

Stand-Alone Industrial Warehouse / Automotive

460 Shinn Avenue, West Melbourne, FL 32904

For Sale: Automotive / Warehouse / Manufacturing Building in Heart of Melbourne!



OFFERING SUMMARY

Sale Price: \$695,000

Acreage: 0.5 Acres

Year Built: 2018

Facility SF: 3,750 SF + 625 SF Mezzanine

Zoning: City of West Melbourne General Industrial (M-2)

PROPERTY OVERVIEW

Est. 3,750 SF CBS & Metal Warehouse + 625 SF Bonus Upstairs Mezzanine. Interior: 200 SF Office, 1 Full Bathroom, Rest is Open Warehouse. Ceiling Height Ranges 17' 6" – 20' 6" (measured floor to bottom of steel beam). 6-Grade Level Overhead Doors (Four are 12' x 12' +/-) (Two are 10' x 10' +/-). City Water/Sewer. 3-Phase Power. LED Lighting in Warehouse. 8 Paved/Striped Parking Spaces. 6" Concrete Slab in Building/Lot. Zoning: Automotive, Manufacturing, Warehousing, Wholesaling & More! Some equipment can be included in sale if wanted.

LOCATION OVERVIEW

Located in the heart of Melbourne's industrial market just south of Ellis Road. Ellis Road I-95 Interchange is less than 2 miles to the west and provides easy access to the rest of Brevard County. Close proximity to the Melbourne International Airport, L3Harris, Northrop Grumman, and all of the other major employers in town. Make this the future home for your business today!



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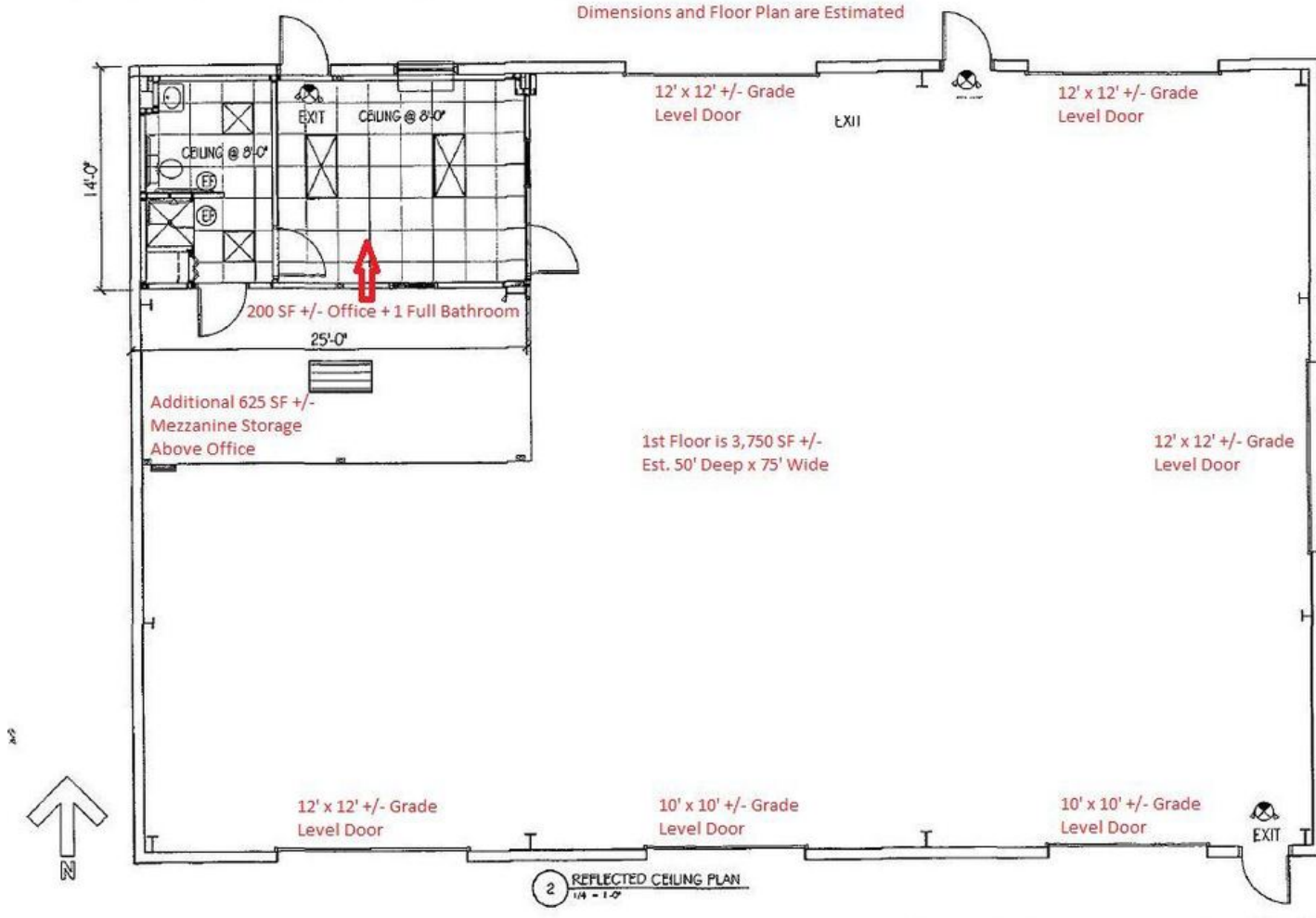


