

INDUSTRIAL/FLEX BUILDING FOR SALE

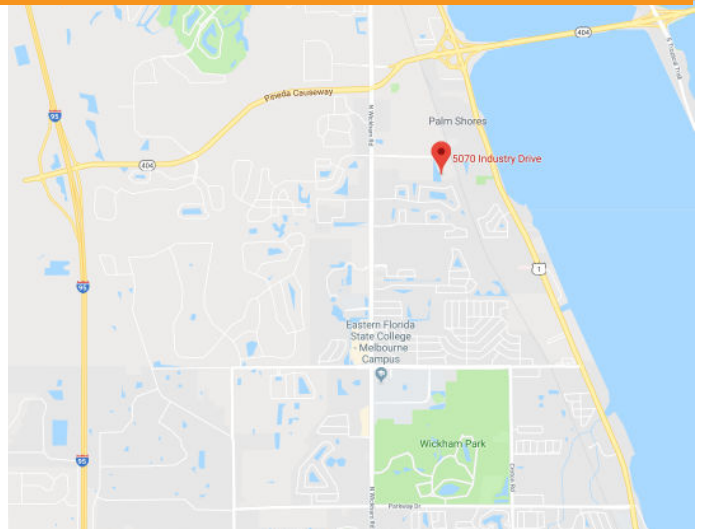
5060 INDUSTRY DRIVE

Melbourne, FL 32940

FOR SALE



Centrally Located Industrial Business Park
Easy Access to I-95 & Pineda Causeway
6,289 SF Building with Monument Sign
and Signage Along Wickham Road
Grade Level Roll Up Door
Can Be Used as 1 or 2 Units
Front has Lobby, Offices, 2 Restrooms
and a Large Showroom
Back is Open Warehouse w/Roll Up Door
and 1 Restroom
3 HVAC Zones
IU Zoning Allows for Many Uses
\$1,550,000



Kate Gomes

JM Real Estate, Inc.
Office: 321.242.2882 x 207
Cell: 707.955.4181
Kate@JMRealEstate.com



COMMERCIAL
MANAGEMENT
LEASING
SALES

Nicole Reed

JM Real Estate, Inc.
Office: 321.242.2882 x 201
Cell: 314.795.4339
Nicole@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2024 Population	18,014	105,598	250,904
2029 Pop. Projection	19,576	115,491	274,629
Growth 2024-2029	1.7%	1.9%	1.9%
Median Age	49.8	46.9	46.8
Bachelor's or Higher	37%	39%	38%
Average Income	\$113,806	\$104,396	\$100,002



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