



INDUSTRIAL PROPERTY FOR SALE

Single User Industrial Warehouse For Sale

6951 Idlewylde Circle Melbourne, FL 32904

FOR SALE | \$725,000

presented by:

MIKE MOSS, SIOR

Principal | Industrial Team Director

321.722.0707 X12

mike@teamlbr.com

EXECUTIVE SUMMARY

6951 Idlewylde Circle / Freestanding Single User Warehouse • 6951 Idlewylde Circle
Melbourne, FL 32904



OFFERING SUMMARY

Sale Price:	\$725,000
Price / SF:	\$146.46
Lot Size:	0.34 Acres
Building Size:	4,950 SF
Zoning:	BU-2
APN#:	27-37-31-25-H-10

PROPERTY OVERVIEW

Prior Use - Machine Shop
Masonry Construction
3Phase Power - 1200 AMPS 240 Volts
Compressed Air Lines
Reception Area and Three Offices
Warehouse Dimension 45 x 110 with 14'-17' Ceiling Height
7 OH Grade Level Doors 10 x 12
Security System with 12 Cameras
Well and Septic System

LOCATION OVERVIEW

Centrally Located just off of Wickham Road between Nasa Blvd and West New Haven Avenue

+/- 2 Miles to Interstate 95 at Eau Gallie Blvd
+/- 3 Miles to Melbourne / Orlando International Airport
+/- 26 Miles to Port Canaveral

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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

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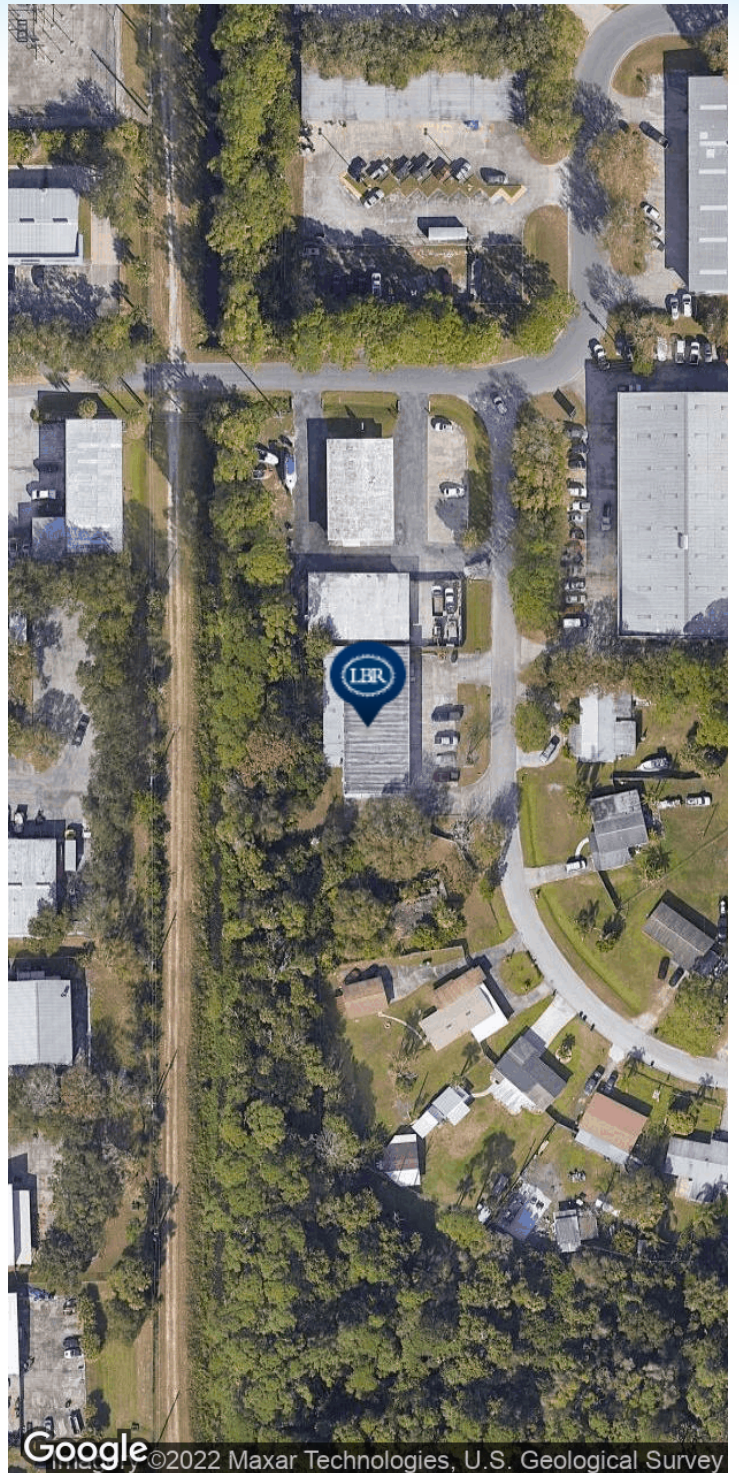
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LOCATION MAP

