



5145 COMMERCIAL DRIVE

Melbourne, FL 32940

Flex Space For Lease

\$14.00/SF/YR + \$2.60/SF/YR NN

Available Now

PROPERTY HIGHLIGHTS

- Flex Building in Wickham Road Business Center
- Accessed via Business Center Boulevard
- Quick Access to I-95, Pineda Causeway, US-1
- 12,210 SF +/- Building
- Approx. 3,000 SF Office Space
- Approx. 9,210 SF Warehouse Space
- 5 Bays with Rollup Doors
- Large Paved Parking Lot
- Multiple Private Offices
- Reception / Waiting Area
- Kitchen & Conference Room
- High Ceilings in Warehouse
- 2 Restrooms in Office Area
- 4 Restrooms in Warehouse Area
- Super Clean Move-In Ready Space

PROPERTY DETAILS

12,210 SF +/- Building | Approx. 3,000 SF Office | Approx. 9,210 SF Warehouse
5 Bays with Rollup Doors | 1.14 Acre Lot | Excellent Access to I-95

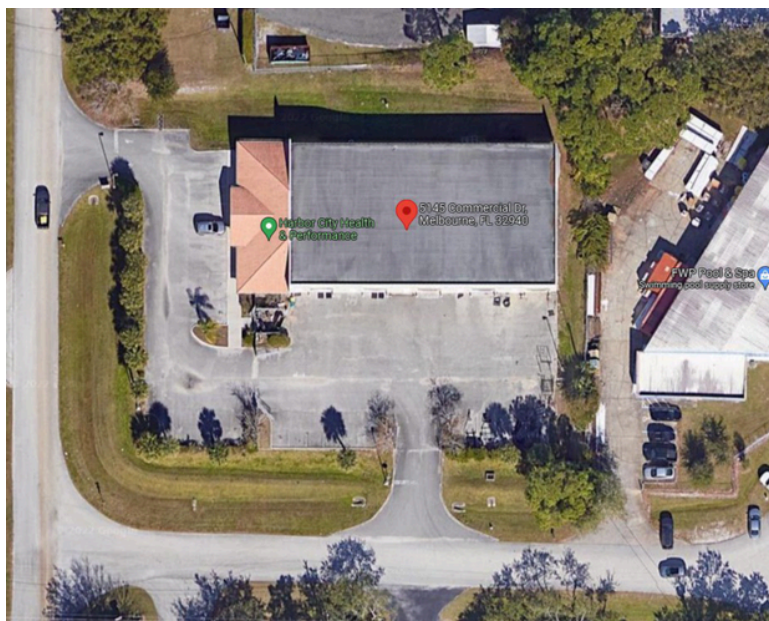
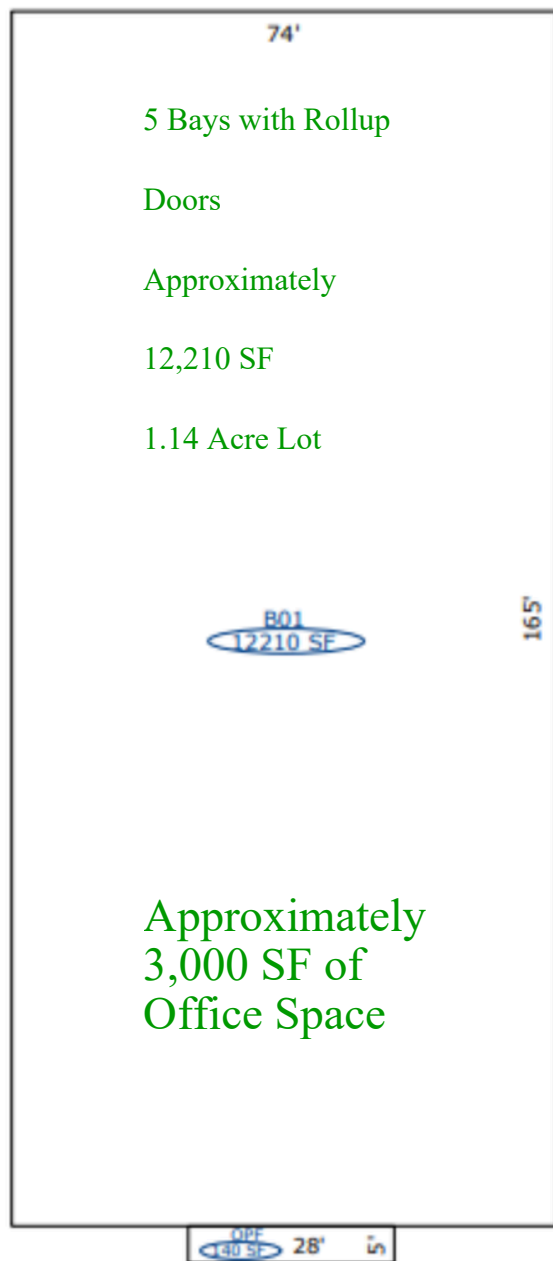
Nicole Reed | Broker Associate | JM Real Estate, Inc.

