

650 AZALEA AVENUE MERRITT ISLAND FLORIDA

SINGLE TENANT WAREHOUSE & COLD STORAGE | 9,284 Sqft | 0.53 Acres



FOR SALE OR LEASE

PRESENTED BY LIGHTLE BECKNER ROBISON, INC



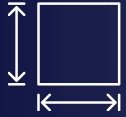
INFORMATION CONTAINED HEREIN BELIEVED TO BE TRUE BUT NOT WARRANTED

PROPERTY INFORMATION



SALE PRICE: \$920,000

LEASING PRICE: \$15.00/SF/YR NNN (\$3.75)



9,284 Net Rentable SQFT



14' - 16' Clear Heights



±0.53 Acre Parcel



BU-2 | Brevard County Zoning

**Retail, Warehousing, and Wholesale Commercial*



NNN Lease Type



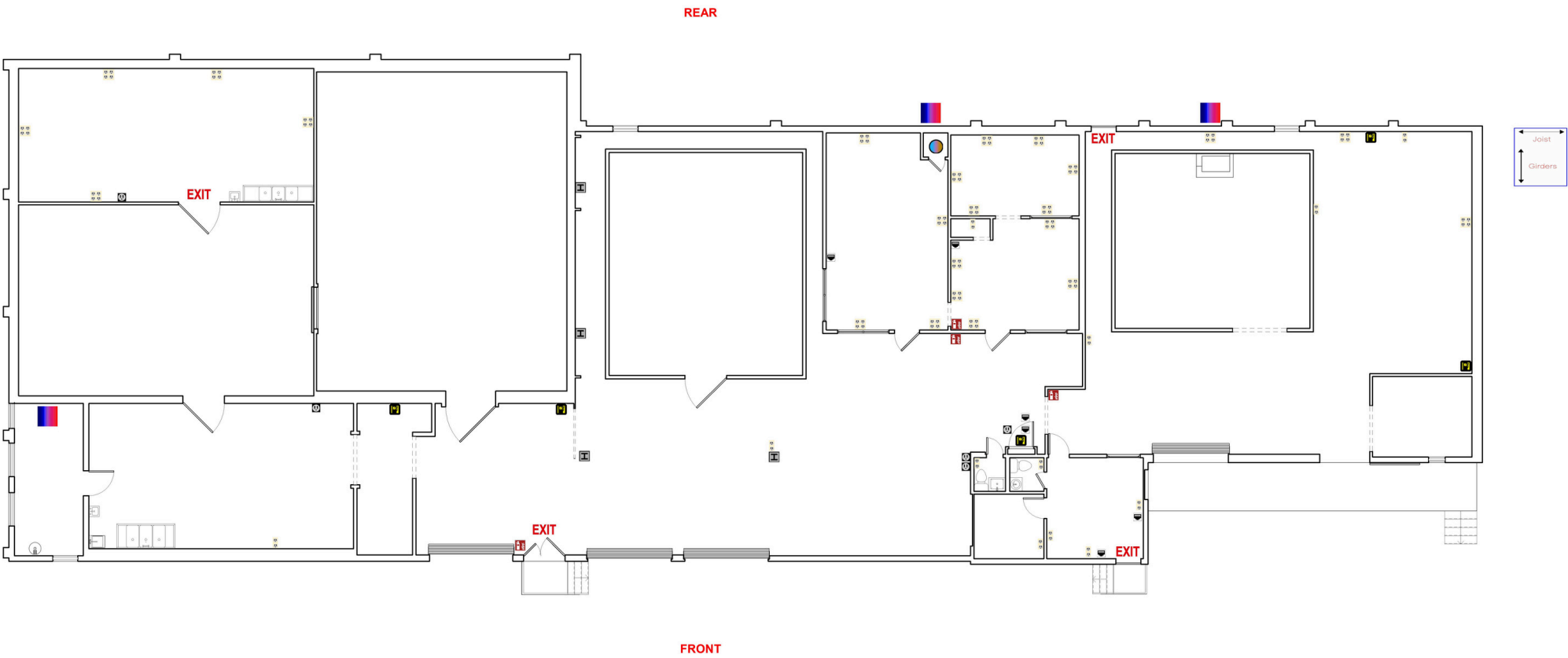
2026 Capital Improvements



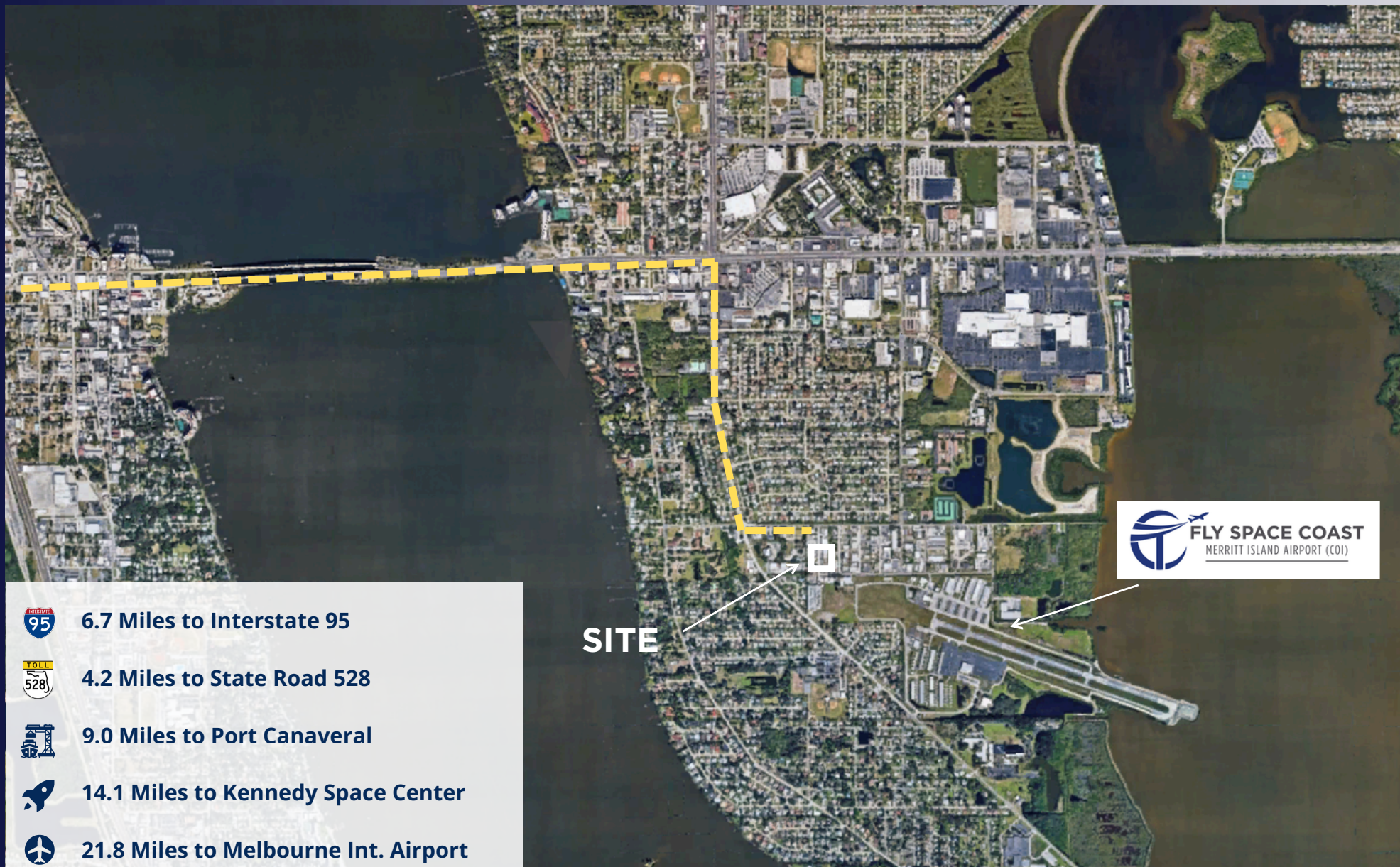
Open Dock (5) 10'x 12'



FLOOR PLAN



LOCATION OVERVIEW



6.7 Miles to Interstate 95



4.2 Miles to State Road 528



9.0 Miles to Port Canaveral



14.1 Miles to Kennedy Space Center



21.8 Miles to Melbourne Int. Airport

CALL FOR INFO



LUKE BROWN
603.244.8052
LUKE@TEAMLBR.COM

MICHAEL MOSS II
321.266.1150
MMOSS@TEAMLBR.COM

MIKE MOSS, SIOR
321.543.2498
MIKE@TEAMLBR.COM