

INDUSTRIAL +/-4 ACRES YARD, WAREHOUSE, OFFICE

Heavy Industrial Property - 4 Acres Lay Up Yard, Warehouse, Office • 5101 W Eau Gallie Blvd Melbourne, FL 32934



OFFERING SUMMARY

Available SF:	+/-3,500 SF WH +/-1,800 SF Office +/- 4 Acres Yard
Lease Rate:	\$11,000.00 per month (Gross)
Lot Size:	4.0 Acres
Building Size:	5,300 SF
Zoning:	IU-1
Market:	South Brevard
Submarket:	Melbourne

AVAILABLE - PROPERTY IN RED BLOCK

TRUCK STORAGE • WAREHOUSE • OPEN YARD • OFFICE

Ideal for:

Contractor • Trucking Co. • Automotive • RV or Boat Storage
Trucks • Containers • Building Materials

4 ACRES Stabilized Lay-Down Storage Yard
+/- 3,500sf Warehouse with 12' x 14' Grade Level OHD, 16' Clear Height
+/- 1,800sf Stand Alone Office (Modular Unit)

City water/septic

LOCATION OVERVIEW

Location is west of I-95 on the south side of Eau Gallie Blvd.

Distances:

.6 mile west of I-95 on Eau Gallie Blvd.
3.5 miles I-95 & SR-192 Interchange
22.5 miles I-95 & SR-528 Interchange

MIKE MOSS, SIOR

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

Lightle Beckner Robison, Inc.

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

Heavy Industrial Property - 4 Acres Lay Up Yard, Warehouse, Office • 5101 W Eau Gallie Blvd Melbourne, FL 32934



MIKE MOSS, SIOR

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

Lightle Beckner Robison, Inc.

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

Heavy Industrial Property - 4 Acres Lay Up Yard, Warehouse, Office • 5101 W Eau Gallie Blvd Melbourne, FL 32934



MIKE MOSS, SIOR

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

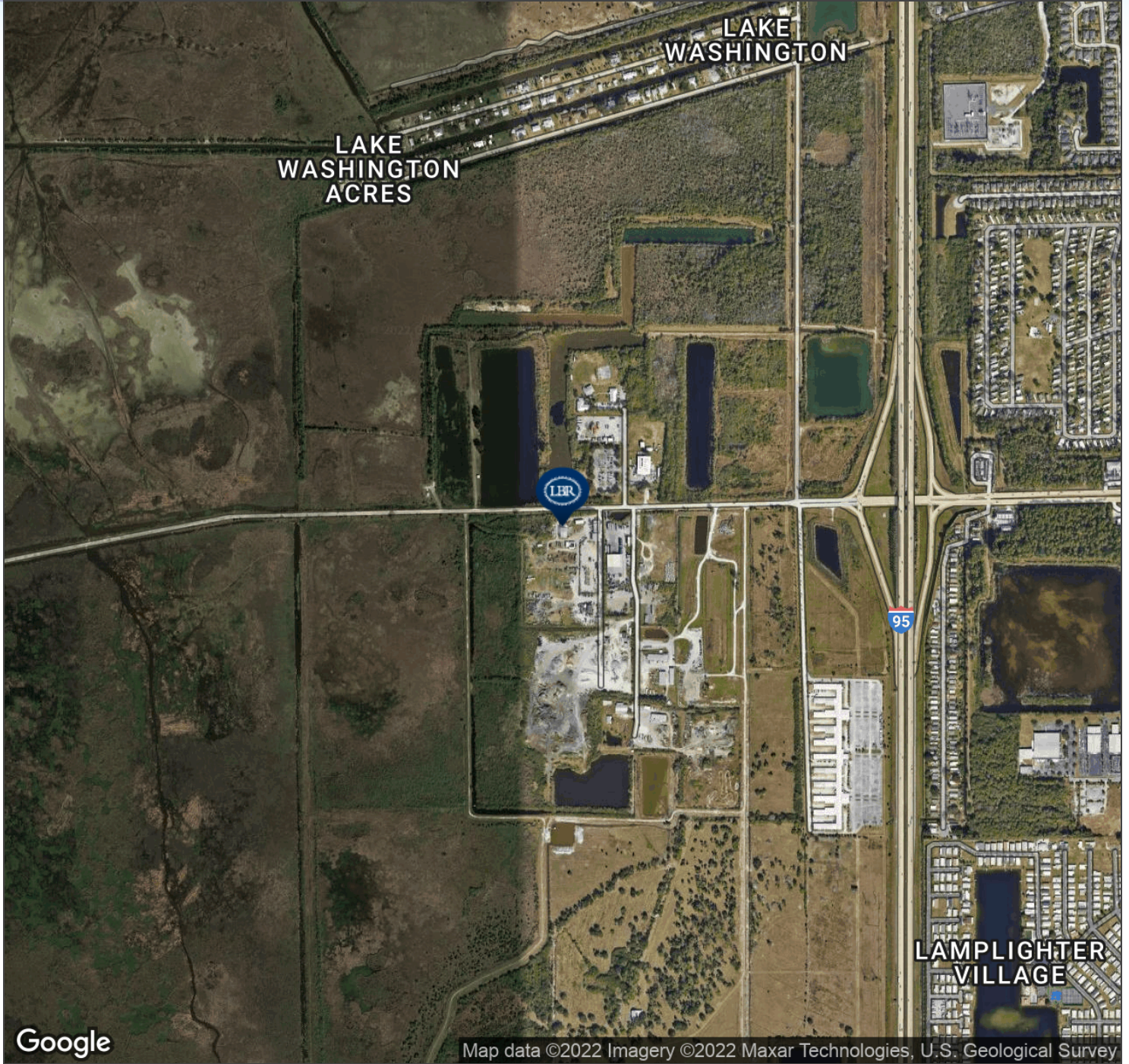
Lightle Beckner Robison, Inc.