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Floor Plan

Dimensions and Floor Plan are Estimated



Individual Members
Michael S. Ullian
Adam Rathbun

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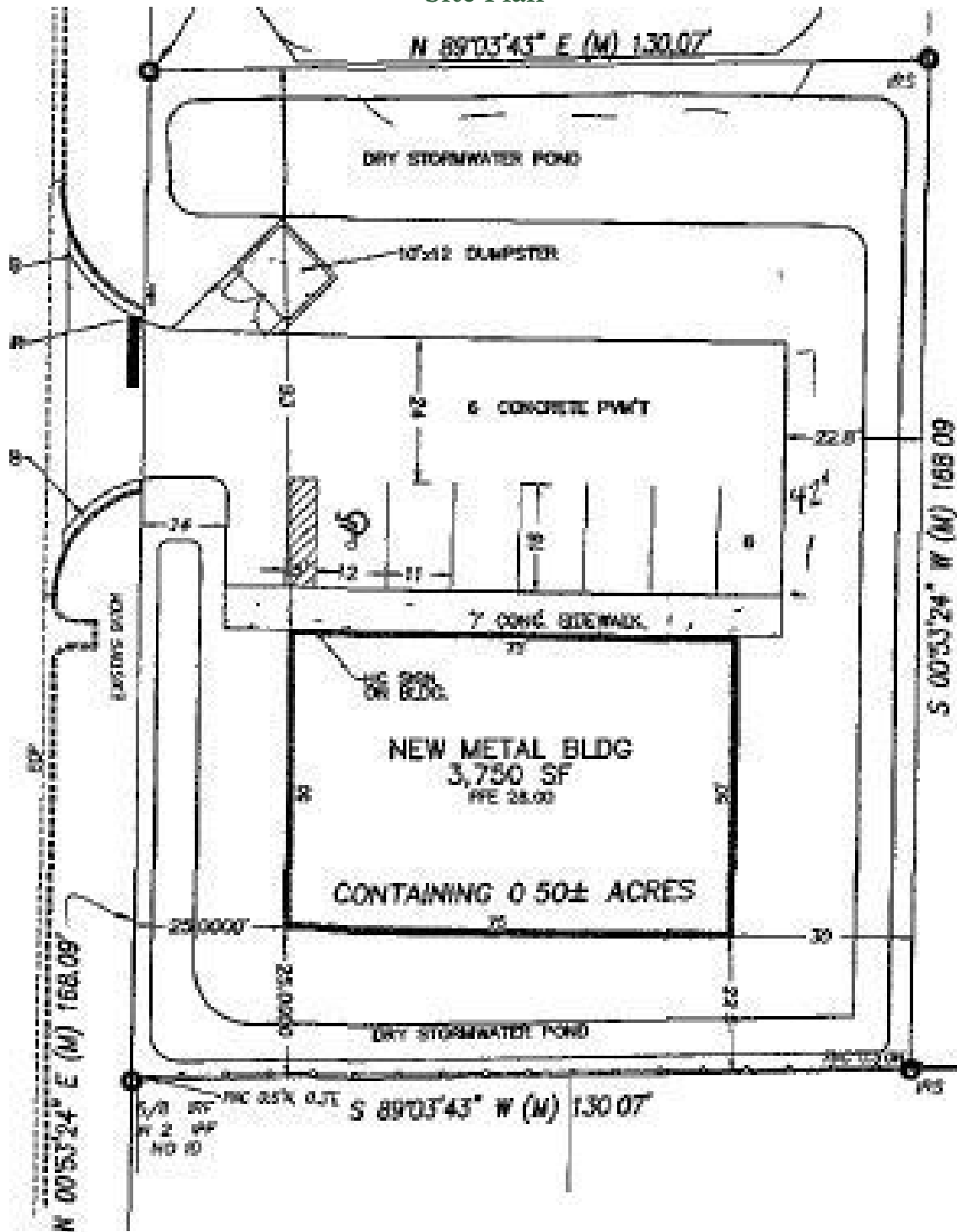


