

FOR SALE

Space Coast Warehouse Complex

2911 & 2915 Dusa Dr Melbourne, FL, 32934

PROPERTY FACTS

Building Area	14,568 Sq. Ft
# Units in Building	10 Warehouse Spaces with Office and Overhead Door
Unit Size	1,500 Sq. Ft +/-
Construction	Concrete Block / Steel Frame
Roof	Metal Roof
Utilities	City Water/ Septic
Zoning	MI City of Melbourne
Year Built	2000
Air Conditioning	Central Air in Office Areas
Building Height	Single Story

Listing Price: \$2,400,000.00



PROPERTY HIGHLIGHTS

Access & Parking:

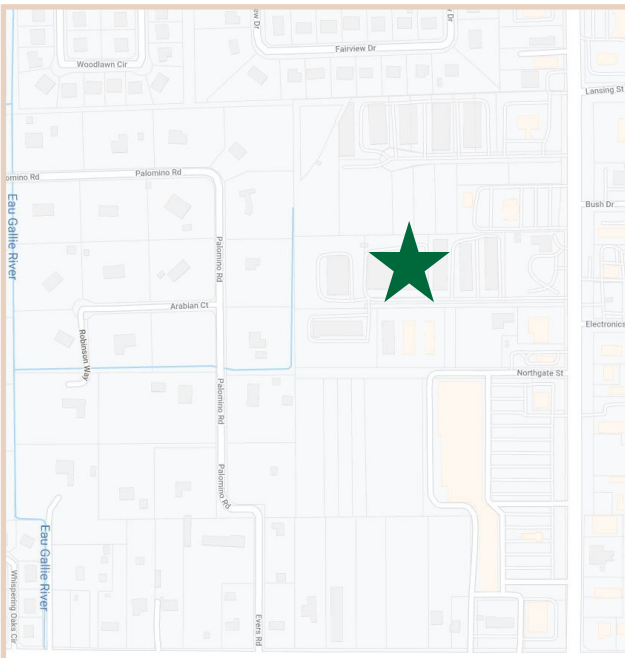
Great parking with a roundabout parking lot for easy unloading and loading experience. Office located in the front of the building with overhead doors in the back for drop-offs and deliveries.

Location:

Located off Wickham Road in a growing upscale area in Brevard County. East of Wickham Road between Lake Washington Road and Aurora Road.

Aesthetics:

Extensive interior and exterior renovations including new paint and signage. Expertly laid out modern office areas, each office equipped with a warehouse behind it.



CHARLES A. VON STEIN, INC.

Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

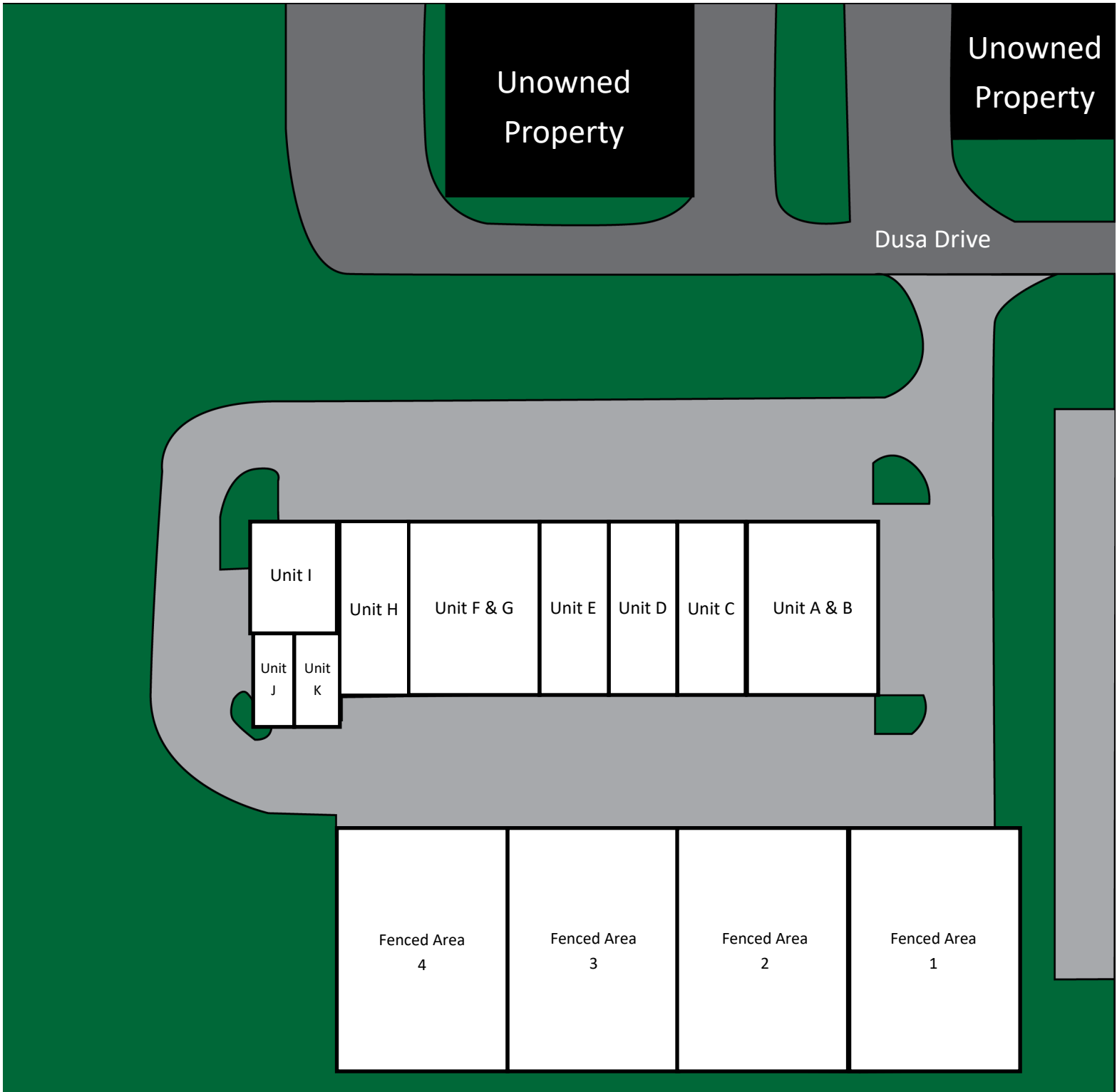
CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

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AERIAL

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ADDITIONAL PHOTOS

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