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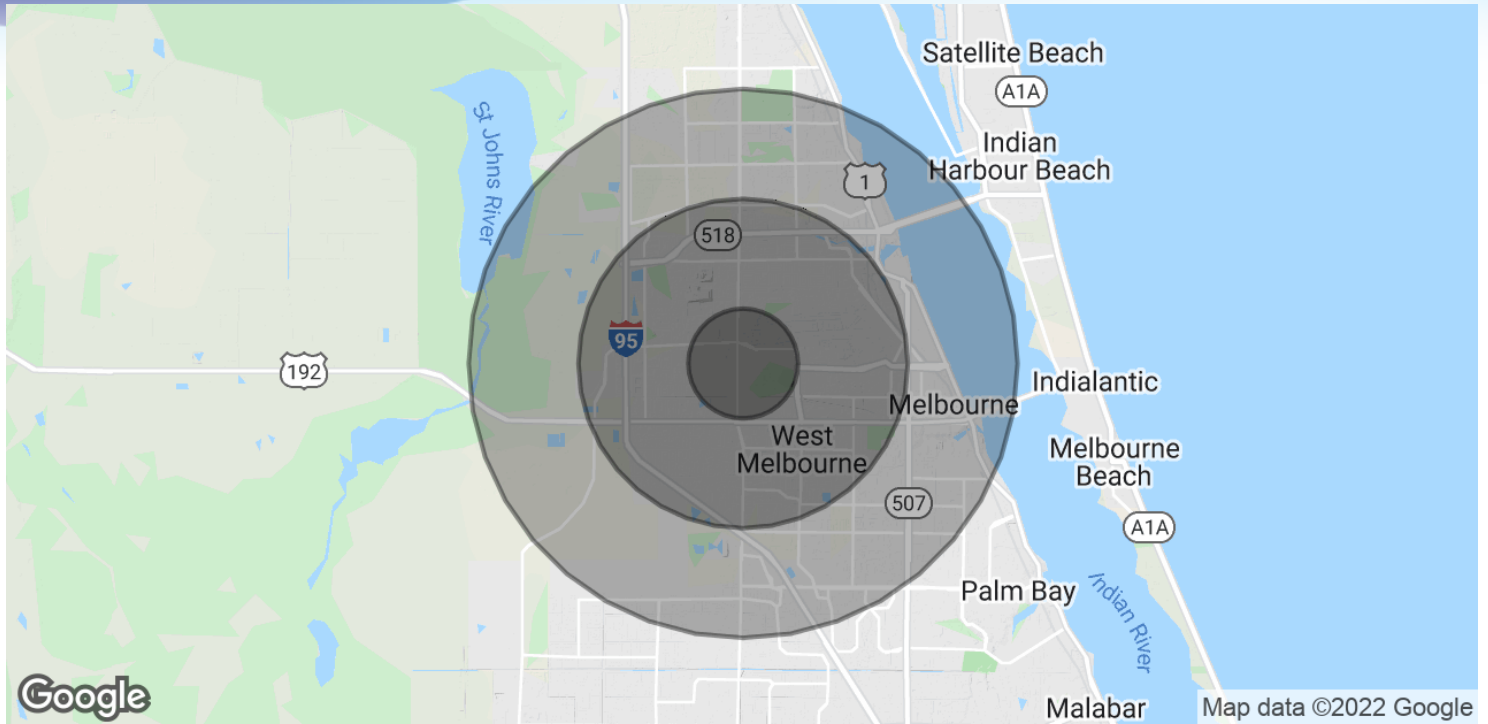
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,410	42,761	113,474
Average Age	48.5	45.5	43.7
Average Age (Male)	46.3	43.2	41.2
Average Age (Female)	49.5	47.4	45.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,807	18,017	47,878
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$59,158	\$53,819	\$55,636
Average House Value	\$57,542	\$163,214	\$184,905

* Demographic data derived from 2010 US Census

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