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Site Plan



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Additional Photos



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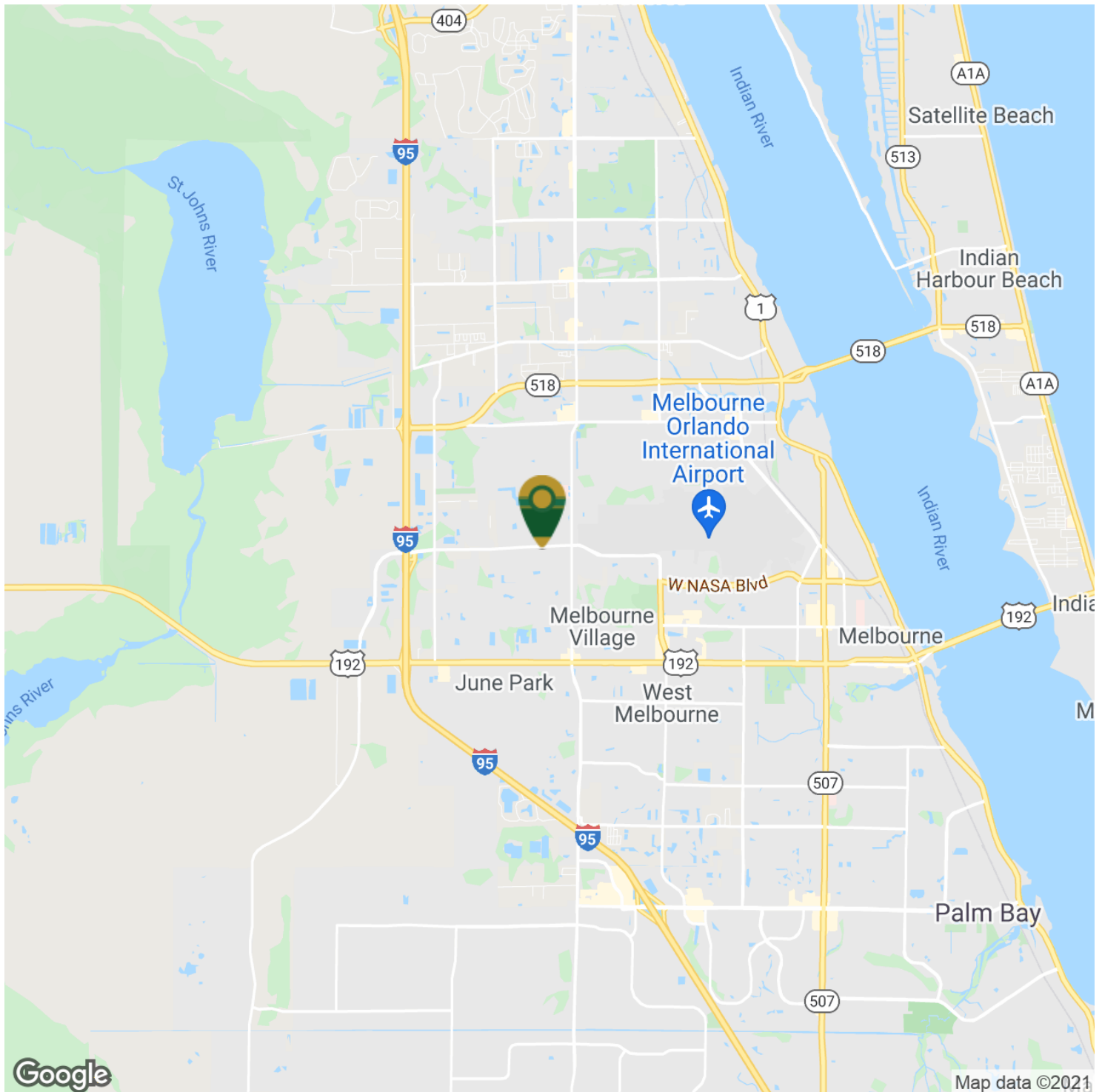