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.

AERIAL MAP

Heavy Industrial Property - 4 Acres Lay Up Yard, Warehouse, Office • 5101 W Eau Gallie Blvd Melbourne, FL 32934



MIKE MOSS, SIOR

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

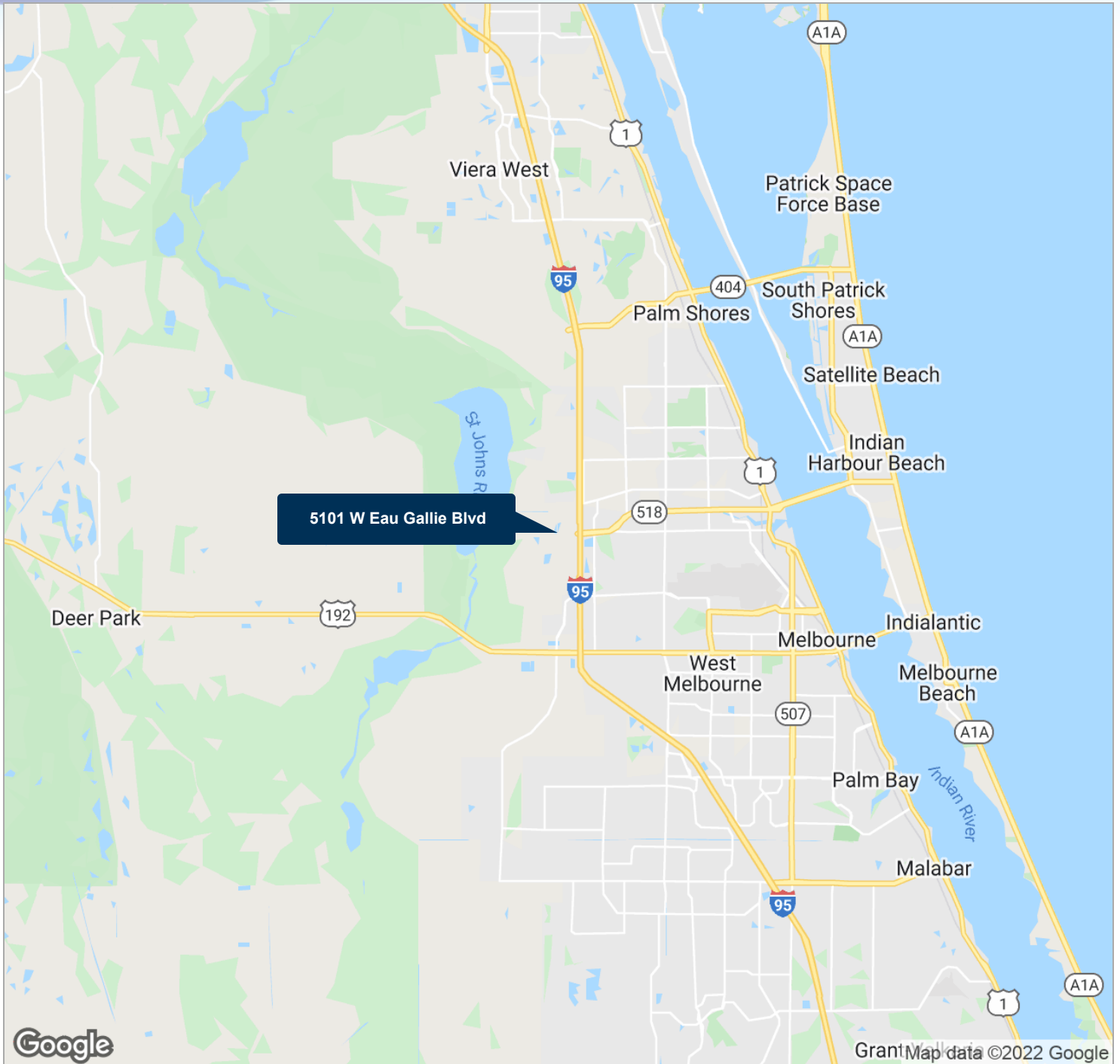
Lightle Beckner Robison, Inc.

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.

REGIONAL MAP

Heavy Industrial Property - 4 Acres Lay Up Yard, Warehouse, Office • 5101 W Eau Gallie Blvd Melbourne, FL 32934



MIKE MOSS, SIOR

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

Lightle Beckner Robison, Inc.

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.