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

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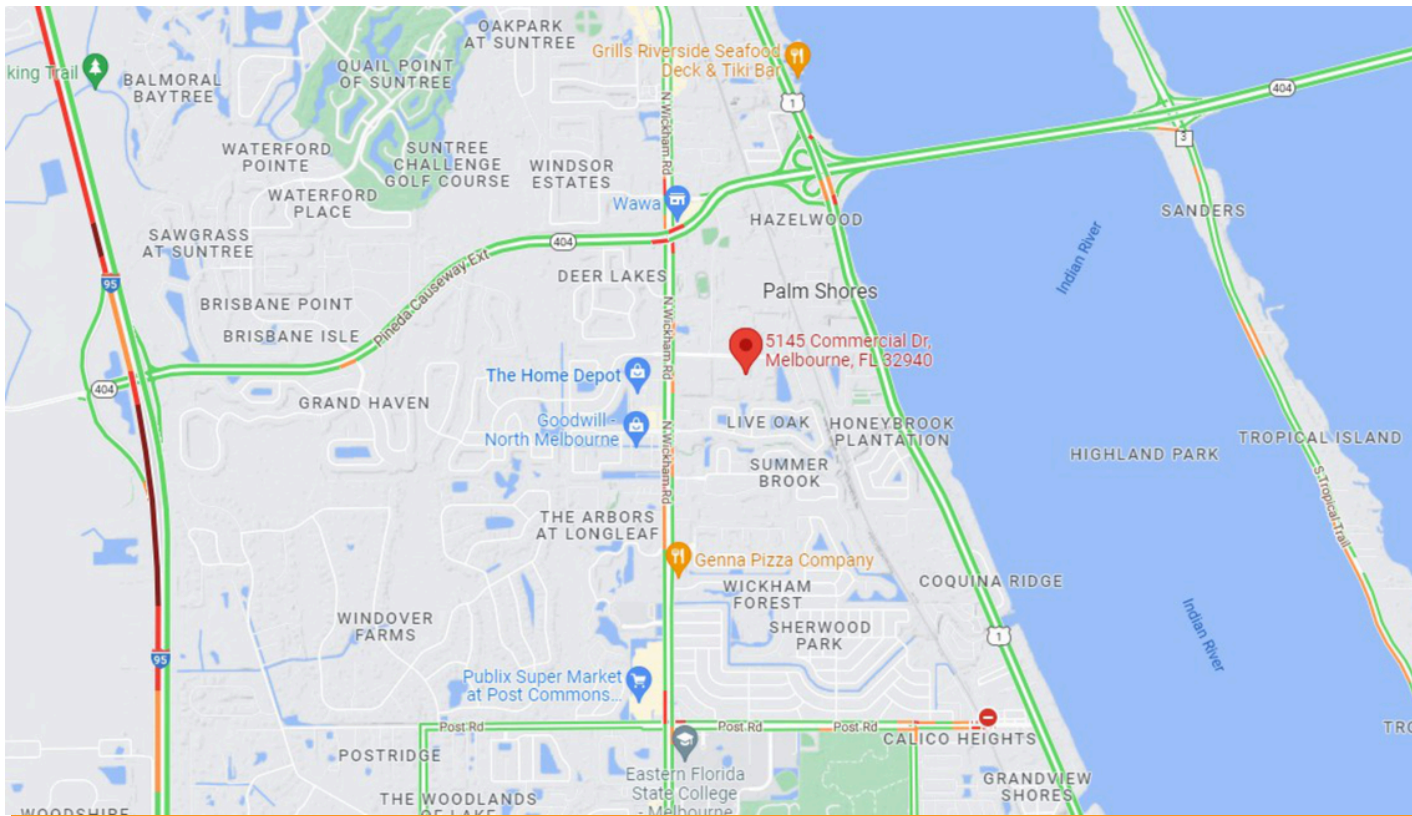
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Super Clean Move-In Ready Flex Space

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Population	6,170	37,928	102,018
2027 Pop Projection	6,614	40,560	109,625
Growth 2022-2027	1.4%	1.4%	1.5%
Median Age	49.5	49	48
Bachelor's or Higher	37%	38%	37%
Average Income	\$109,364	\$100,260	\$95,870



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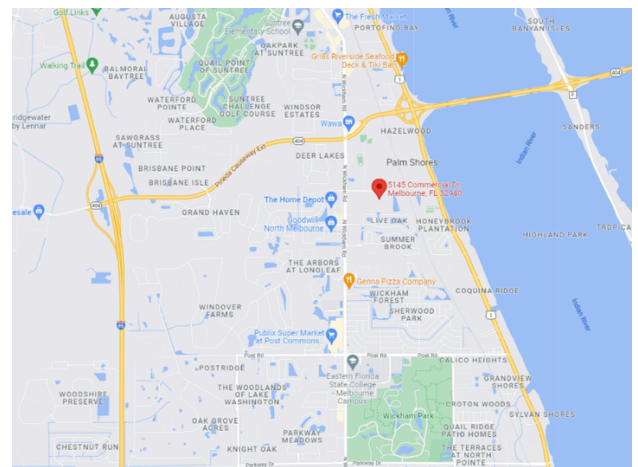
BUILDING DETAILS

LEASE RATE

\$14.00/SF/YR + \$2.60/SF/YR NN

12,210 SF +/- Building
Approx. 3,000 SF Office Space
Approx. 9,210 SF Warehouse Space
5 Bays with Rollup Doors
1.14 Acre Lot
Large Paved Parking Area
High Ceilings in Warehouse
Super Clean Move-In Ready

LOCATION MAP



5145 Commercial Drive, Melbourne, FL 32940

CONTACT FOR LEASING INFORMATION



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