



Prime Commercial Space for Lease

1250 S Harbor City Blvd | Melbourne, FL 32901

12,000 SF | Commercial Property | \$19.50/SF/YR Gross | Year Built: 1926 & 1965

\$19.50/SF/YR GROSS

12,000 SF

PROPERTY HIGHLIGHTS

- Gross Lease
- Rent includes Property Taxes
- Rent includes Property Insurance
- Rent includes Exterior Maintenance
- Tenant responsible for Interior Maintenance
- Tenant responsible for Trash Removal
- Tenant responsible for Utilities
- Tenant responsible for Lawn Care
- Approx. 12,000 SF Available
- Year Built: 1926 & 1965
- Available Now
- Commercial Property

PROPERTY DESCRIPTION

Approximately 12,000 SF of commercial space is available for lease at \$19.50/SF/YR Gross. The lease includes property taxes, property insurance, and exterior maintenance. Tenant responsibilities include interior maintenance, utilities, trash removal, and lawn care. The property was originally constructed in 1926 and expanded in 1965.

Terry Winton | Commercial Sales Associate, CCIM | JM Real Estate, Inc.

Office: 321.242.2882 x 217 | Cell: 321.616.3070 | Terry@JMRealEstate.com

JM Real Estate, Inc. | 6022 Farcenda Place, Melbourne, FL 32940 | JMRealEstate.com

Strategic Commercial Real Estate Solutions | Leasing • Sales • Management • Investments

Information contained herein has been obtained from sources believed to be reliable; however, prospective purchasers, agents, and tenants should verify all information independently. Licensed Real Estate Broker.

FOR LEASE

1250 S HARBOR CITY BLVD, MELBOURNE, FL 32901



PROPERTY HIGHLIGHTS & LEASE DETAILS

Lease Rate: \$19.50/SF/YR Gross
Available Space: Approx. 12,000 SF
Year Built: 1926 & 1965
Lease Type: Gross Lease

Rent Includes: Taxes, Insurance, Ext. Maint.
Tenant Pays: Interior Maint., Utilities
Tenant Pays: Trash Removal, Lawn Care
Available Space: Approx. 12,000 SF

FOR LEASE

1250 S HARBOR CITY BLVD, MELBOURNE, FL 32901



AERIAL VIEW

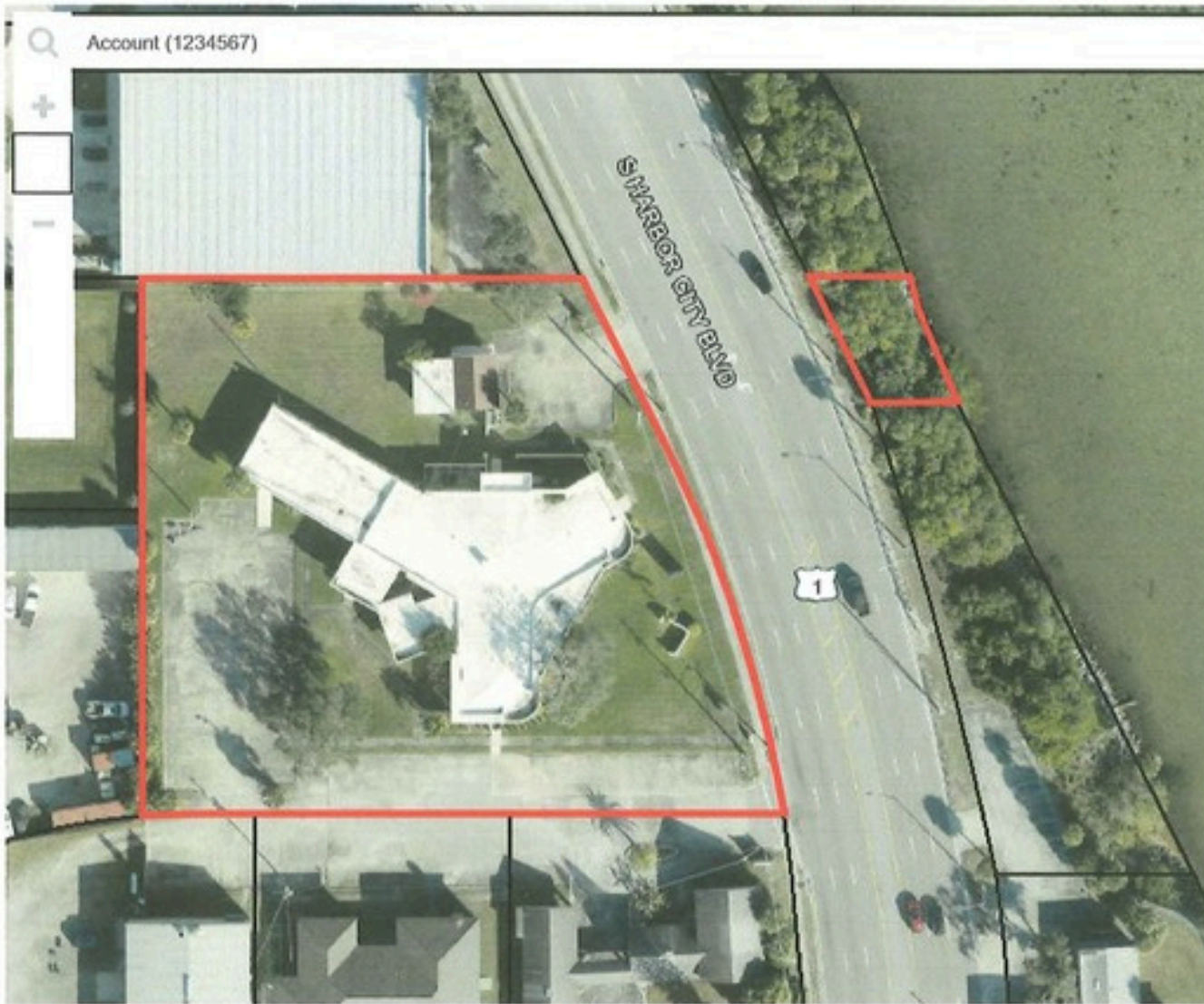
1250 S HARBOR CITY BLVD, MELBOURNE, FL 32901

