

45 S. Wickham Road

Melbourne, FL 32904

Lighted Intersection / Corner Lot / Centrally Located



OFFERING SUMMARY

Available SF: 6,600 SF

Lease Rate: \$12.95 SF/yr (NNN)

Acreage: 0.63 Acres

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

PROPERTY OVERVIEW

Est. 3,100 SF HVAC Office/Showroom + 3,500 SF Warehouse = 6,600 SF
3 Offices, 3 Restrooms. Drop Ceiling in Office/Showroom
Warehouse Concrete Flooring and est. 10' -12' 6" +/- Clear Height
Five 10' x 10' +/- Grade Level Doors
City Water & Sewer; 3-Phase 400Amp 240/120v
Exposure to est. 26,000 VPD on Wickham Road
Back & Side Yard 100% Fenced / Gated w Potential for Outdoor Storage
11 Paved/Striped Parking Spaces (Includes 3 Spaces Harper Road Street Parking)
Est. \$3.41 PSF OPEX

LOCATION OVERVIEW

Strategically positioned directly on Wickham Road, an immediate connector between Eau Gallie Boulevard, Ellis Road, and New Haven Avenue. Close proximity to the Melbourne International Airport, which is home to L3Harris, Northrop Grumman, Thales, and Extant Aerospace to name a few. Lots of schools, childcare, dining, and healthcare in the area. Make this the future home for your business today!

Zach Ullian, SIOR

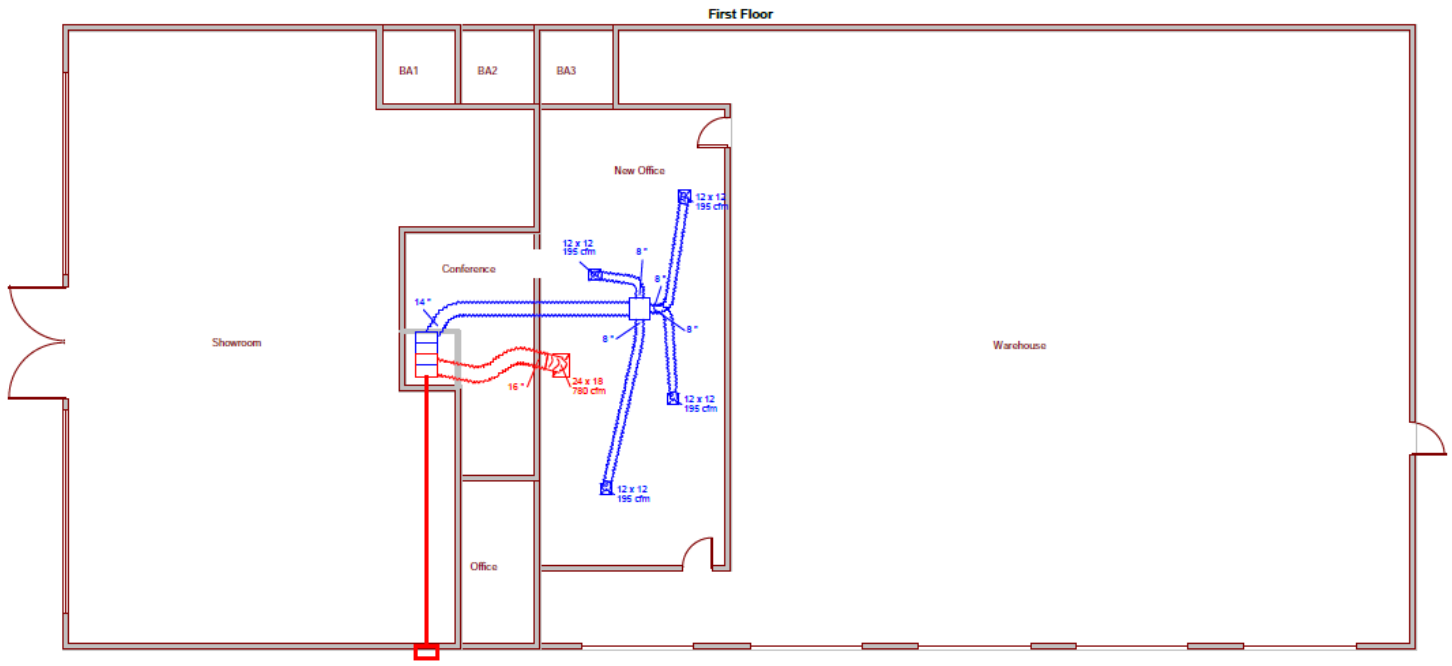
Broker Associate
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Floor Plan (For Illustration Purposes Only)



