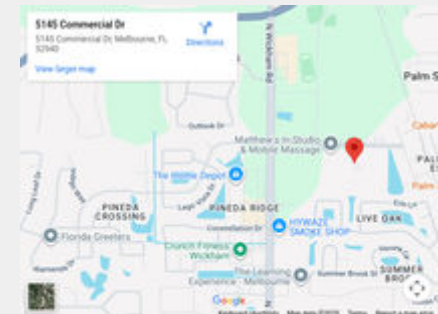


12,000+/- OFFICE/WAREHOUSE SPACE FOR LEASE

FLEX BUILDING AVAILABLE

5145 COMMERCIAL DRIVE, MELBOURNE, FLORIDA 32940



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ENTIRE BUILDING & LOT IS AVAILABLE FOR IMMEDIATE LEASE

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Property Highlights

- 12,062 SF warehouse with office (single tenant, stand alone building)
- Approximately 10,000 sf warehouse and 2,000 sf of office
- 18' clear height – excellent for racking, storage & distribution
- Masonry construction with stucco exterior—solid, low-maintenance building
- Large asphalt parking / maneuvering area (approx. 19,733 SF of paving)
- Built in 1998
- 1.14-acre site with generous circulation space
- Located in Wickham Road Business Center South, a well-established industrial park
- Clean flex space, ideal for high tech users
- Two Showers in Warehouse
- Immediate access to Wickham Rd & I-95
- Surrounded by long-established industrial & service-related businesses
- Excellent workforce, delivery, and customer access
- High-growth area with strong industrial demand



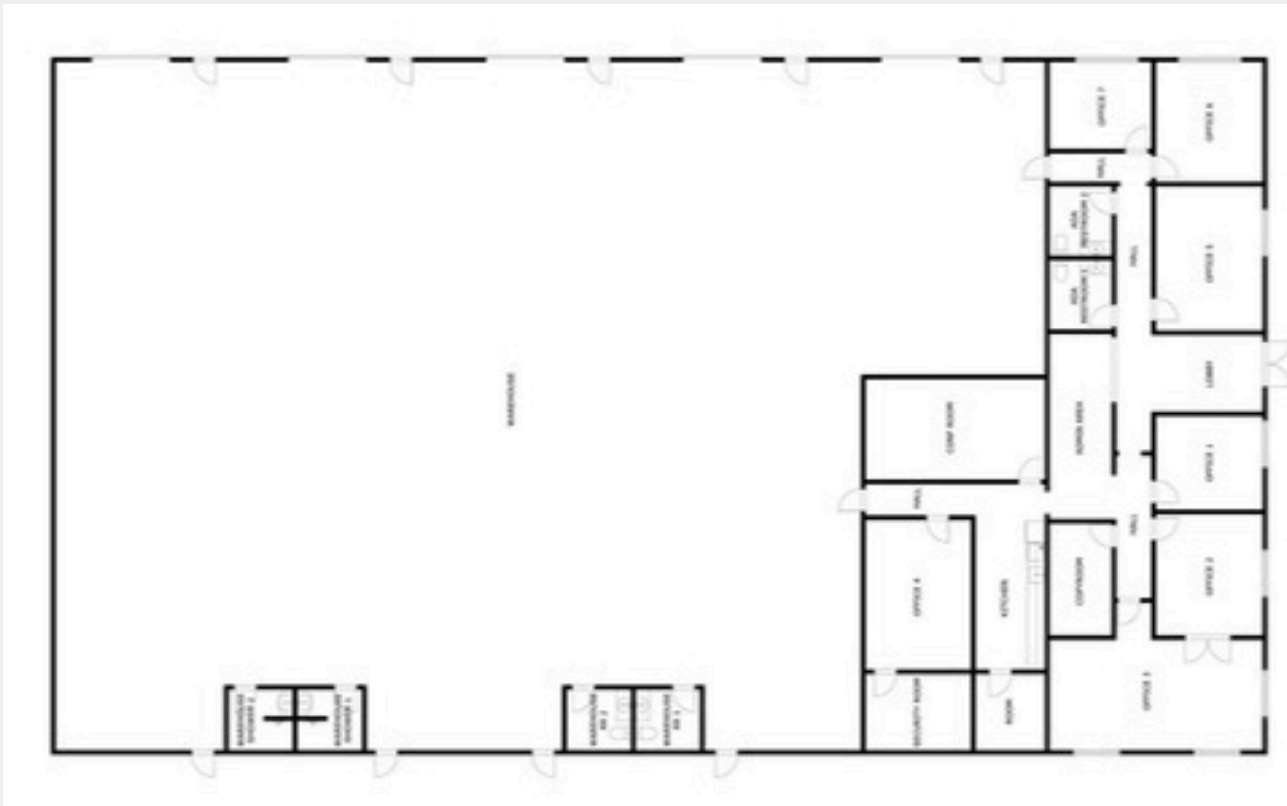
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Link to Virtual Tour:



TOURS



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