Map Subject Property ⓘ Open Map in New Window

MapView

EagleView

Account (1234567)

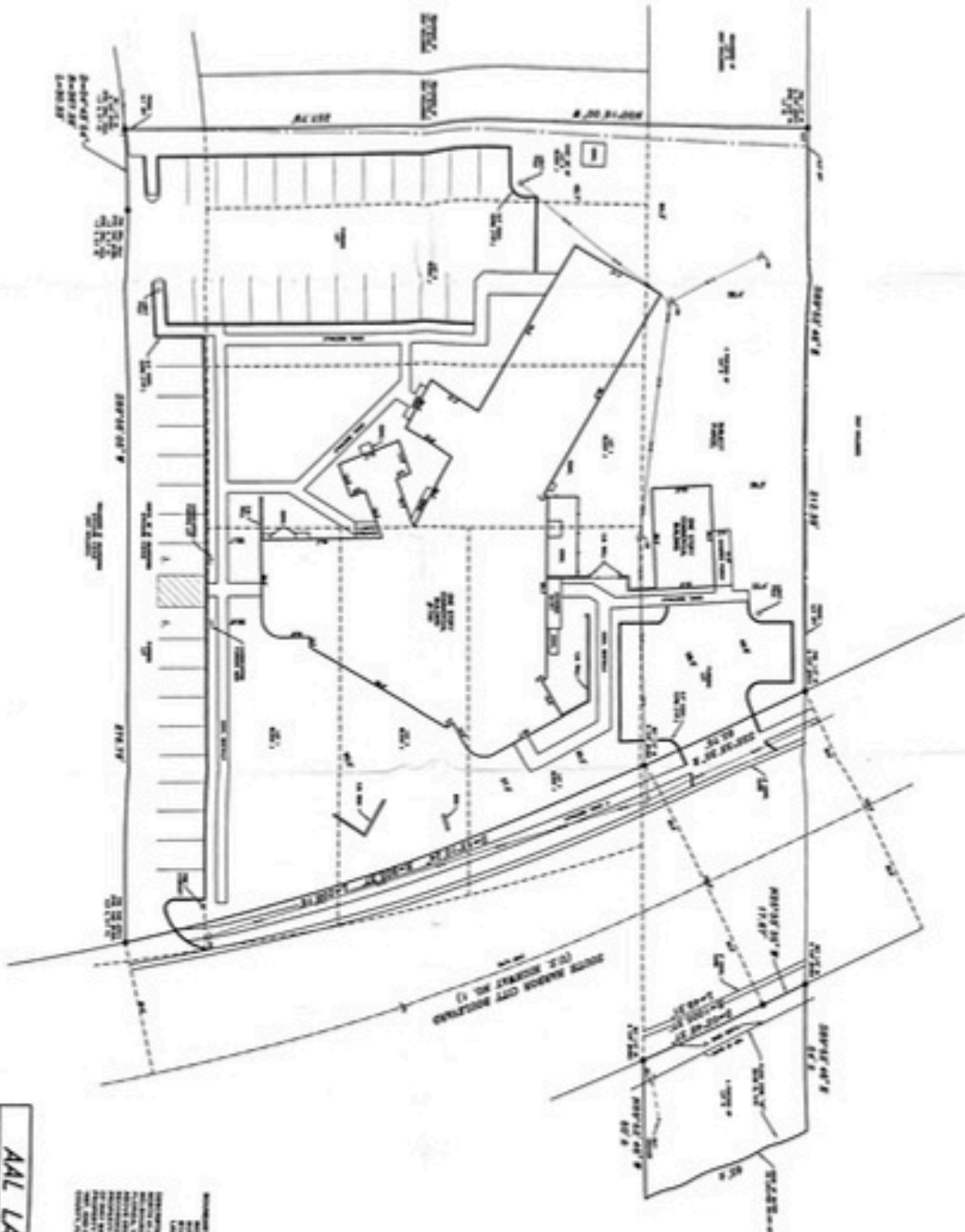


Account: 2730017 Parcel ID: 27-37-34-77-J-1
Sale: 5/31/2007 \$1,650,000
BCPAO Market Value: \$1,421,330
Owners: INDIGO PROPERTIES LLC
Address: 1250 S HARBOR CITY BLVD MELBOURNE FL 32901

Zoom | Clear | Details | Hide Info
| Instructions | Disclaimer

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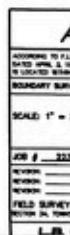
Property boundaries shown for reference.