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Location Map



Google

Map data ©2021



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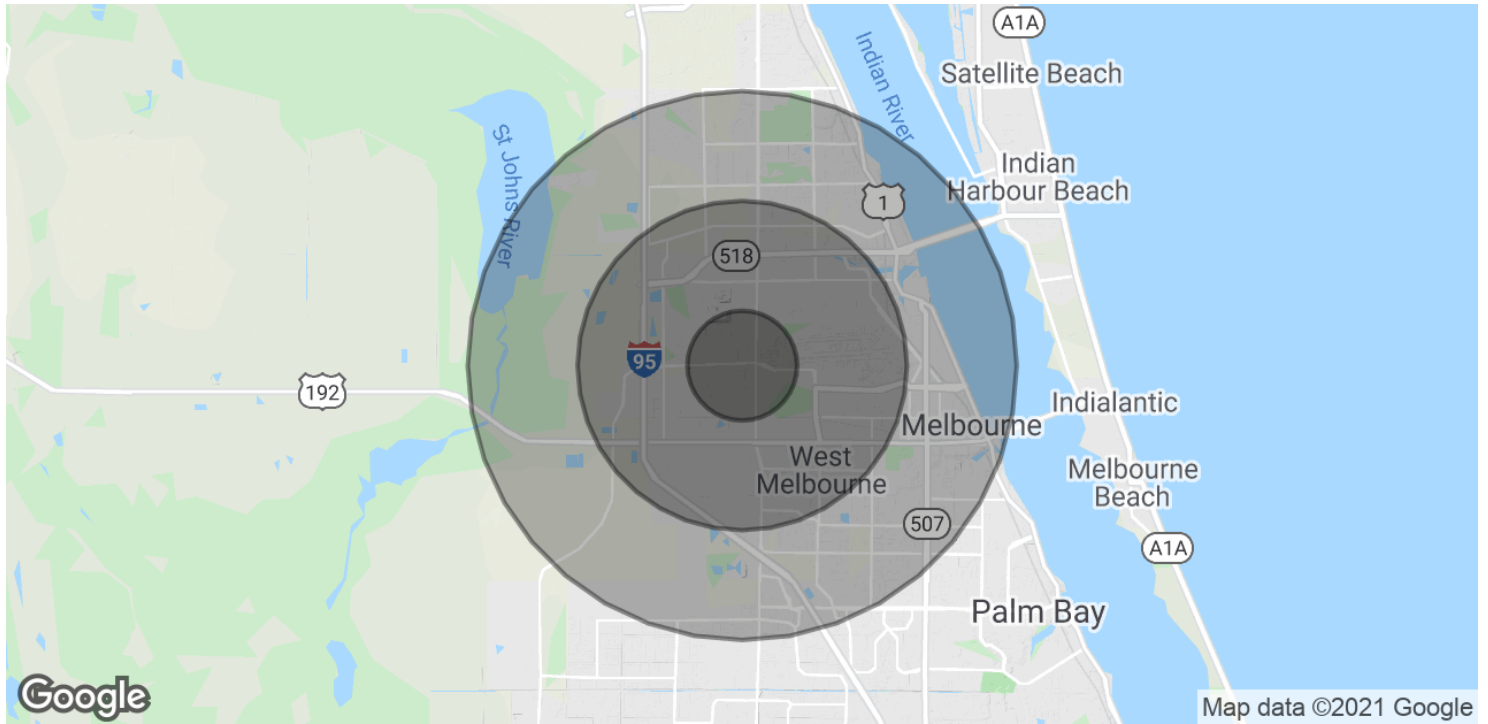


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,671	40,860	104,515
Average age	50.9	45.6	43.6
Average age (Male)	48.4	43.4	41.4
Average age (Female)	52.1	47.3	45.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,585	17,211	43,971
# of persons per HH	2.3	2.4	2.4
Average HH income	\$54,914	\$54,589	\$56,273
Average house value	\$57,218	\$154,903	\$191,233

* Demographic data derived from 2010 US Census



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