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SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Additional Photos



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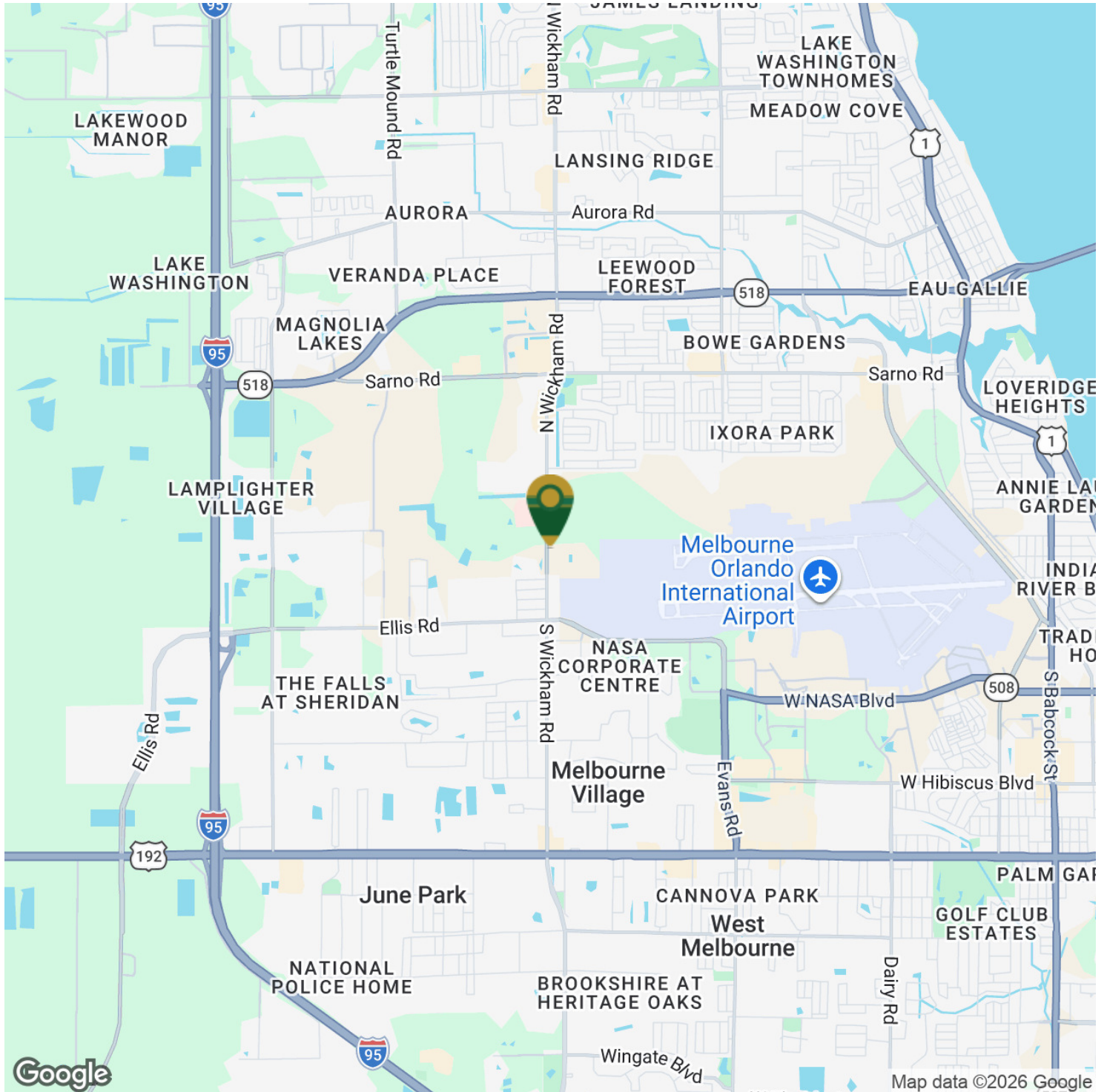


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Location Maps



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