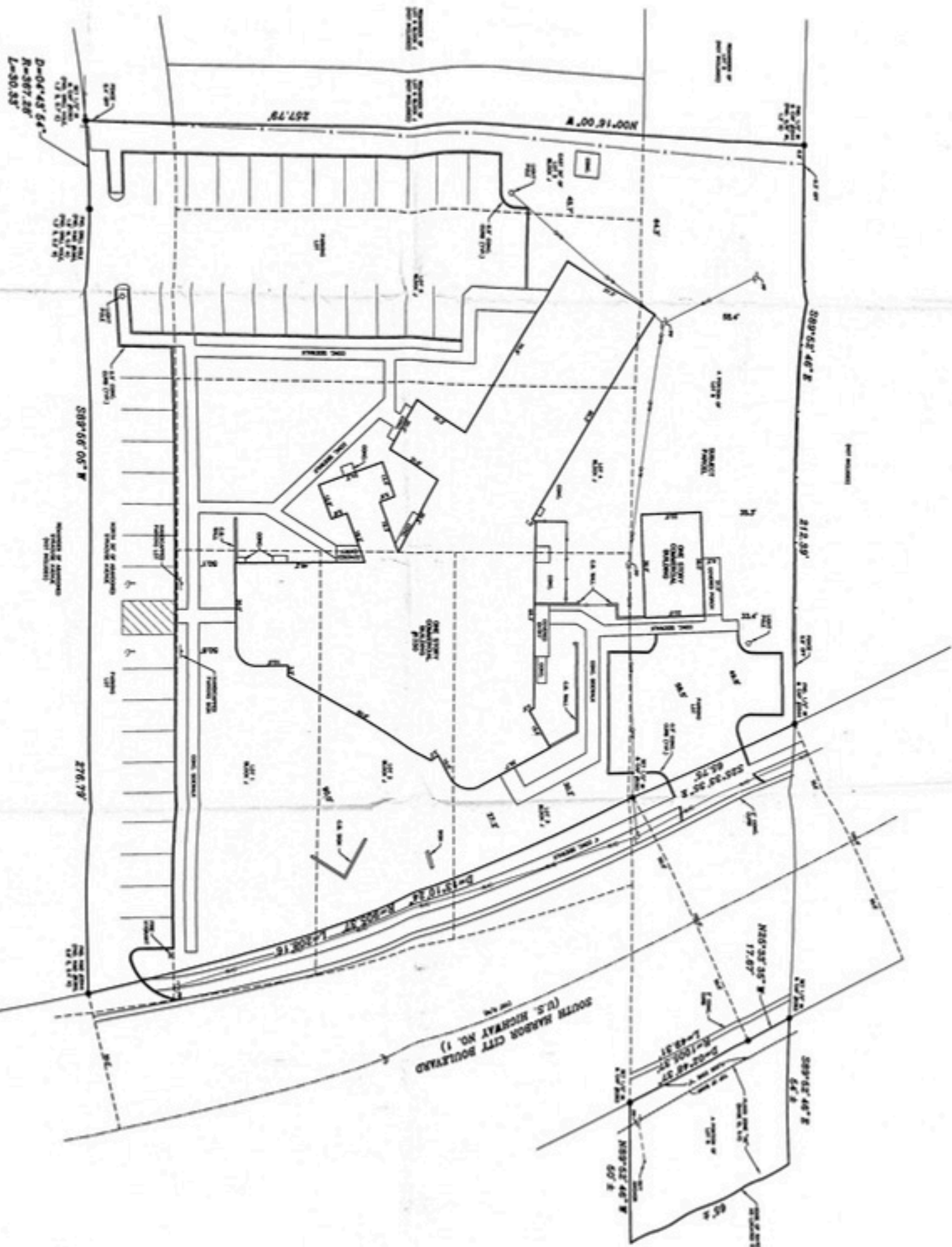


THIS SURVEY WAS MADE BY THE
 SURVEYOR IN THE FIELD AND
 THE RESULTS ARE BASED ON THE
 INFORMATION PROVIDED BY THE
 CLIENT. THE SURVEYOR DOES NOT
 GUARANTEE THE ACCURACY OF THE
 RESULTS OR THE COMPLETION OF
 THE PROJECT. THE SURVEYOR
 ACCEPTS NO LIABILITY FOR ANY
 DAMAGES OR LOSSES ARISING
 FROM THE USE OF THIS SURVEY.

AAL LAND SURVEYING SERVICES, INC.
 11111 111TH AVE, SUITE 111
 MINNETONKA, MN 55345
 (763) 536-1111
 WWW.AAL-SURVEYING.COM

PROJECT NO. 11111	DATE 11/11/11
CLIENT ABC COMPANY	SURVEYOR JOHN DOE
PROJECT DESCRIPTION SURVEY OF 11111 ACRE TRACT	SCALE 1" = 100'
PROJECT LOCATION 11111 111TH AVE, SUITE 111 MINNETONKA, MN 55345	PROJECT STATUS COMPLETE





BOUNDARY SURVEY PREPARED FOR:
 INDIGO PROPERTIES, LLC
 SUN TRUST BANKS, INC.
 STATE TITLE PARTNERS, LLP
 LAWYERS TITLE INSURANCE CORPORATION

DESCRIPTION: LOTS 1, 2, 3, 4, AND 5, THE NORTH 51.50 FEET AND THE EAST 30.0 FEET OF LOT 6, THE NORTH 51.50 FEET OF LOT 7, AND ALL OF LOT 11, BLOCK J, MORNINGSIDE, ADDITION TO THE CITY OF MELBOURNE, AS RECORDED IN PLAT BOOK 7, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THE NORTH 30.0 FEET ABANDONED SYRACUSE AVENUE ADJOINING THE ABOVE DESCRIBED PROPERTY; AND LOT 8, CAROLINA TRACT ADDITION TO MELBOURNE, AS RECORDED IN PLAT BOOK 3, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALL PROPERTY BEING SUBJECT TO ADDITIONAL RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1, PER DOT RIGHT-OF-WAY MAP SECTION 7001-175 AND 7002-176. LESS THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1687, AND OFFICIAL RECORDS BOOK 3586, PAGE 4391, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO F.L.R.L. #12009C 0528 C,
 DATED APRIL 3, 1989, THIS PROPERTY
 IS LOCATED WITHIN FLOOD ZONE X.A.M.C.

BOUNDARY SURVEY

SCALE: 1" = 20'



JOB # 22341

REVISION:

REVISION:

REVISION:

FIELD SURVEY DATE: 05-07-07
 SECTION 34, TOWNSHIP 27 S, RANGE 37 E

L.B. #6623

NOTES:

1. THIS SURVEY AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61017-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
6. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.

