

Stand-Alone Fenced Warehouse With Yard

725-729 E. Seminole Avenue, Melbourne, FL 32901

Warehouse / Manufacturing / R&D in Heart of Melbourne!



OFFERING SUMMARY

Sale Price:	\$650,000
Acreage:	0.36 Acres
Facility SF:	4,130 SF

PROPERTY OVERVIEW

Est. 1,340 SF HVAC Office + 2,790 SF Warehouse = 4,130 SF Total.
 Interior: Reception, 3 Offices, Conference Room, IT Room, 1 Restroom.
 Rest is Warehouse with Concrete Floor and 10' +/- Clear Ceiling Height.
 Five Overhead Doors with Ramp (est. 8' x 8').
 3-Phase, 225 Amp, 240/480. Natural Gas Available. City Water/Sewer.
 Flexible Zoning Allows: Light Assembly, Outdoor Storage, Electronic Assembly,
 Light Manufacturing, Mini-Storage, Warehousing & Wholesaling & More!
 Concrete Block Building. Membrane Roof, 100% Fenced.
 Building also Available For Lease (Call for Details).

LOCATION OVERVIEW

Located in the heart of Melbourne just north Historic Downtown Melbourne. Close proximity to the Melbourne International Airport, Health First Holmes Hospital, the Melbourne Square Mall, and all of the beaches, shopping and dining that the area has to offer. Easily accessible via surrounding US1, Nasa Boulevard, State Road 192 and Babcock Street. Make this the future home for your business today!

Zoning:	City of Melbourne Light Industrial (M-1)
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Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
 Cell: 321.258.7556
 mike@ullianrealty.com

Zachary Ullian

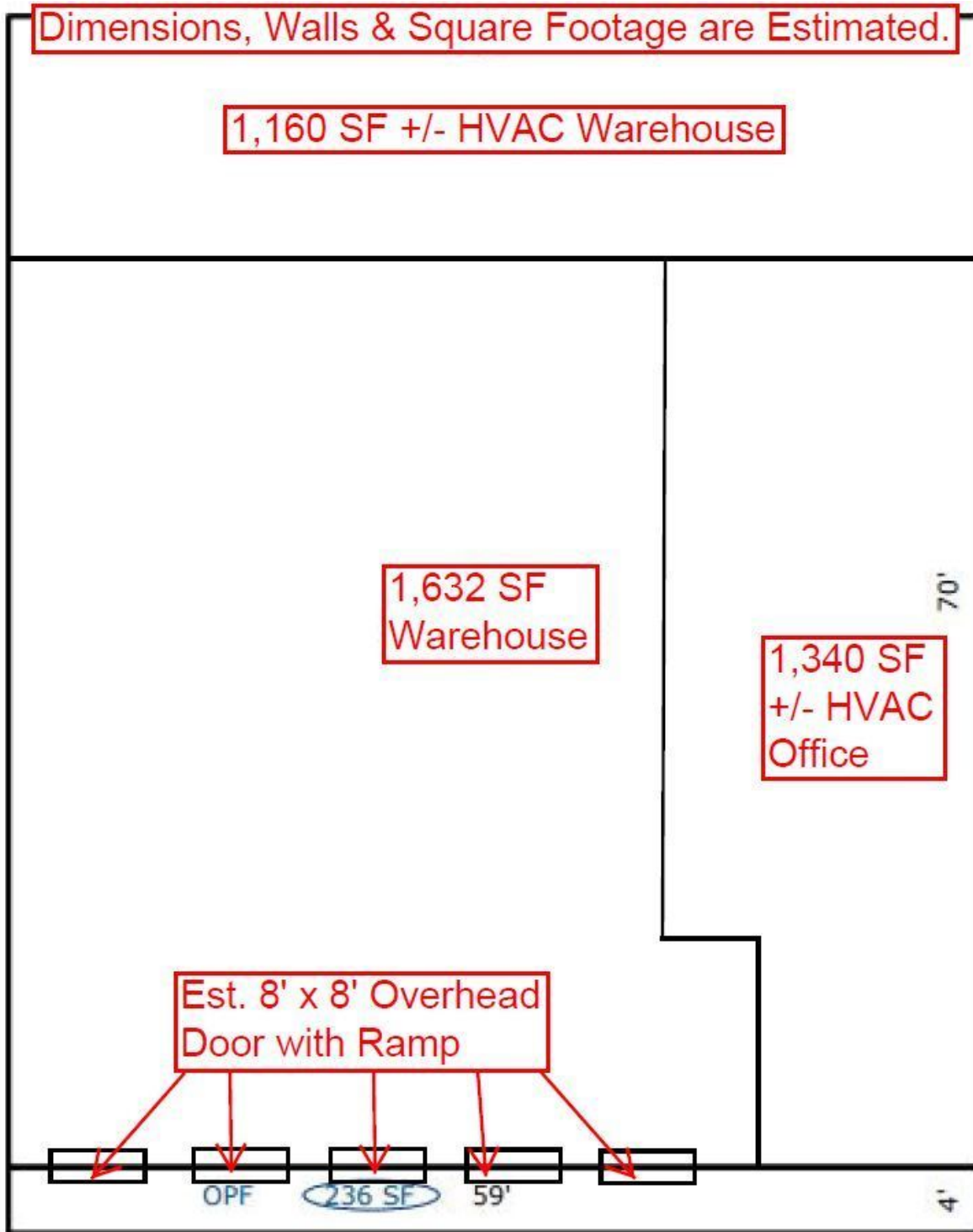
Licensed Real Estate Sales Associate
 Cell: 321.750.3439
 zach@ullianrealty.com



