

Emerald Drive Warehouse Unit

7622 Emerald Drive, Unit 2, West Melbourne, FL 32904

FOR SALE: Warehouse Condo Unit in Heart of Melbourne!!



OFFERING SUMMARY

Sale Price: \$215,000

Unit SF: 1,744 SF

Zoning: City of West Melbourne
Light Industrial (M-1)

PROPERTY OVERVIEW

150 SF +/- HVAC Office, 1 Restroom, Rest is Open Non-HVAC Warehouse.
One 12' x 12' +/- Grade Level Overhead Door.
13' +/- Ceiling Height in Warehouse.
Warehouse Dimensions Roughly 35' Wide x 50' Deep +/-.
Upgraded Electrical in 2017. Single Phase in Unit. Building has 3-Phase.
Concrete Block Exterior. Concrete Floor in Warehouse. New Roof in 2019.
Flexible Zoning Allows: Warehousing & Wholesaling, Light Manufacturing, Automotive, Assembly, and More!
2020 Taxes were \$1,561.78
Unit Also Available for Lease (Call for Details).

LOCATION OVERVIEW

Located in the heart of Melbourne's industrial marketplace. Unit is easily accessible via the three I-95 interchanges within a 3-mile radius. Surrounding neighbors include Melbourne International Airport, L3 Harris, Northrop Grumman & Melbourne Regional Medical Center. Make this the future home for your business today!!



Individual Members
Michael S. Ullian
Adam Rathbun

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Additional Photos



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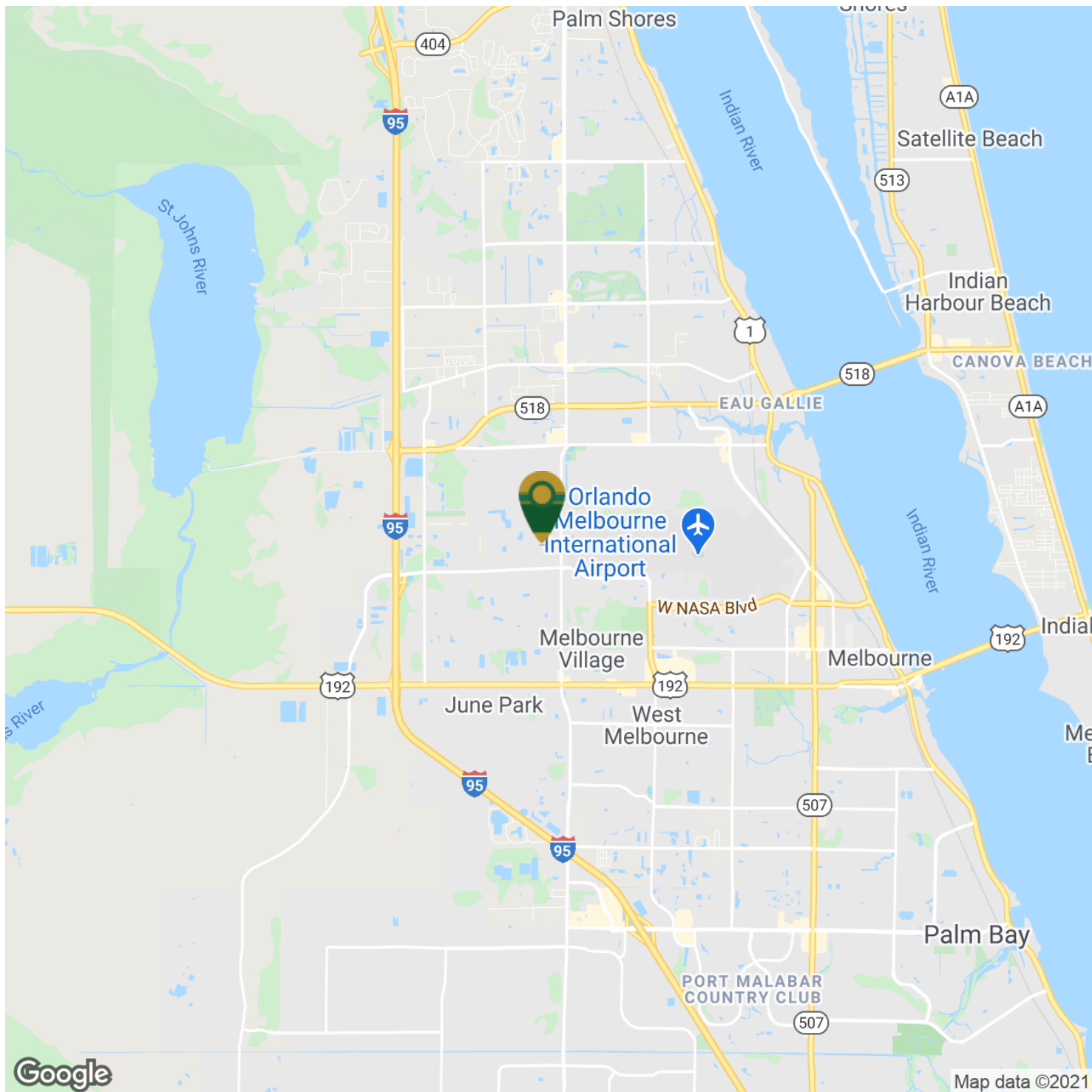
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Location Map



