

SOUTH POINTE COMMONS



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OFFICE CONDOS

4740—4780 DAIRY ROAD, MELBOURNE, FLORIDA

FOR SALE OR LEASE

MEDICAL AND PROFESSIONAL OFFICES

**6 BUILDINGS—UNITS RANGE IN SIZE
FROM 1,000 SQ. FT. TO 8,000 SQ. FT.**

- EXCELLENT LOCATION
 - MINUTES TO NEW HAVEN AVENUE
 - MINUTES TO I-95
- KEY WEST STYLE BUILDINGS BUILT TO 140 MPH WIND CODES.
- STEEL REINFORCED/POURED CBS CONSTRUCTION WITH METAL ROOF.
- ALL UNITS HAVE SEPARATE ENTRANCES AND EXTENSIVE NATURAL LIGHT WITH HIGH IMPACT GLASS WINDOWS AROUND ENTIRE PERIMETER OF EACH BUILDING.
- GENERATOR HOOK-UPS AND HIGH SPEED INTERNET PLATFORM (CABLE AND FIBER OPTIC— DSL).
- WILL BUILD TO SUIT—CUSTOM FLOOR PLANS
- LOCATED JUST NORTH OF PALM BAY ROAD.

CONTACT

WILLIAM H. BENSON

(321) 984-0999



LOOKING SOUTH AT EXISTING BUILDING #2, #3 AND #4



LOOKING NORTH AT EXISTING BUILDINGS #2, #3 AND #4



BUILDING #2

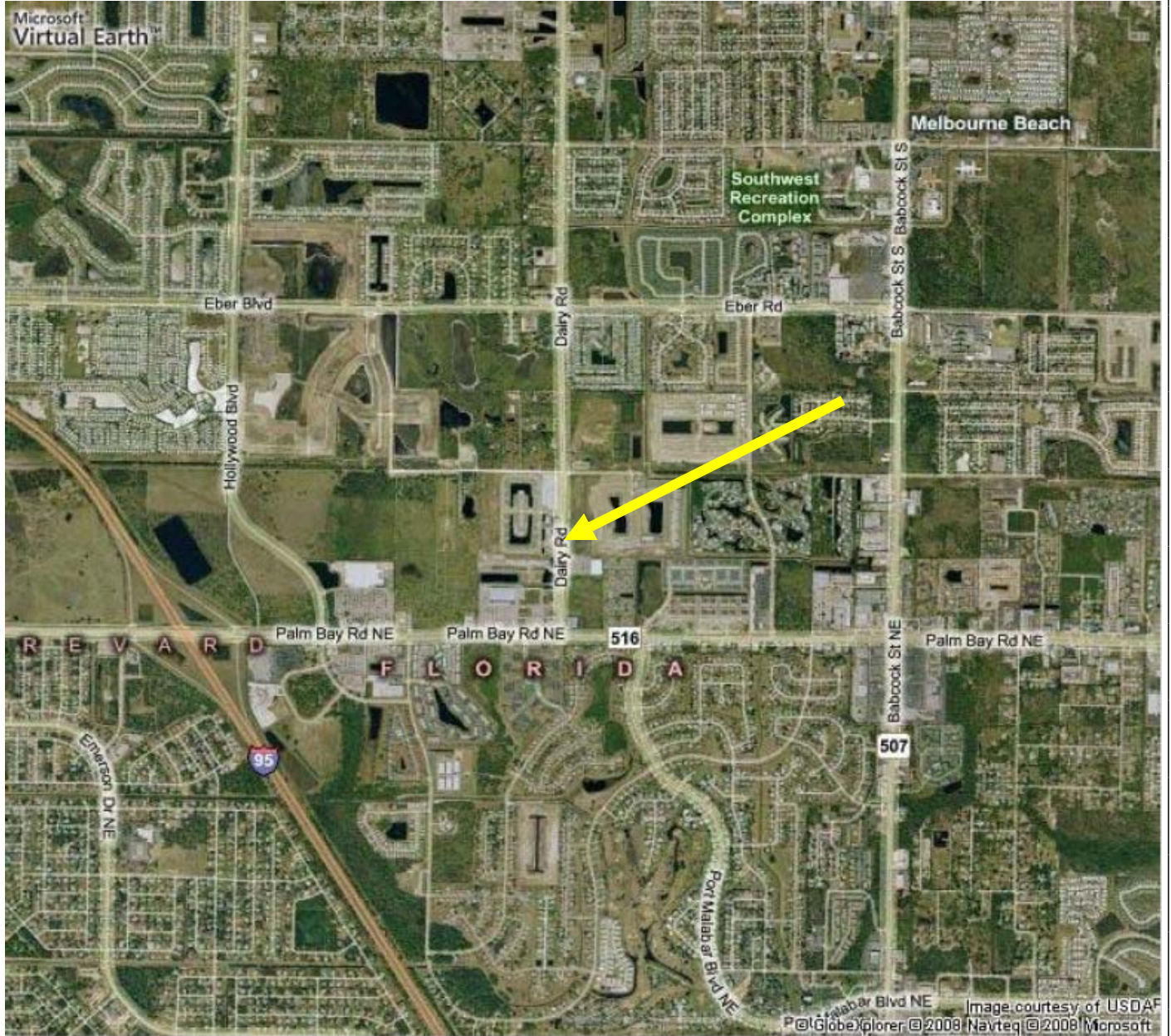


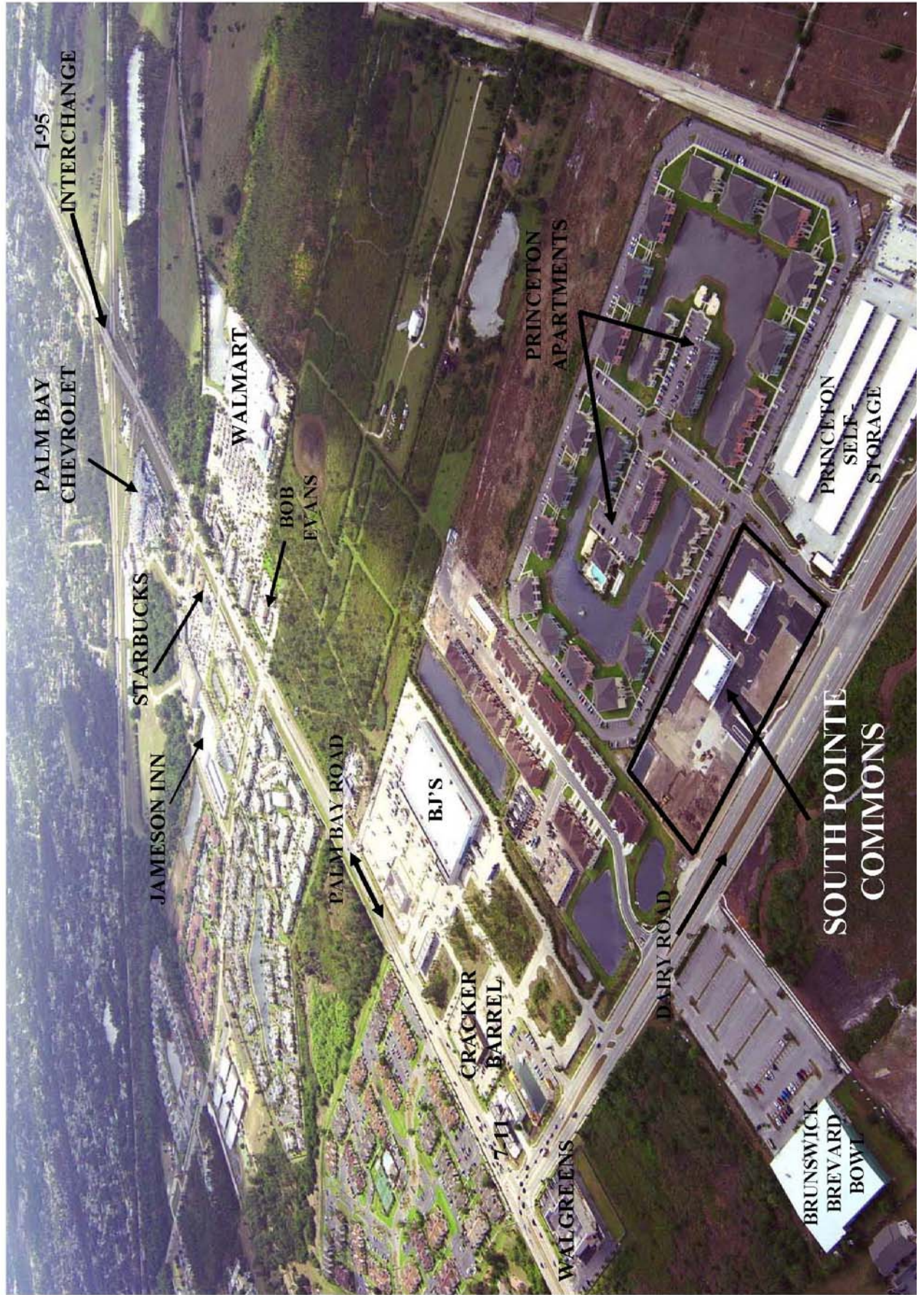
BUILDING #2



PROPOSED 8,000 SQ. FT. MEDICAL BUILDING ON BUILDING PAD #5

AERIAL MAP





I-95
INTERCHANGE

PALM BAY
CHEVROLET

STARBUCKS

JAMESON INN

WALMART

BOB
EVANS

PALM BAY ROAD

B.J'S

CRACKER
BARREL

WALGREENS

PRINCETON
APARTMENTS

PRINCETON
SELF
STORAGE

SOUTH POINTE
COMMONS

DAIRY ROAD

BRUNSWICK
BREVARD
BOWL

SOUTH POINTE COMMONS SITE PLAN

FUTURE LAND USE = MDR (MEDIUM DENSITY RESIDENTIAL)
ZONING = R-2(10)