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Floor Plan



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SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

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Additional Photos



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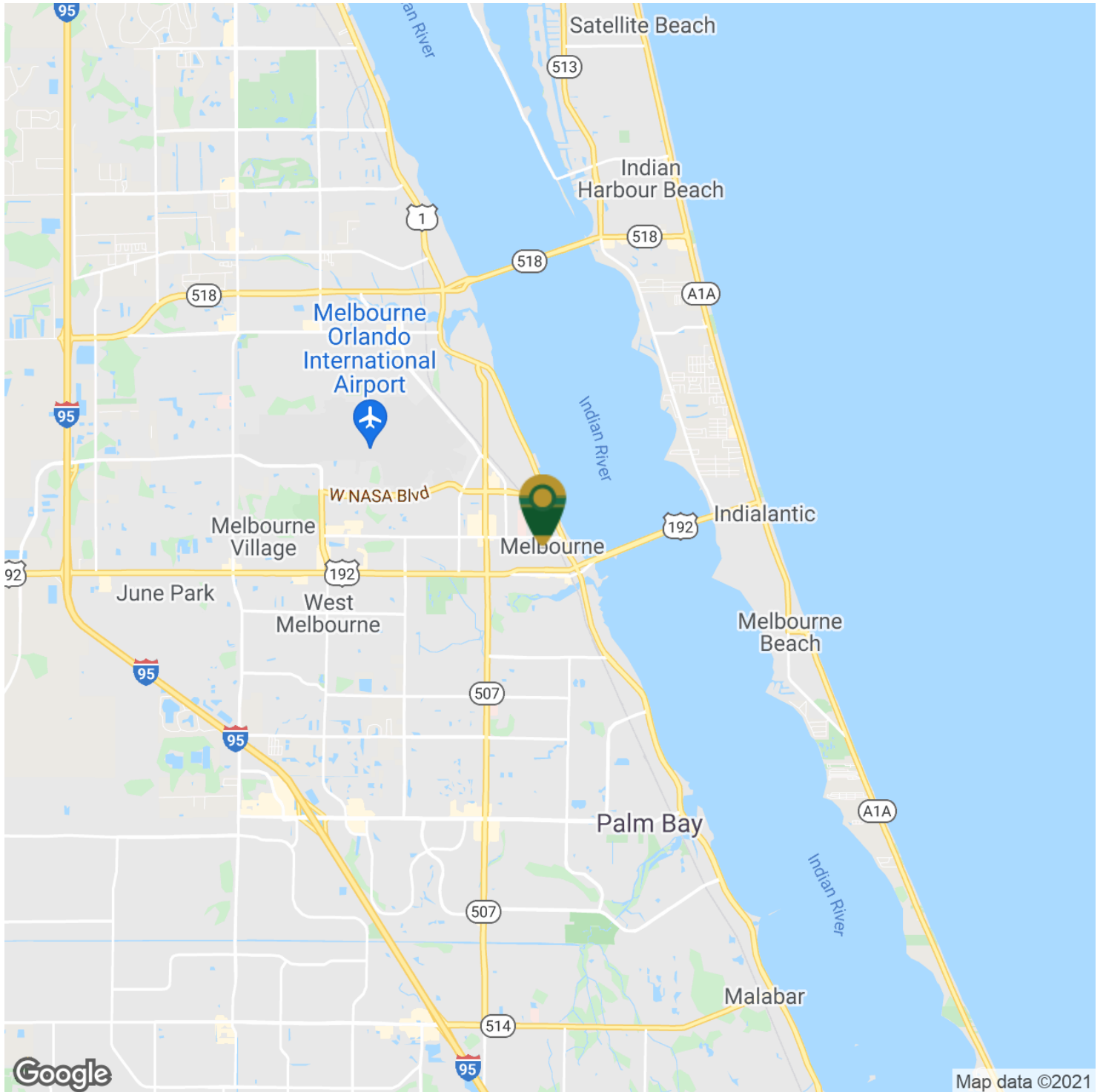
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Location Map