1103 W. HILBICUS BOULEVARD, SUITE 403, WEST MELBOURNE, FL 32901 L.B. #6623
 PHONE: (321) 735-8110 FAX: (321) 932-8771 E-MAIL: oddsurvey@oddsurvey.com

ANDREW W. POWSHOK
 P.L.S. No. 5383

JOSEPH N. HALE
 P.L.S. No. 6366

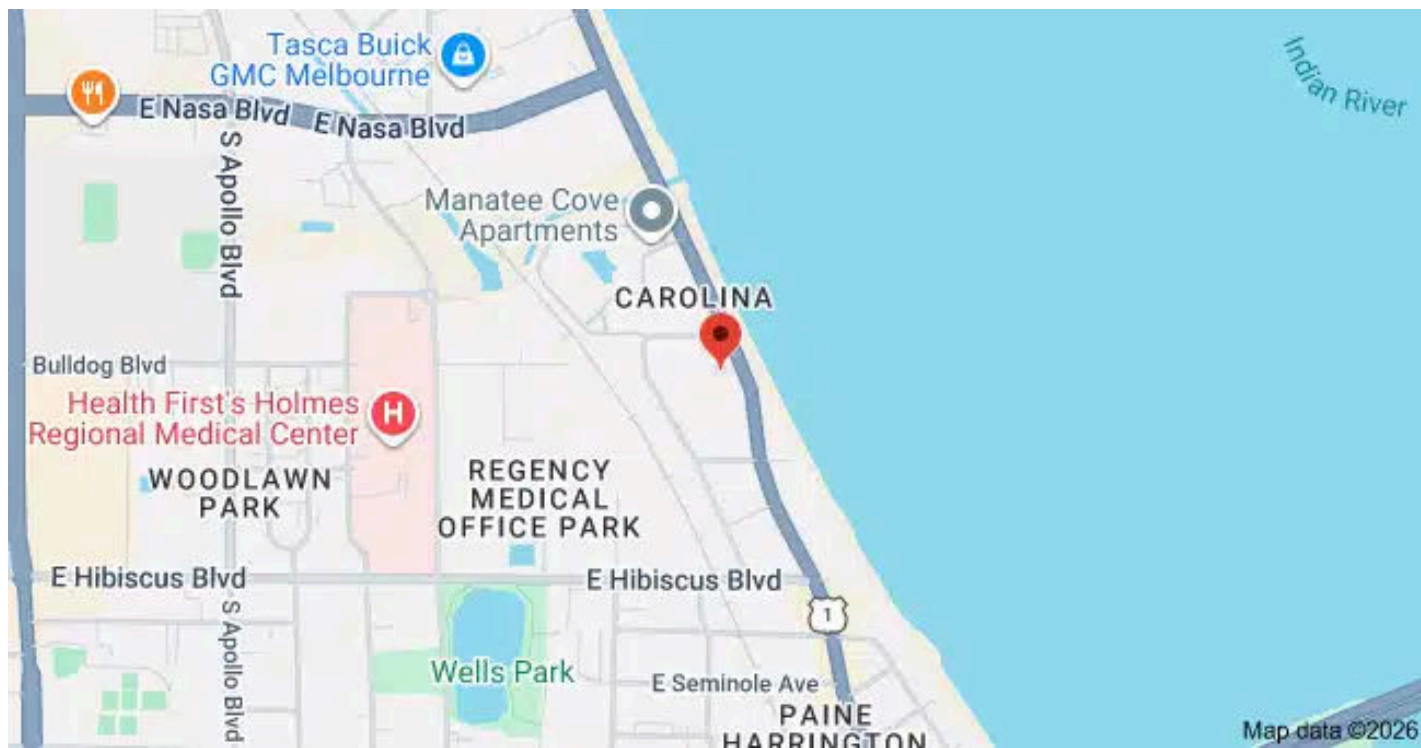
MARVIN L. MARDOCK
 P.L.S. No. 5007

LEGEND

- (P) - PLAT
- (M) - MEASURED
- (D) - DEED
- (F) - FOUND
- (R) - RAILROAD
- (L) - L.R.
- (C) - CONCRETE MONUMENT
- (E) - EASEMENT
- (R/W) - RIGHT OF WAY
- (P) - PUBLIC
- (U) - UTILITY
- (D) - DRAINAGE
- (E) - EASEMENT
- (F) - FRESH FLOOR
- (E) - ELEVATION
- (D) - DELTA
- (R) - RADIAL
- (R) - RADIUS
- (L) - ARC LENGTH
- (B.B.) - BASES OF BEARING
- (N.R.) - NON RADIAL
- (H) - HAIL AND CRK
- (C) - CONC.
- (A) - ASPHALT
- (P.O.L.) - POINT ON LINE
- (P) - PERMANENT REFERENCE MARK

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LOCATION MAP



CONTACT FOR LEASING INFORMATION



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Survey provided for informational purposes.