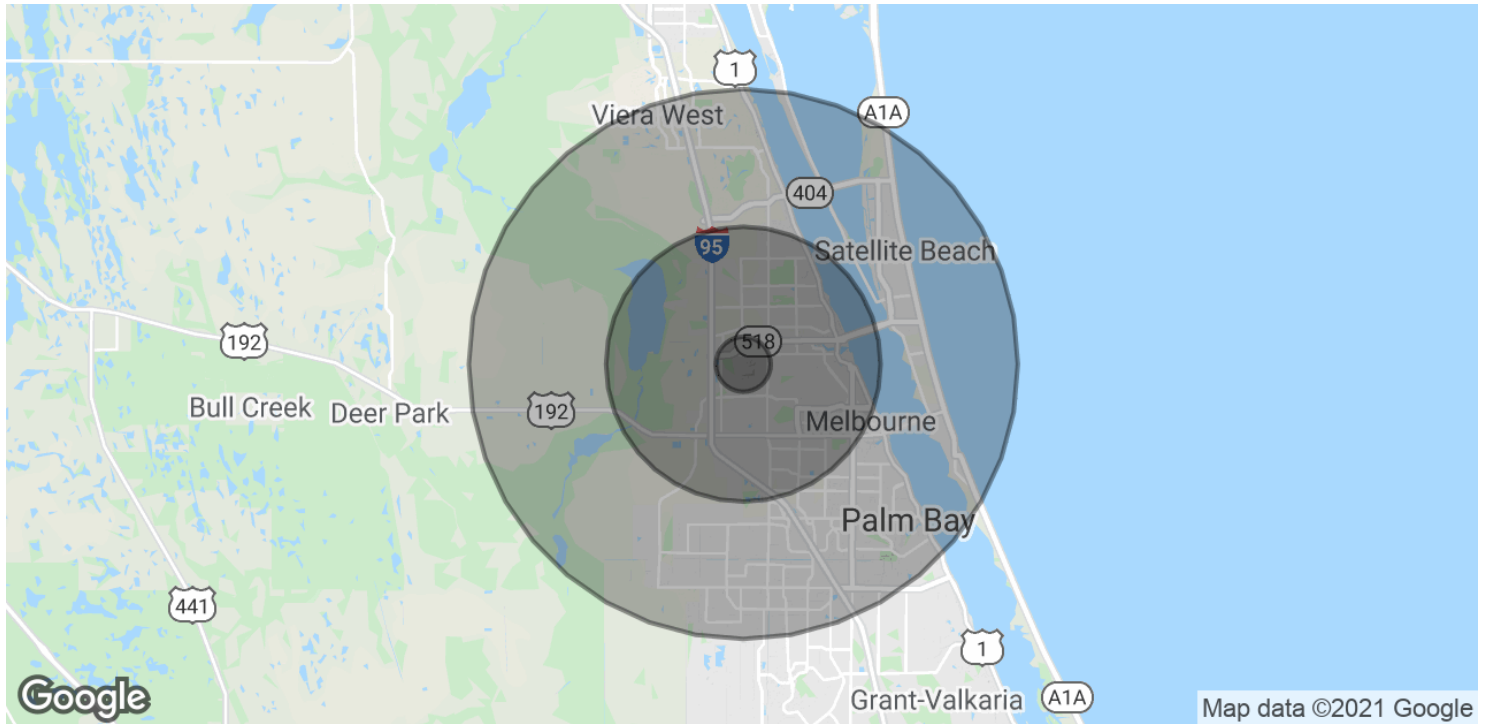


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,300	88,334	279,590
Average age	60.5	44.5	43.8
Average age (Male)	57.1	42.5	42.0
Average age (Female)	61.6	46.3	45.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,184	37,535	114,529
# of persons per HH	1.9	2.4	2.4
Average HH income	\$47,527	\$58,095	\$65,723
Average house value	\$57,212	\$206,430	\$232,464

* Demographic data derived from 2010 US Census



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