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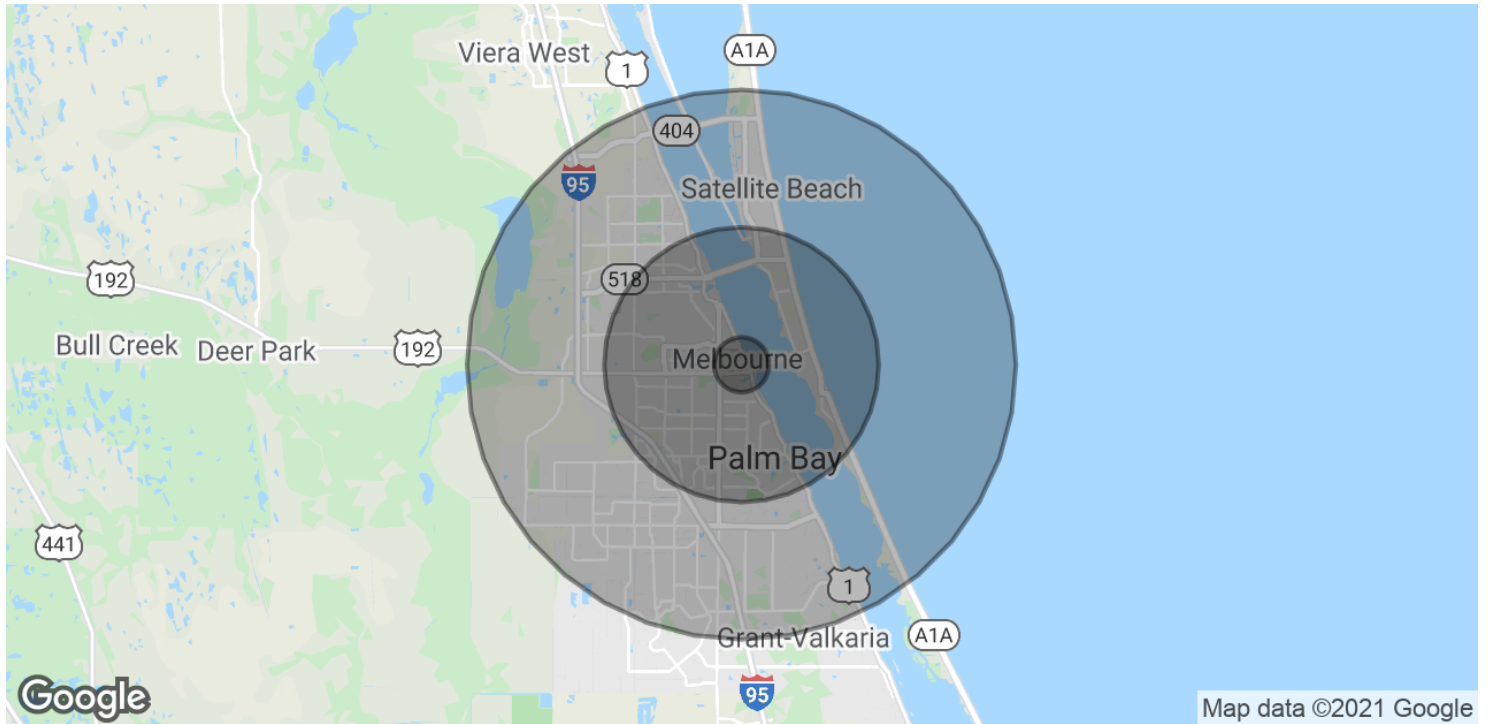


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,571	119,935	272,993
Average age	47.3	44.3	43.6
Average age (Male)	44.3	41.5	41.7
Average age (Female)	44.8	46.8	45.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,652	51,884	111,338
# of persons per HH	2.2	2.3	2.5
Average HH income	\$37,266	\$58,874	\$63,914
Average house value	\$213,146	\$205,113	\$228,751

* Demographic data derived from 2010 US Census



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