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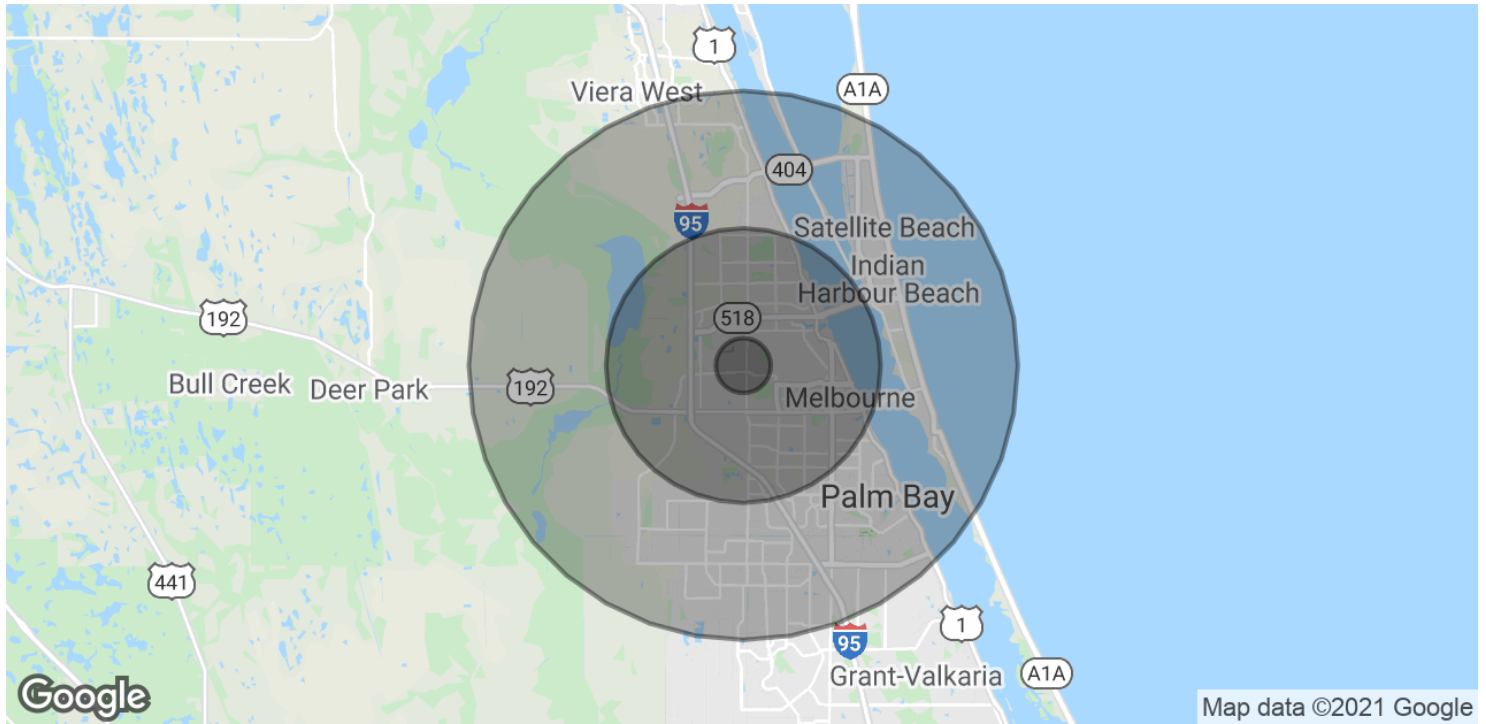


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Demographics Map & Report



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	3,441	104,803	285,698
Average age	51.7	43.8	43.7
Average age (Male)	48.6	41.6	41.9
Average age (Female)	53.2	45.6	45.3

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	1,533	44,311	116,441
# of persons per HH	2.2	2.4	2.5
Average HH income	\$50,433	\$56,550	\$64,986
Average house value	\$85,417	\$193,945	\$229,218

* Demographic data derived from 2010 US Census



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